



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Planning Commission

Monday, November 14, 2016

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments on Non-Agenda Items

3. Public Hearings

3a. AN-16-0003: Annexation of Oregon City Golf Course (Request for Continuance)

Attachments: [Commission Report](#)
[Applicant's Continuance Request](#)

3b. AN-16-0004: Annexation of 35.65 Acres (Request for Continuance)

Attachments: [Commission Report](#)
[Applicant's Request for Continuance](#)

4. General Business

4a. Nominating a Representative to the Alternate Mobility Standards Community Advisory Group

Attachments: [Commission Report](#)
[Alternate Mobility Standards Project Website](#)

5. Approval of the Minutes

5a. Approval of Draft Minutes for May 9 and May 23, 2016.

Attachments: [Staff Report](#)
[PC Draft Minutes May 9 2016](#)
[PC TAC WKSN Draft Minutes May 23 2016](#)

6. Communications

7. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-110

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Planning Item

SUBJECT:

AN-16-0003: Annexation of Oregon City Golf Course (Request for Continuance)

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission hear from any members of the public present who wish to testify, then continue the public hearing for AN-16-0003 to January 9, 2017.

BACKGROUND:

The applicant requested a continuance of the Planning Commission public hearing from November 14, 2016 to January 9, 2017.

This proposal is for annexation of the Oregon City Golf Course (117 acres) and approximately 2,000 square feet of Abutting Beaver Creek Road Right-of-Way into Oregon City.

Locations:

No Situs Address, APN 3-2E-10D -03500 (63.82 ac);
20124 S Beaver Creek Rd, APN 3-2E-15A -00290 (50.87 ac);
20118 S Beaver Creek Rd, APN 3-2E-15A -00201 (0.25 ac); and
20130 S Beaver Creek Rd, APN 3-2E-15A -00202 (0.29 ac).

The 117 acre site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of FU- Future Urban with FU-10 and TBR zoning in Clackamas County. The property is within the area of the Beaver Creek Road Concept Plan.

From: [Breakstone, Serah](#)
To: [Pete Walter](#)
Cc: [Stapleton, F. Read](#); [Hossaini, Kelly](#); [Brownstonehomes.net](#)
Subject: RE: Continuance Request for AN-16-0003
Date: Monday, November 07, 2016 12:30:08 PM
Attachments: [image004.png](#)

Pete,

On behalf of the applicant, Brownstone Development, we are formally requesting a continuance of our annexation application AN-16-0003 to the Planning Commission hearing scheduled for **January 9, 2017**.

Please confirm and let me know if you need any additional information from us at this time.

Thank you,
Serah

Serah R. Breakstone

Senior Planner



(971) 280-8641 ■ (800) 865-9847 (fax)
720 SW Washington Street, Suite 750
Portland, Oregon 97205

Consider the [environment](#) before printing.

From: Pete Walter [mailto:pwalter@ci.oregon-city.or.us]
Sent: Monday, November 07, 2016 11:59 AM
To: Breakstone, Serah
Cc: Stapleton, F. Read; Hossaini, Kelly
Subject: Continuance Request for AN-16-0003

Good morning Serah,

Please can you forward me a letter formally requesting the continuance for AN-16-0003 to include in our Planning Commission packet today.

Thanks,

Pete



Pete Walter, AICP, Planner

pwalter@orcity.org

Community Development Department

Planning Division

221 Molalla Avenue, Ste. 200

Oregon City, Oregon 97045

503-496-1568 Direct

503-722-3789 Front Desk

503-722-3880 Fax

Website: www.orcity.org

New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F



Need Zoning and other Tax Lot Information? - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-111

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Pete Walter

File Type: Planning Item

SUBJECT:

AN-16-0004: Annexation of 35.65 Acres (Request for Continuance)

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission open the public hearing for AN-16-0004, hear from any members of the public present who wish to testify, then continue the public hearing to December 12, 2016.

BACKGROUND:

The applicant requested a continuance of the Planning Commission public hearing from November 14, 2016 to the December Planning Commission hearing. The applicant's letter requesting the continuance is attached.

This proposal is for annexation of property north of Holcomb Boulevard (35.65 acres) into Oregon City. The property is located at Clackamas County Map 2-2E-28A, Tax Lots 500, 580, and 590 and 2-2E-21D, Tax Lots 2100, 2190 & 2100 and is within the Oregon City Urban Growth Boundary.



November 7, 2016

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, Oregon 97045

Mr. Pete Walter
Community Development Department
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045

RE: AN-16-0004 Request for Continuance

Dear Pete:

We are requesting a continuance to the public hearing on AN-16-0004 to allow time to modify the application to include a zone change proposal. We request that the hearing be scheduled for the regularly-scheduled December 2016 Planning Commission date.

Thank you for your assistance in this matter. Please let me know if you have any questions or need further information relating to this request.

Sincerely yours,

Rick Givens

cc: Dan Serres, Mark Handris



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-111

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Pete Walter

File Type: Planning Item

SUBJECT:

AN-16-0004: Annexation of 35.65 Acres (Request for Continuance)

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission open the public hearing for AN-16-0004, hear from any members of the public present who wish to testify, then continue the public hearing to December 12, 2016.

BACKGROUND:

The applicant requested a continuance of the Planning Commission public hearing from November 14, 2016 to the December Planning Commission hearing. The applicant's letter requesting the continuance is attached.

This proposal is for annexation of property north of Holcomb Boulevard (35.65 acres) into Oregon City. The property is located at Clackamas County Map 2-2E-28A, Tax Lots 500, 580, and 590 and 2-2E-21D, Tax Lots 2100, 2190 & 2100 and is within the Oregon City Urban Growth Boundary.



NOTICE OF ANNEXATION AND ZONE CHANGE (Revised Notice)

Emailed to Affected Agencies, Special Districts, Utilities, and Affected Parties – December 1, 2016

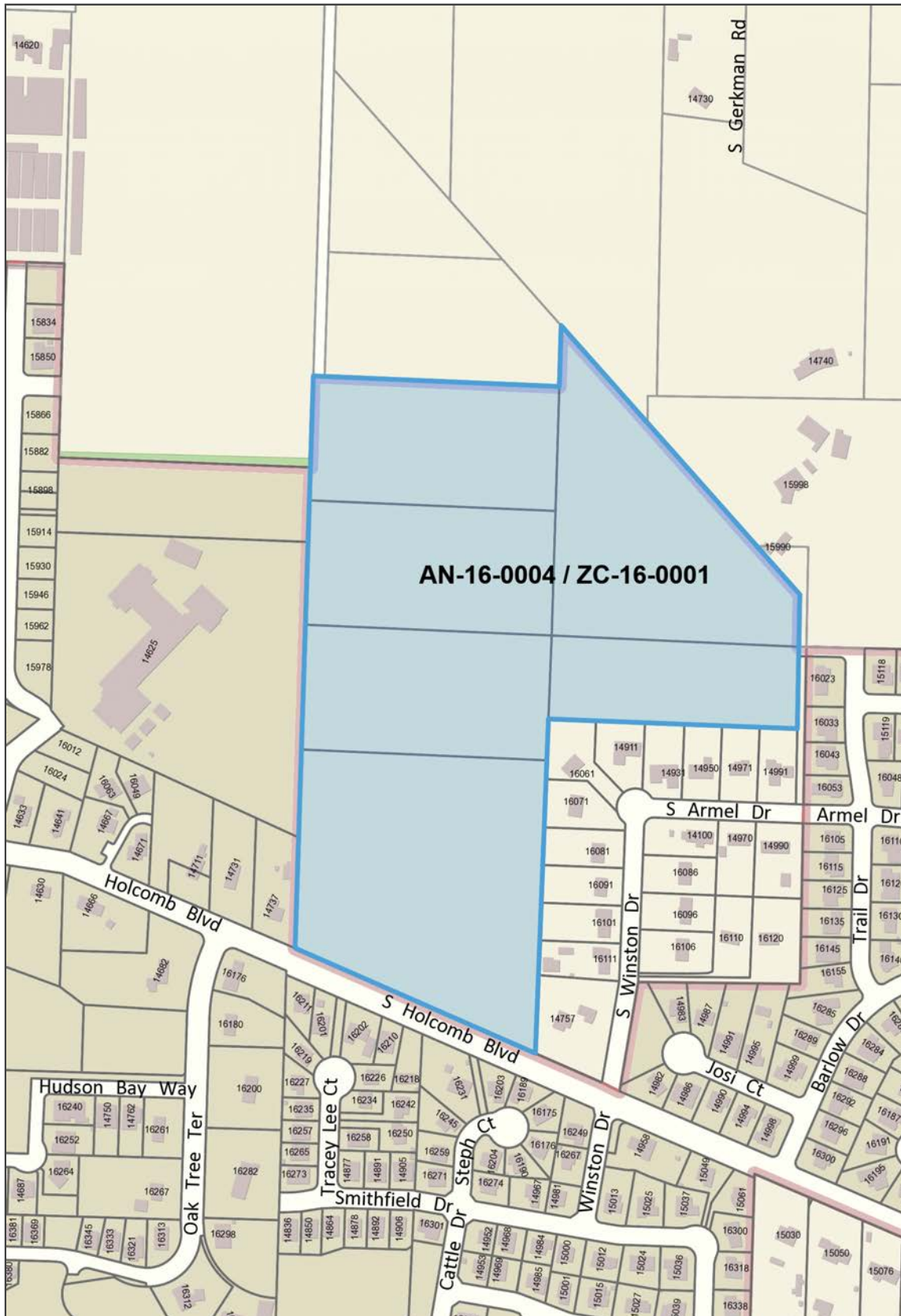
(List of Recipients is on file with Planning Division)

COMMENT DEADLINE:	On Monday, January 9th, 2016 , the Planning Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On Wednesday, February 1st, 2017 , the City Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior to the close of the hearing.
FILE NUMBER:	AN-16-0004: Annexation of 35.65 acres into Oregon City limits ZC-16-0001: Zone Change from County FU-10 to City R-10 Single Family Dwelling
APPLICANT:	Serres Family H, LLC, 15207 S Forsythe Rd, Oregon City, OR 97045
OWNER:	Same as Applicant
REPRESENTATIVE:	Rick Givens, 18680 Sunblaze Dr, Oregon City, OR 97045
REQUEST:	Annexation and Zone Change of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. (See attached map.) The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. Applicant has requested zone change to R-10 Single Family Residential.
WEBPAGE:	https://www.orcity.org/planning/project/16-0004
LOCATION:	Six tax lots - No Situs Address - APN 2-2E-28A, Tax Lots 500, 580, and 590 and APN 2-2E-21D, Tax Lots 2100, 2190 & 2100 (See attached map.)
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: pwalter@orcify.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Park Place N.A. (Upon Annexation) County – Holcomb-Outlook CPO
CRITERIA:	Oregon City Comprehensive Plan Chapters 11 and 14, Metro Code 3.09 - <i>Local Government Boundary Changes</i> , Oregon City Municipal Code (OCMC) Title 14 - <i>Annexations</i> , OCMC 17.50 <i>Administration and Procedures</i> , OCMC 17.68 <i>Zoning Changes and Amendments</i> , OCMC 17.06 <i>Zoning District Classifications</i> , ORS 222 - <i>City Boundary Changes</i> , the Land Use Chapter of the <i>Clackamas County Comprehensive Plan</i> , and the <i>City/County Urban Growth Boundary Management Agreement (UGMA)</i> .

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30am to 3:30pm Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection 7 days prior to the hearings. Copies of these materials may be obtained for a reasonable cost in advance.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the City Commission hearing, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The City Commission will make a determination as to whether the application has or has not complied with the factors set forth in section 14.04.060 of the Oregon City Municipal Code.

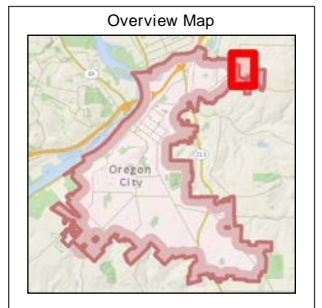
AN-16-0004 / ZC 16-0001



Legend

- All Streets (labels only) - 4800
- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 400 Feet
1: 4,800

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregocity.org





November 7, 2016

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, Oregon 97045

Mr. Pete Walter
Community Development Department
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045

RE: AN-16-0004 Request for Continuance

Dear Pete:

We are requesting a continuance to the public hearing on AN-16-0004 to allow time to modify the application to include a zone change proposal. We request that the hearing be scheduled for the regularly-scheduled December 2016 Planning Commission date.

Thank you for your assistance in this matter. Please let me know if you have any questions or need further information relating to this request.

Sincerely yours,

Rick Givens

cc: Dan Serres, Mark Handris

November 14, 2016

Michael C. Robinson
MRobinson@perkinscoie.com
D. +1.503.727.2264
F. +1.503.346.2264

VIA EMAIL

Mr. Charles Kidwell, Chair
City of Oregon City Planning Commission
221 Molalla Ave, Suite 200
Oregon City, OR 97045

Re: City of Oregon City File No. AN-16-0004, Annexation of 35.65 Acres Located Near South Holcomb Boulevard into the City of Oregon City

Dear Chair Kidwell and Members of the Oregon City Planning Commission:

This office represents the Applicant. This short letter explains the status of this Application and why the Applicant has requested that the Planning Commission continue the public hearing until the date certain of January 9, 2017. This Planning Commission hearing concerns the annexation petition and the continued hearing is necessary to allow the Applicant to submit, and the City to give proper notice for, the concurrent zoning map amendment application, as explained below.

The Applicant submitted and the City deemed complete this request for annexation. Subsequent to the City's determination of completeness, the Applicant and the City discussed the requirement of Oregon City Municipal Code ("OCMC") 17.68.025.A. OCMC 17.68.025, "Zoning Changes for Land Annexed into the City". OCMC 17.68.025.A provides:

"Notwithstanding any other section of this chapter, when property is annexed into the City from the City/County dual interest area with any of the following of the comprehensive plan designations, the property shall be rezoned upon annexation to the corresponding City zoning designation as follows: [Table entitled "Plan Designation/Zone," showing that the R-10 zoning district implements the "Low-Density Residential" Comprehensive Plan designation]."

OCMC 17.68.025.A is a mandatory requirement that an applicant for annexation submit a concurrent zoning map amendment application because the OCMC uses the word "shall". Further, the phrase "notwithstanding any other section of this chapter" means that OCMC 17.68.025.A supersedes other provisions of the OCMC. The discretionary approval criteria for a zoning map amendment in OCMC 17.68.020 are not applicable to a zoning map amendment submitted concurrently with an annexation application because OCMC 17.68.025.A mandates approval of a particular zoning district based on the corresponding Comprehensive Plan map

Mr. Charles Kidwell, Chair
November 14, 2016
Page 2

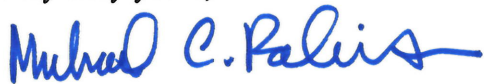
designation. The Property is to be annexed has a City of Oregon Comprehensive Plan designation of "Low-Density Residential". Pursuant to OCMC 17.68.025.A., the corresponding zoning map designation is "R-10".

The Applicant and City staff have discussed this matter and agree that the Applicant must submit a concurrent zoning map amendment application. The Applicant is in the process of doing so and has scheduled the neighborhood association meeting required by OCMC 17.50.055 for November 21, 2016. The Applicant intends to submit its concurrent zoning map amendment shortly thereafter so that the City can provide proper newspaper publication and mailed notice of the Application in time for the January 9, 2017 Planning Commission hearing.

The Applicant intends to make a short presentation to the Oregon City Planning Commission at the commencement of the public hearing on November 14. The Applicant respectfully requests that following testimony by others interested in the Application, that the Oregon City Planning Commission continue the public hearing to the date and time certain of Monday, January 9, 2017 at 7 pm.

I have asked Mr. Walter to place this letter in the official Planning Department file for this Application and before the Planning Commission at the commencement of the public hearing.

Very truly yours,



Michael C. Robinson

MCR:rsr

cc: Mr. Mark Handris (via email)
Mr. Darren Gustdorf (via email)
Mr. Rick Givens (via email)
Mr. Pete Walter (via email)
Ms. Carrie Richter (via email)



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-112

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 4a.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:

Nominating a Representative to the Alternate Mobility Standards Community Advisory Group

RECOMMENDED ACTION (Motion): Staff recommends the Planning Commission nominate a Planning Commissioner to the Alternate Mobility Standards Community Advisory Group

BACKGROUND:

The City of Oregon City is beginning a process to look at Alternate Mobility Standards at the intersection of Hwy 213 & Beavercreek Road. During the Transportation System Plan (TSP) update in 2012, it was determined that the intersection of Hwy 213 & Beavercreek Road would not meet Oregon Highway Plan mobility standards through the TSP planning horizon year of 2035. The TSP recommended the City move forward with a project to address the need for a refinement plan at the intersection. The City, along with Kittelson & Associates, a Technical Advisory Group and a Community Advisory Group will work through a process which will include identifying what type of transportation improvements would be necessary to meet Oregon Highway Plan mobility standards at the intersection and determine if those improvements are feasible and practical; identifying reasonable improvements to increase the capacity and/or safety of the intersection; and identifying alternate mobility standards for the intersection which will be adopted by the City.

The Planning Commission has been identified as a group we would like represented in the Community Advisory Group (CAG). The CAG meetings are tentatively scheduled as follows:

- **CAG Meeting #1:** December 15, 6 pm - 8 pm @ City Hall
- **CAG Meeting #2:** February 2, 6 pm - 8 pm @ City Hall
- **CAG/TAG Joint Meeting #3:** April 20, exact time to be determined (late afternoon or evening).

Staff recommends the Planning Commission nominate a Planning Commissioner to the Alternate Mobility Standards Community Advisory Group. The appointment to the group will be made by the Mayor.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-112

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 4a.

From: Community Development Director Laura Terway

File Type: Planning Item

SUBJECT:

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RECOMMENDED ACTION (Motion): Staff recommends the Planning Commission nominate a Planning Commissioner to the Alternate Mobility Standards Community Advisory Group

BACKGROUND:

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Staff recommends the Planning Commission nominate a Planning Commissioner to the Alternate Mobility Standards Community Advisory Group. The appointment to the group will be made by the Mayor.

BUDGET IMPACT:

Amount:

FY(s):



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 16-644

Agenda Date: 11/14/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 4a.

From: Pete Walter

File Type: Minutes

Approval of Draft Minutes for May 9 and May 23, 2016.

RECOMMENDED ACTION (Motion):

Review and approve.

BACKGROUND:

Please see attached minutes.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Planning Commission

Monday, May 9, 2016

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 5 - Charles Kidwell, Tom Geil, Zachary Henkin, Denyse McGriff and Damon Mabee

Absent: 2 - Robert Mahoney and Paul Espe

Staffers: 3 - Laura Terway, Pete Walter and Jennifer Bragar

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. NR 16-01

Chair Kidwell read the quasi-judicial hearing procedure and opened the public hearing. He asked if any Commissioner had ex parte contacts, bias, conflicts of interest, or any statements to declare including visits to the site.

Commissioner Geil drove by the site.

Commissioner McGriff had two ex parte contacts. She knocked on the door of the adjacent property to ask permission to look over their fence to see the site. She also called the applicant to ask if he could bring a plan of the house he was proposing to put on the parcel. She also visited the site.

Commissioner Henkin visited the site.

Pete Walter, Planner, presented the staff report. The address of the lot was 16348 Frederick Street. This was a Type 3 Natural Resources Overlay District review. The parcel was a platted lot of record and part of the Clackamas Heights subdivision. The lots were around 5,000 square feet in size, located in the Park Place neighborhood, and in an area of single family residential homes. He discussed an aerial photo of the site including the creek and wetland area. The minimum setback from the wetland was 25 feet, but in this case the house would not fit on the lot with that setback and the applicant asked for a reduction to 17 feet. This was what triggered the Type 3 review. He then explained the site plan, delineation, and criteria for the adjustment. David Evans and Associates reviewed the application and confirmed all of the criteria had been met. The applicant had addressed the mitigation needed for the application. The fence and railroad ties south of the creek would be removed and there would be no detrimental impact to the resource on the site. Two planting areas were proposed.

The total square footage of the mitigation area was 3,000 which would mostly be on site with some occurring on the lot owned by the applicant to the east and some in the public right-of-way of Frederick. The applicant would plant 15 trees and 50 shrubs and native seed mix of grasses for ground cover. There would be no detrimental impact to migration, rearing, feeding, or spawning of fish caused by the proposal. He then described the mitigation plan and showed photos of the site. He reviewed the conditions of approval. Once the home was constructed, the mitigation plantings would be planted. The Pacific Willow trees would be replaced by Red Osier Dogwoods or similar shrub species. There was a Willow Tree in the middle of the street, and a condition could be added that a replacement tree be put in the right-of-way or on the applicant's property. The restrictive covenant needed to be recorded and the plantings needed to be maintained by the property owner. The monitoring and maintenance period was for five years and by the end of the five years, 80% of the plants needed to be established. The Natural Resources Committee had reviewed the application and it was unanimously approved. There was a public comment by an adjacent neighbor in support. Staff recommended approval with conditions.

Laura Terway, Interim Planning Manager, clarified they were not requiring improvements to Frederick Street and the plantings could be placed there. If Frederick Street was improved in the future, the plants could be removed but in the meantime the plants helped with the mitigation.

Commissioner Mabee did not think they should plant things in the middle of the street.

Mark Shaw, applicant, said he had no preference in regard to the planting in the right-of-way. The planting could be moved onto private property. He had talked with Public Works and agreed to pave Gain Street to the south of the property. After the five year maintenance, if the property was not being maintained Code Enforcement could become involved. There was not a rear patio on the house plan because it would go over the maximum square footage of disturbance on the lot. The utility trench would not be impervious, and he was wondering if there was a possibility of being able to do a small rear patio.

Commissioner McGriff thought that would count as a disturbance. Commissioner Mabee thought the applicant should build the house and put in the plantings and then see if he still wanted a rear patio. He could come back to the Planning Commission to add it on if so.

Mr. Walter said a condition could be added stating the proposal must remain under 1500 square feet of disturbance. Currently the 1500 square feet included the utility trench.

Commissioner McGriff was concerned about the challenges of the lot and putting a house on the property, the high water table and flooding in the area, and the substantial amount of impervious surface. She suggested replacing the paved driveway with pervious pavers. She thought a patio with pavers was more acceptable than a deck.

Mr. Shaw said this was a two story floor plan and he was trying to get an attached single car garage and to meet the requirements the garage could be a maximum of 60% of the front of the house. That was what determined the width of the house. The ground cover would be native grass with the intention of having a lawn. He bought the property to build a house for his kids as affordably as possible. One of his sons lived nearby and did not have water issues. There was a significant cost difference to

do pervious pavers in the driveway.

Ms. Terway said there would be no advantage to using the pavers as the maximum square footage would still stand.

Mr. Shaw said it would be a private driveway located on the south side of the property and would meet all of the width and radius requirements. It did not add to the disturbance area because it was in the right-of-way. Mr. Walter recommended the disturbance area in the right-of-way be mitigated according to Code.

Jennifer Brager, City Attorney, proposed a condition stating the applicant shall mitigate the disturbance area within Frederick Street right-of-way on the two to one basis as required in the Code. Regarding trees planted in the Frederick Street right-of-way, she proposed amending Condition #2 to add "except all mitigation tree plantings shall occur on the applicant's property and no mitigation tree plantings shall occur within the Frederick Street right-of-way" at the end of the first sentence. The wording to Condition #4 would include, "The applicant shall mitigate the disturbance area within the Frederick Street right-of-way on a two to one basis in accordance with the Code. The revised mitigation plan would be resubmitted to staff for review."

Paulette Merrill, resident of Oregon City, lived across the street from this property. Her neighborhood started being developed and she was not pleased with how it was happening. The new houses did not have garages and places to put residents' stuff. She did not have anything against this particular lot, but in general she had concerns. There were large parcels up and down the hill that might be developed and she was concerned about the potential cumulative impact of building within this water resource overlay area. When she moved to her current house, there was not another house on Frederick. At some point Frederick would be improved and become a through street.

Austin and Kimberly Connley, potential residents of the house to be built, understood the additional burden of building a house here and were willing to maintain the plantings and the waterway.

Ms. Terway said the residents would be subject to the same requirements as all properties that had vegetated corridors on their sites.

Mr. Shaw gave a rebuttal. He understood the concerns. He thought they were improving the area and were meeting all of the criteria. The goal was to provide affordable housing for his kids.

Commissioner Geil asked if they could fence off the creek for child safety. Mr. Walter clarified fences were permitted within the disturbance area. If the applicant wanted to put in a fence, they could contact staff to discuss the requirements at that time.

Chair Kidwell closed the public hearing.

Commissioner Mabee thought the application met all of the criteria.

Commissioner Henkin thought the applicant had taken a difficult property and made it livable. There was not a lot of options and it met criteria. He recommended having a pervious driveway, but he did not want to make it a condition.

A motion was made by Commissioner Geil, seconded by Commissioner McGriff, to approve NR 16-01 with the amended conditions and recommendation of using pervious or semi-pervious pavers for the driveway. The motion carried by the following vote:

Aye: 5 - Charles Kidwell, Tom Geil, Zachary Henkin, Denyse McGriff and Damon Mabee

4. Communications

Ms. Terway said there would be a Work Session tomorrow with the Planning Commission and City Commission regarding potential marijuana regulations and equitable housing.

There was discussion regarding the marijuana regulations survey staff was asking the Commission to fill out.

Ms. Terway announced the City received LUBA appeals for the Beavercreek Road Concept Plan and the zone change associated with the Willamette Falls Medical Center. A third LUBA appeal had been received for the Beavercreek Road/Highway 213 zone change.

5. Adjournment

Chair Kidwell adjourned the meeting at 8:46 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Planning Commission

Monday, May 23, 2016

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 8 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Bob LaSalle and Henry Mackenroth

Absent: 1 - Tom Geil

Staffers: 3 - Tony Konkol, Laura Terway and John Lewis

2. Work Session

2a. [PC 16-059](#)

Joint Work Session: Planning Commission and Transportation Advisory Committee Roles for Reviewing Transportation Impacts and Issues

On April 11, 2016, the Planning Commission and Transportation Advisory Committee met for a Joint Work Session regarding transportation. The City's transportation consultant, John Replinger of Replinger and Associates, provided an overview of the process by which the transportation impacts of development are assessed and identified the role of traffic engineers in the development review process. This meeting is a follow up from the initial meeting to discuss:

1. An Overview of the Land Use Process
2. An Overview of the Transportation Advisory Committee Process
3. Establishment of Future Communication Between the Planning

Commission and Transportation Advisory Committee

Laura Terway, Interim Planning Manager, gave an overview of the land use process. The Code identified minimum criteria for development. For each standard, staff had to make a finding showing how the application either met or did not meet the standard and that information was put in the staff report. Anyone could apply to change the Code, although it was typically staff who proposed changes. The proposed changes were reviewed by the Planning Commission and the City Commission adopted the Code. It was a long process to change the Code. She then explained and gave examples of the levels of land use review.

There was discussion regarding trip generation and zoning allowed in the Plan and increased traffic issues and the need to take the cumulative effect of development into consideration.

Henry Mackenroth, Vice Chair of the Transportation Advisory Committee, discussed his map of the traffic choke points as people were coming in and out of the City.

There was further discussion regarding traffic flow expectations in the community and

creating a live/work environment in the City.

Ms. Terway explained the public notification requirements for land use applications. There was discussion regarding making the blue notice signs easier to read and placing them in more visible locations.

The Transportation Advisory Committee (TAC) wanted to know at what point they should become involved in land use applications that affected traffic.

Tony Konkol, City Manager, said the TAC had no mandated approval criteria to use for applications. The TAC could look at applications over a length of time and notice trends where policies might need to be changed and recommend those changes, such as connectivity and traffic calming devices.

There was discussion regarding regional facilities and planning for those facilities.

John Lewis, Public Works Director, assured the committee that staff was scrutinizing the issues and were holding developers to a high standard.

Some ideas for the Transportation Advisory Committee to look at were discussing the cumulative effect of development, reviewing the City's policies and codes, discussing multi-modal alternatives and suggesting improvements such as bike lane enhancements.

There was discussion regarding taking a proactive approach to regional transportation issues and having more conversations with Tri-Met regarding better transit service.

3. Communications

4. Adjournment

Chair Kidwell adjourned the meeting at 8:57 PM.