

PLANNING COMMISSION AGENDA
City Commission Chambers - City Hall
625 Center Street, Oregon City, Oregon 97045
March 12, 2012 at 7:00 p.m.

The Planning Commission agendas, including staff reports, memorandums, and minutes are available from the Oregon City Web site home page under meetings. (www.orcity.org)

1. CALL TO ORDER
2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA
3. PLANNING COMMISSION HEARING
 - a. Planning Commission Interviews
 - 1) Mr. Brian Ward
 - 2) Mr. Robert Mahoney
4. ADJOURN

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on Channels 23 and 28 for Oregon City and Gladstone residents; Channel 18 for Redland residents; and Channel 30 for West Linn residents. The meetings are also rebroadcast on WFTV. Please contact WFTV at 503-650-0275 for a programming schedule.

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 Recorder prior to the Commission meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the Planning Dept. at 503-722-3789.

Oregon City, Oregon, Code of Ordinances >> Title 2 - ADMINISTRATION AND PERSONNEL >>
Chapter 2.24 - PLANNING COMMISSION >>

Chapter 2.24 - PLANNING COMMISSION

Sections:

2.24.010 - Created.
2.24.020 - Membership.
2.24.030 - Distribution of interests.
2.24.040 - Conflict of interest.
2.24.050 - Removal of members.
2.24.060 - Election of officers.
2.24.070 - Secretary.
2.24.080 - Quorum--Meetings.
2.24.090 - Powers and duties.
2.24.100 - Recommendations to the city commission.
2.24.110 - Gifts and bequests.
2.24.120 - Expenditures.

| 2.24.010 - Created.

There is created a planning commission for the city.

(Prior code §2-1-1)

| 2.24.020 - Membership.

The planning commission shall consist of seven members to be appointed by the mayor:

- A. The members of the planning commission shall be appointed for four years.
- B. Any vacancy shall be filled by the mayor for the unexpired portion of the term.
- C. No member of the planning commission shall serve for more than eight consecutive years.

(Prior code §2-1-2)

| 2.24.030 - Distribution of interests.

No more than two voting members of the commission shall be engaged principally in buying, selling or developing of real estate for a profit as individuals or be members of any partnership, or officers, or employees of any corporation that is engaged principally in buying, selling or developing of real estate for a profit. No more than two voting members shall be engaged in the same kind of business, trade or profession.

(Prior code §2-1-3)

| 2.24.040 - Conflict of interest.

A member of the planning commission shall not participate in any commission proceeding or action in which any of the following has a direct or substantial financial interest: the member or his/her spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which he/she is then serving or has served within the previous two years, or any business with which he/she is negotiating for or has an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the meeting of the commission where the action is being taken.

(Prior code §2-1-4)

2.24.050 - Removal of members.

A planning commission member may be removed by the city commission, after hearing, for misconduct or nonperformance of duty.

(Prior code §2-1-5)

2.24.060 - Election of officers.

The planning commission, at its first meeting in January, shall elect a chairperson and vice chairperson, who shall hold office for one year.

(Prior code §2-1-6)

2.24.070 - Secretary.

The planning division of the development services department shall be responsible for keeping an accurate and legally sufficient record of all proceedings and shall provide a summary of the meetings.

(Prior code §2-1-7)

2.24.080 - Quorum—Meetings.

- A. A majority of appointed members shall constitute a quorum.
- B. If a quorum is present, all matters shall be decided by a vote of the majority.
- C. The planning commission shall meet at such times and places as may be fixed by the commission.
- D. Special meetings may be called in accordance with the public open meetings law by the chairperson or vice chairperson. All meetings shall comply with ORS 192.640.

(Prior code §2-1-8)

2.24.090 - Powers and duties.

The powers and duties of the planning commission include, but are not limited to the following:

- A. To keep current the comprehensive plan and implementing ordinances for the city and urban growth boundary as applicable;
- B. To prepare as necessary legislation that will implement the purposes of the comprehensive plan;
- C. To review the capital improvement programs for consistency with the comprehensive plan;
- D. Recommend and make suggestions to the city and to other public authorities concerning:
 - 1. The laying out, widening, extending and locating of public thoroughfares; parking of vehicles, relief of traffic congestion,
 - 2. Betterment of housing and sanitation conditions,
 - 3. Establishment of districts for limiting the use, height, area, bulk and other characteristics of buildings and structures related to land development,
 - 4. Protection and assurance of access to incident solar radiation, and
 - 5. Protection and assurance of access to wind for potential future electrical generation or mechanical application;
- E. Recommend to the city and other public authorities plans for regulating the future growth, development and beautification of the city in respect to its public and private buildings and works, streets, parks, grounds and vacant lots; and plans consistent with future growth and development of the city in order to secure to the city and its inhabitants sanitation, proper service of public

- utilities, including appropriate public incentives for overall energy conservation and harbor, shipping and transportation facilities;
- F. Recommend to the city and other public authorities plans for promotion, development and regulation of industrial and economic needs of the community in respect to industrial pursuits;
 - G. Advertise the industrial advantages and opportunities of the city and availability of real estate within the city for industrial settlement;
 - H. Encourage industrial settlement within the city;
 - I. Make economic surveys of present and potential industrial needs of the city;
 - J. Study needs of local industries with a view to strengthening and developing them and stabilizing employment conditions;
 - K. To exercise any expressed or implied power, right or act pursuant to this code or ORS chapter 227.

(Prior code §2-1-9)

2.24.100 - Recommendations to the city commission.

All recommendations to the city commission shall be in writing and shall include findings and reasoning in support of the recommendation.

(Prior code §2-1-10)

2.24.110 - Gifts and bequests.

The planning commission may receive gifts, bequests or devises of property, including property to be dedicated for the use of the public, to carry out any of the purposes of this chapter. Property so received shall be set over to the city to be used by it in the furtherance of the purposes of this chapter pursuant to the recommendations or actions of the planning commission. Upon the decision of the planning commission or the city commission to receive such gift, bequest or devise, the chair of the planning commission may take all action necessary on behalf of the planning commission or city commission to accept the property.

(Ord. 00-1003 §1, 2000; Ord. 92-1012 §1, 1992; prior code §2-1-11)

2.24.120 - Expenditures.

The planning commission shall have no authority to make any expenditures on behalf of the city or to obligate the city for payment of sums of money.

(Prior code §2-1-12)

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being investigated. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being investigated.

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On the other hand, the $\mathcal{O}_\mathbb{P}(-1)$ bundle on \mathbb{P}^1 is not a vector bundle on \mathbb{P}^1 (it is not locally free).

OREGON CITY PLANNING COMMISSION BYLAWS

Article 1. Name

The name of this commission is the Planning Commission (PC).

Article II. Purpose, Authority and Duties

- A. The purpose of the Commission is to serve as an advisory body to, and a resource for, the City Commission in land use matters.
- B. ORS 227 and the Oregon City Municipal Code Chapter 2.24 authorize the Commission.
- C. The Commission's duties include articulating the community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Oregon City Comprehensive Plan and ancillary documents.

Article III. Membership

- A. The Mayor with the consent of the City Commission shall appoint each Commission member, and those members shall serve at the pleasure of the Commission. Terms are for a period of four years. Planning Commission members shall serve no more than two, consecutive full terms. The City Commission may waive this limitation if it is in the public interest to do so.
- B. The Commission consists of seven members. No more than two members may be non-residents, and no more than two members shall be engaged in the same kind of occupation, business, trade, or profession. No member may be a City of Oregon City officer, agent, or employee.
- C. Vacancies are filled in the same manner as the original appointments.
- D. Upon failure of any member to attend three consecutive meetings, the Planning Commission may recommend termination of that appointment to the City Commission, and the City Commission may remove the incumbent from the Planning Commission and declare the position vacant to be filled in the manner of a regular appointment.

- E. All members shall serve without compensation.

Article IV. Officers and Staffing

- A. **Officers.** The officers consist of a chairperson and a vice-chairperson who shall be selected by the membership and who shall serve at the pleasure of the membership for one year. Nominations and election of new officers shall be taken from the floor at the Commission's first meeting of the year. Officers may be re-elected. In the event that an officer is unable to complete the specified term, a special election shall be held for the completion of the term.
- B. **Chairperson.** The chairperson shall have general supervisory and directional powers over the Commission. The chairperson shall preside at all Commission meetings and review Commission agendas with the staff liaison. The chairperson shall also be an ex-officio member of all subcommittees and shall be the designated spokesperson for the Commission unless this responsibility is delegated in writing.
- C. **Vice-Chairperson.** The vice-chairperson, in absence of the chairperson, shall have general supervisory and directional powers over the Commission. The vice-chairperson shall preside at all Commission meetings and review Commission agendas with the staff liaison, and generally conduct all business delegated to the chairperson, in his or her absence.
- D. **Staff.** The City of Oregon City will provide staff support to the Commission for meeting notification, word processing, minutes preparation, copying and information gathering to the extent the City budget permits.

Article V. Organizational Procedures

- A. The Commission shall hold meetings as necessary at a time and place designated by staff consistent with Oregon Public Meetings Law.
- B. Fifty-one percent of the voting membership of the Commission shall constitute a quorum. The concurrence of a majority of the Commission members present shall be required to decide any matter. If a quorum is not attained fifteen minutes following the scheduled time of call to order, the meeting shall be cancelled.
- C. All members who are present at a Commission meeting, including the chairperson and vice-chairperson, are allotted one vote each on all motions.
- D. These Bylaws may be repealed or amended, or new bylaws may be adopted by a majority vote of the Planning Commission on its own initiative.

- E. The parliamentary authority for this Commission is Robert's Rules of Order Revised except where superseded by these Bylaws or local, state, or federal law.
- F. Commissioners are required to file annual statements of economic interest as required by ORS 244.050 with the Oregon Government Standards and Practices Commission.
- G. Individuals being considered for appointment to the Planning commission must be willing to dedicate to, at a minimum, two meetings per month. A scheduled Commission meeting may be set aside upon agreement of a majority of the Commissioners and upon compliance with applicable land use laws and procedures.

Article VI. Duties of Officers

- A. The chairperson or vice-chairperson, in addition to the duties in Article IV, shall preserve order and decorum at Commission meetings.
 - 1. The chairperson may assess the audience at the beginning of the meeting, and, with the consent of the Commission, announce reasonable time limits.
 - 2. The chairperson shall summarize the issues to be addressed and the criteria to be applied prior to the public hearing testimony.
- B. The chairperson shall ask for response and opinion from the members of the Commission.
- C. The chairperson may mentor the vice-chairperson.
- D. The chairperson may appoint Commission members to specific projects or committees.
- E. The chairperson or vice-chairperson shall confer with the Community Development Director on a regular basis outside scheduled meetings concerning the direction each expects of the Commission.
- F. In conjunction with the Planning Manager, the chairperson shall orient new members.

Article VII. Duties of the Commission

- A. Planning Commission members are encouraged to address all those who come before the Commission by the last name only, and common title (Mr., Mrs., Miss, Ms., etc.), not by first name.

- B. If a member is unable to attend a meeting, it is that member's responsibility to inform the Planning Divisions staff and/or the Commission chairperson of that fact prior to the meeting to be missed.
- C. Prior to Planning Commission meetings, members are encouraged to read all information packets and visit sites that are subjects of land use action.

Article VIII. Goals and Objectives

- A. The Planning Commission shall review the City Commission goals annually for establishment of Planning Commission goals that enhance and augment those of the City Commission
- B. The Planning commission shall establish goals, at a minimum, annually.

Adopted this 24th day of January, 2000

Gary Hewitt, Chairperson
Oregon City Planning Commission