



# City of Oregon City

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

## Meeting Agenda Planning Commission

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Monday, February 13, 2017

7:00 PM

Commission Chambers

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1. **Call to Order**

2. **Public Comments**

3. **Public Hearing**

- 3a. Request for Continuance to February 27, 2017: AN-16-0004 /  
ZC-16-0001: Annexation and Zone Change of 35.65 Acres North of  
Holcomb Boulevard

**Attachments:** [Commission Report](#)  
[Applicant's Continuation Request and 120-Day Extension](#)

- 3b. Proposed Sign Variance an existing sign at 19352 Molalla Ave.in the  
General Commercial (C) Zoning District (Planning File VR 16-03).

**Attachments:** [VR 16-03 Commission Report](#)  
[VR 16-03 Staff Report](#)  
[Vicinity Map](#)  
[Land Use Application](#)  
[Sign Drawings](#)  
[Code Responses - Sign Variance Narrative](#)  
[Public Meeting - Gaffney Lane Sign-in Sheet](#)

4. **Approval of the Minutes**

- 4a. Approval of Planning Commission Minutes for June 13, 2016, June 27,  
2016, July 11, 2016, July 25, 2016, August 08, 2016, and September  
26, 2016.

**Attachments:** [PC Draft Minutes 06.13.2016](#)  
[PC Draft Minutes 06.27.2016](#)  
[PC Draft Minutes 07.11.2016](#)  
[PC Draft Minutes 07.25.2016](#)  
[PC Draft Minutes 08.08.2016](#)  
[PC Draft Minutes 09.26.2016](#)

5. **Communications**

## 6. Adjournment

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*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](http://oregon-city.legistar.com)).*

*Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at [www.orcity.org](http://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 17-016

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**Agenda Date:** 2/13/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3a.

**From:** Pete Walter

**File Type:** Planning Item

### **SUBJECT:**

Request for Continuance to February 27, 2017: AN-16-0004 / ZC-16-0001: Annexation and Zone Change of 35.65 Acres North of Holcomb Boulevard

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the Planning Commission accept testimony and continue the public hearing for AN-16-0004 / ZC-16-0001 to February 27, 2017.

### **BACKGROUND:**

The applicant requested a continuance of the Planning Commission public hearing to February 27, 2017. The applicant is preparing a transportation analysis in support of the proposed zone change portion of the annexation for compliance with the State of Oregon Transportation Planning Rule (TPR). Additional time is needed to facilitate further discussion between the Applicant, City staff and the Oregon Department of Transportation (ODOT), and to allow adequate review time of the analysis.

This proposal is for annexation and rezoning 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.

With this request, the applicant has granted an extension of 34 days to the 120-day decision deadline until May 17, 2017.



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With this request, the applicant has granted an extension of 34 days to the 120-day decision deadline until May 17, 2017.

February 6, 2017

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

**VIA EMAIL**

Ms. Denyse McGriff, Chair  
City of Oregon City Planning Commission  
221 Molalla Ave, Suite 200  
Oregon City, OR 97045

**Re: City of Oregon City File Nos. AN-16-0004 and ZC-16-0001**

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

This office represents the Applicant, Serres Family H, LLC. After consulting with Oregon City staff, the Applicant requests that the Planning Commission continue the public hearing from February 13, 2017 at 7 pm to the date and time certain of February 27, 2017 at 7 pm. The reason for this continuance request is to allow consultation between the Applicant's traffic engineer, the City's traffic engineer and ODOT.

I have asked Mr. Walter to place this letter in the official Planning Department file and before you at the public hearing on February 13, 2017.

Very truly yours,



Michael C. Robinson

MCR:rsr

cc: Mr. Mark Handris (via email)  
Mr. Darren Gusdorff (via email)  
Mr. Rick Givens (via email)  
Mr. Pete Walter (via email)  
Ms. Laura Terway (via email)  
Ms. Carrie Richter (via email)  
Mr. Michael Ard (via email)  
Mr. Seth Brumley (via email)  
Mr. Avi Tayar (via email)  
Mr. John Replinger (via email)

# COMMENT FORM



\*\*\*PLEASE PRINT CLEARLY\*\*\*

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting 2.13.17

Item Number From Agenda 3.b.

NAME: MICHAEL C. ROBINSON

ADDRESS: Street: 1120 NW CULCH ST, TENTH FLOOR

City, State, Zip: PORTLAND, OR 97209-4128

PHONE NUMBER: (503) 727-2264

E-MAIL ADDRESS: MROBINSON@PERKINSOIE.COM

SIGNATURE: M.C. Robinson

# COMMENT FORM



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Date of Meeting

2/13/17

Item Number From Agenda

3A

NAME:

CARY SHAWER

ADDRESS:

Street: 14995 JOSI CT

City, State, Zip: OREGON CITY

PHONE NUMBER:

503 421-3590

E-MAIL ADDRESS:

shawerch@g.com

SIGNATURE:

Cary Shaver

# COMMENT FORM



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Date of Meeting Feb 13 2016

Item Number From Agenda AN-16-0004 / 2C-16-0001

NAME: Kim Krumm

ADDRESS: Street: 14991 JOSI CT

City, State, Zip: OREGON CITY OR 97048

PHONE NUMBER: 503 650 1683

E-MAIL ADDRESS: Krummk@comcast.net

SIGNATURE: [Handwritten Signature]

# COMMENT FORM



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Date of Meeting

2/13/17

Item Number From Agenda

3A

NAME:

CHRIS BORISCH Borisch

ADDRESS:

Street: 15118 Over Dr

City, State, Zip:

Oregon City OK 97045

PHONE NUMBER:

503-804-8342

E-MAIL ADDRESS:

Chris.Borisch@msw.com

SIGNATURE:

Chris Borisch

# COMMENT FORM



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Date of Meeting

2-13-2017

Item Number From Agenda

3A

NAME:

BRYCE BORISCH

ADDRESS:

Street:

15118 OYER DR

City, State, Zip:

OREGON CITY, OR 97045

PHONE NUMBER:

503-913-4076

E-MAIL ADDRESS:

OYER2003@MSW.COM

SIGNATURE:

Bryce L Borisch

# COMMENT FORM



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Date of Meeting 2-13-2017

Item Number From Agenda 3A

NAME: TROY LAVOIE

ADDRESS: Street: 15114 OYER DR

City, State, Zip: OREGON CITY 97045

PHONE NUMBER: 971 282 2935

E-MAIL ADDRESS: TROYLAVOIE@GMAIL.COM

SIGNATURE: [Handwritten Signature]

# COMMENT FORM



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Date of Meeting 2.13.17

Item Number From Agenda 3.a.

---

NAME:

MICHAEL ROBINSON (APPLICANT'S REPRESENTATIVE)

ADDRESS:

Street: 1120 NW CUCH ST, TENTH FLOOR

City, State, Zip: PORTLAND, OR 97209-4128

PHONE NUMBER:

503-727-2264

E-MAIL ADDRESS:

MRUBINSON@PERKINSOILE.COM

SIGNATURE:

MOR

# COMMENT FORM



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Date of Meeting 2-13-17

Item Number From Agenda 3a

NAME: BOB LA SALLE

ADDRESS: Street: 16298 S. OAKTREE TERR.

City, State, Zip: O.C. 97041

PHONE NUMBER: 503-318-2489

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: Bob LaSalle

# COMMENT FORM



✓  
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Date of Meeting 2/13/17

Item Number From Agenda 3A

---

NAME: Joe Novak

ADDRESS: Street: 14234 Holcomb Blvd.

City, State, Zip: Oregon City 97045

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: NOVAKJOE500@gmail.com

SIGNATURE: Joe Novak

# COMMENT FORM



✓  
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Date of Meeting Feb. 13

Item Number From Agenda 3a

---

NAME: Barbara Renken

ADDRESS: Street: 15090 Syc Dr.

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 533 222 3941

E-MAIL ADDRESS: miniflowa@comcast.net

SIGNATURE: Barbara Renken

# COMMENT FORM



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Date of Meeting

2/13/2017

Item Number From Agenda

3a

NAME:

Torey Lam

ADDRESS:

Street:

16285 Bao low

City, State, Zip:

Oregon City OR 97045

PHONE NUMBER:

808-499-5491

E-MAIL ADDRESS:

torey.lam@live.com

SIGNATURE:

Torey Lam

# COMMENT FORM



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Date of Meeting 2/13/17

Item Number From Agenda 3A

NAME: Mike Zioeko

ADDRESS: Street: \_\_\_\_\_

City, State, Zip: Oregon City

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: Mike Zioeko



# City of Oregon City

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## Staff Report

File Number: PC 17-016

**Agenda Date:** 2/13/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3a.

**From:** Pete Walter

**File Type:** Planning Item

### **SUBJECT:**

Request for Continuance to February 7, 2017: AN-16-0004 / ZC-16-0001: Annexation and Zone Change of 35.65 Acres North of Holcomb Boulevard

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the Planning Commission accept testimony and continue the public hearing for AN-16-0004 / ZC-16-0001 to February 27, 2017.

### **BACKGROUND:**

The applicant requested a continuance of the Planning Commission public hearing to February 27, 2017. The applicant is preparing a transportation analysis in support of the proposed zone change portion of the annexation for compliance with the State of Oregon Transportation Planning Rule (TPR). Additional time is needed to facilitate further discussion between the Applicant, City staff and the Oregon Department of Transportation (ODOT), and to allow adequate review time of the analysis.

This proposal is for annexation and rezoning 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.

With this request, the applicant has granted an extension of 34 days to the 120-day decision deadline until May 17, 2017.



1/4

# OREGON CITY PLANNING COMMISSION

## Tally of Votes

Planning Commission Hearing Date: 2.13.17

Board Members Present

Staff Present

All Present

Laura Terway

Carrie Richter

Trevor Martin

Agenda Item: 3a AN 16-04 + ZC 16-01

Decision: Approve with Conditions    Approve    Deny    Continue to 2-27-2017

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						

Agenda Item: 3b VR 16-03

Decision: Approve with Conditions    Approve    Deny    Continue to \_\_\_\_\_

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						



# OREGON CITY PLANNING COMMISSION

## Tally of Votes

Planning Commission Hearing Date: 2.13.17

Board Members Present

Staff Present

<u>All Present</u>	<u>Laura Terwan</u>
	<u>Carrie Richter</u>
	<u>Trevor Martin</u>

Agenda Item: 4a Minutes 6.13.16

Decision: Approve with Conditions    Approve    Deny    Continue to         

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						

Agenda Item: 4a Minutes 6.27.16

Decision: Approve with Conditions    Approve    Deny    Continue to         

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						



# OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

## OREGON CITY PLANNING COMMISSION

### Tally of Votes

Planning Commission Hearing Date: 2.13.17

Board Members Present

Staff Present

<u>All Present</u>	<u>Trevor Martin</u>
	<u>Laura Terway</u>
	<u>Carrie Richter</u>

Agenda Item: 4a Minutes 7.11.16

Decision: Approve with Conditions    Approve    Deny    Continue to \_\_\_\_\_

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						

Agenda Item: 4a Minutes 7.25.16

Decision: Approve with Conditions    Approve    Deny    Continue to \_\_\_\_\_

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Geil						
Commissioner Mabee						
Commissioner Henkin						
Commissioner Espe						
Commissioner Mahoney						
Chair McGriff						



January 20, 2017

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

**VIA EMAIL**

Denyse McGriff, Chair  
City of Oregon City Planning Commission  
221 Molalla Ave, Suite 200  
Oregon City, OR 97045

**Re: City of Oregon City File Nos. AN-16-0004/ZC-16-0001**

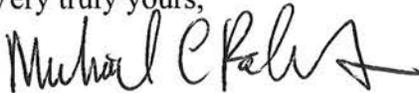
Dear Chair McGriff and Members of the Oregon City Planning Commission:

This office represents the applicant. I am writing to confirm that the Planning Commission voted to continue the public hearing from January 9, 2017 to the date and time certain of February 13, 2017 at 7:00 pm. No person present at the January 9, 2017 hearing objected to the continuance.

I also want to assure the Planning Commission that the applicant will address Senate Bill 1573. Mr. Nicita incorrectly asserted that the Planning Commission may ignore a lawful statute. Statutes always apply to land use applications and because this application is subject to a valid and effective statute, the statute may not be ignored. Moreover, I understand that the Planning Commission rejected the same issue in its vote on the annexation of the golf course. While the applicant appreciates opinions about the wisdom of Senate Bill 1573 and would not object to the Planning Commission noting that the Oregon City City Commission should consider this issue, Mr. Nicita's argument is not a basis for the decision on this application.

I have asked Mr. Walter to place this letter in the official Planning Department file and before you at the continued public hearing on February 13.

Very truly yours,



Michael C. Robinson

MCR:rsr

cc: Mr. Mark Handris (via email)  
Mr. Rick Givens (via email)  
Mr. Peter Walter (via email)  
Ms. Laura Terway (via email)

Denyse McGriff, Chair  
January 20, 2017  
Page 2

Ms. Carrie Richter (via email)  
Mr. Michael Ard (via email)  
Mr. Seth Brumley (via email)  
Mr. Avi Tayar (via email)  
Mr. John Replinger (via email)



The applicant states on page 9 of the Annexation Narrative that “the future development of the property will not have any significant impact upon the economic, social and physical environment of the community.” We disagree.

Chapter 14.04.060.A.3 and.7 of the Oregon City Municipal Code states “When reviewing a proposed annexation, the Commission shall consider the following factors as relevant:

.3 Adequacy and availability of public facilities and service to service **POTENTIAL** development.

.7 Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.”

On page 5 of the Annexation Narrative the applicant states “The schools serving this site are Holcomb Elementary School, Ogden Middle School, and Holcomb Elementary School.” He further states that “discussions with the School District staff indicate that there are no capacity problems with these schools”. Well, I suppose if there were two Holcomb Elementary Schools there wouldn't be a capacity issue, but in my discussions with the school district just two weeks ago I can see a problem. With a potential of 124 new dwellings there is a potential of 99 new students at Holcomb Elementary School. That school has a capacity of 564 students, with a current enrollment of 488 students. That school will not be overcrowded, it will be beyond capacity. On top of that add the potential of 230 more students from the anticipated dwellings from future developments already approved or anticipated you can see we are close to failing our students.

That development would also produce 1,240 new daily auto trips onto Holcomb Boulevard which is already a speed prone route with a sharp curve at the School Road, and will certainly add to the already heavy congestion at Hwy 213 and Redland Road and the Holcomb, Redland, Abernethy intersection. Again, getting back to anticipated dwellings from future developments we're looking at an additional 3,360 daily trips.

It's time to start looking at what the cumulative effects of all these developments will have on our infrastructure and community, not just individually.

For these reasons we urge you to follow the Code and deny this annexation until solutions to these problems can be found.

Oh, and for future reference, this property is in the Barlow Road Designated Corridor.

Dwellings            Location

- 10.....Hunter, across from the Water Works
- 27.....Sunnybrook Ridge
- 5.....Holcomb & Swan
- 200.....92 acres in the Park Place Concept Plan south of Holcomb
- 124..... Serres 35 acres north of Holcomb
- 98....."Airport" property
- 18.....Apartments on Holcomb
- 2.....15961 Hunter
- 6.....Holcomb and Hunter