



# City of Oregon City

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

## Meeting Agenda Planning Commission

---

Monday, February 25, 2013

7:00 PM

Commission Chambers

---

**1. Call To Order**

**3. Public Comments**

**4. Public Hearing**

**4a.** [PC 13-012](#) 19370 Pease Road: Request for a Zone Change and approval of an 11-lot subdivision and geologic hazards review. Planning Files ZC 12-01, TP12-04 and US 12-01.

**Staff:** Community Development Director Tony Konkol

**Attachments:** [Commission Report](#)

[TP 12-04 Staff Report](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: Applicant's Submittal](#)

[Exhibit 3: Comments from John Replinger of Replinger and Associates](#)

[Exhibit 4: Engineering Policy EP 11-01](#)

[Exhibit 5: Planning File NR 12-04 Staff Report for Natural Resource Exemption](#)

**4b.** [PC 13-011](#) Clackamas County Master Plan: Planning Files CP 12-01 and DP 12-01

**Staff:** Community Development Director Tony Konkol

**Attachments:** [Commission Report](#)

[Continuance Request](#)

**5. Communications**

**6. Adjournment**



# City of Oregon City

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

## Staff Report

File Number: PC 13-012

---

**Agenda Date:** 2/25/2013

**Status:** ATS Review

**To:** Planning Commission

**Agenda #:** 4a.

**From:** Community Development Director Tony Konkol

**File Type:** Planning Item

### **SUBJECT:**

19370 Pease Road: Request for a Zone Change and approval of an 11-lot subdivision and geologic hazards review. Planning Files ZC 12-01, TP12-04 and US 12-01.

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

Staff recommends the Planning Commission recommend approval with conditions of Planning files TP 12-04, ZC 12-01 and US 12-01 to the City Commission for their consideration at the March 20, 2013 hearing.

### **BACKGROUND:**

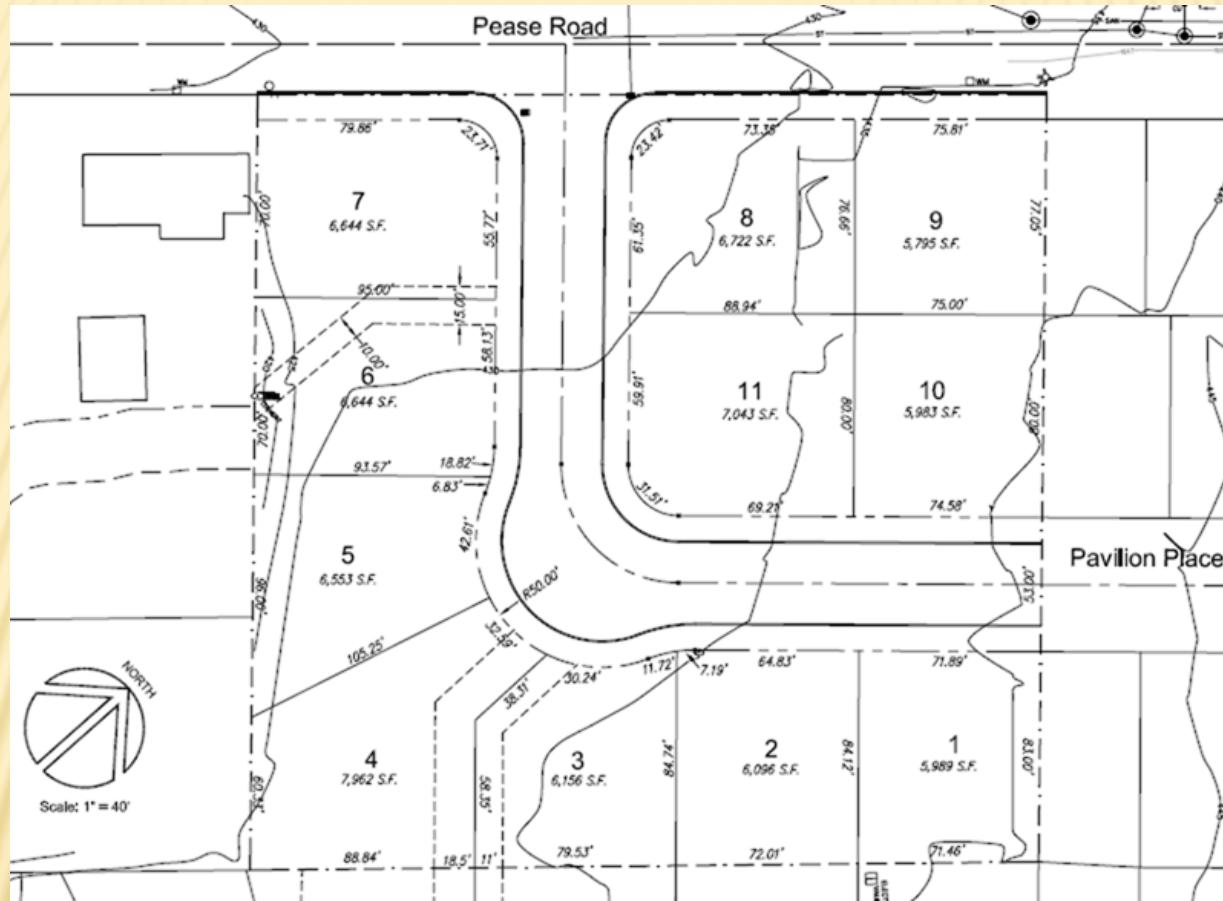
The Applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District as well as an 11-lot subdivision and a Geologic Hazards review for the property located at 19370 Pease Road, Oregon City, Oregon 97045 and identified as Clackamas County Map 3-2E-7B, TL 3300.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



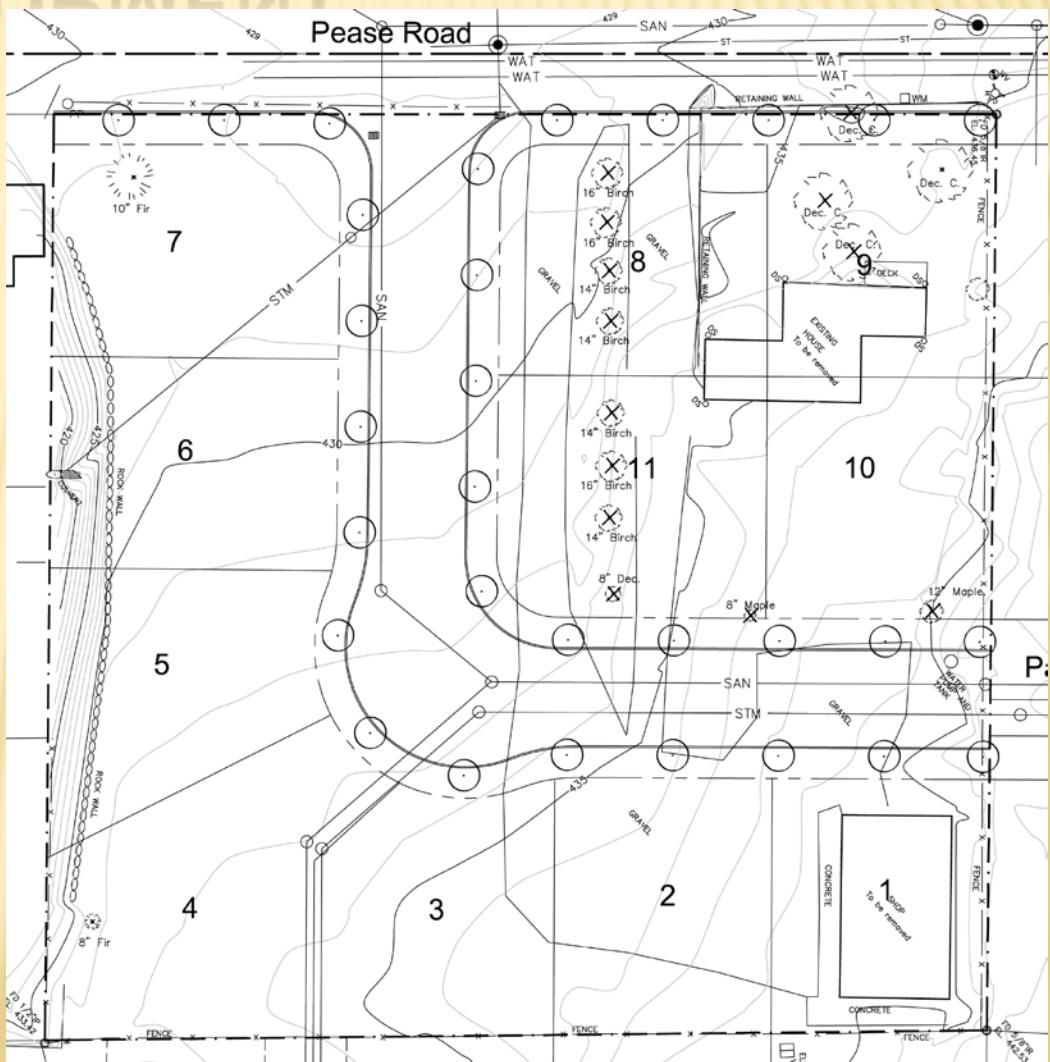
**TP 12-04: 11 LOT SUBDIVISION**  
**ZC 12-01: ZONE CHANGE FROM R-10 TO R-6**  
**US 12-01: GEOLOGIC HAZARDS**



# PROPOSED DEVELOPMENT

## Pavilion Park II:

- ✗ Zone Change from R-10 to R-6
- ✗ 11 Lot Subdivision
- ✗ Geologic Hazards Review



# SUBJECT SITE & ADJACENT PROPERTIES



19370 Pease Road - 2.2 Acres

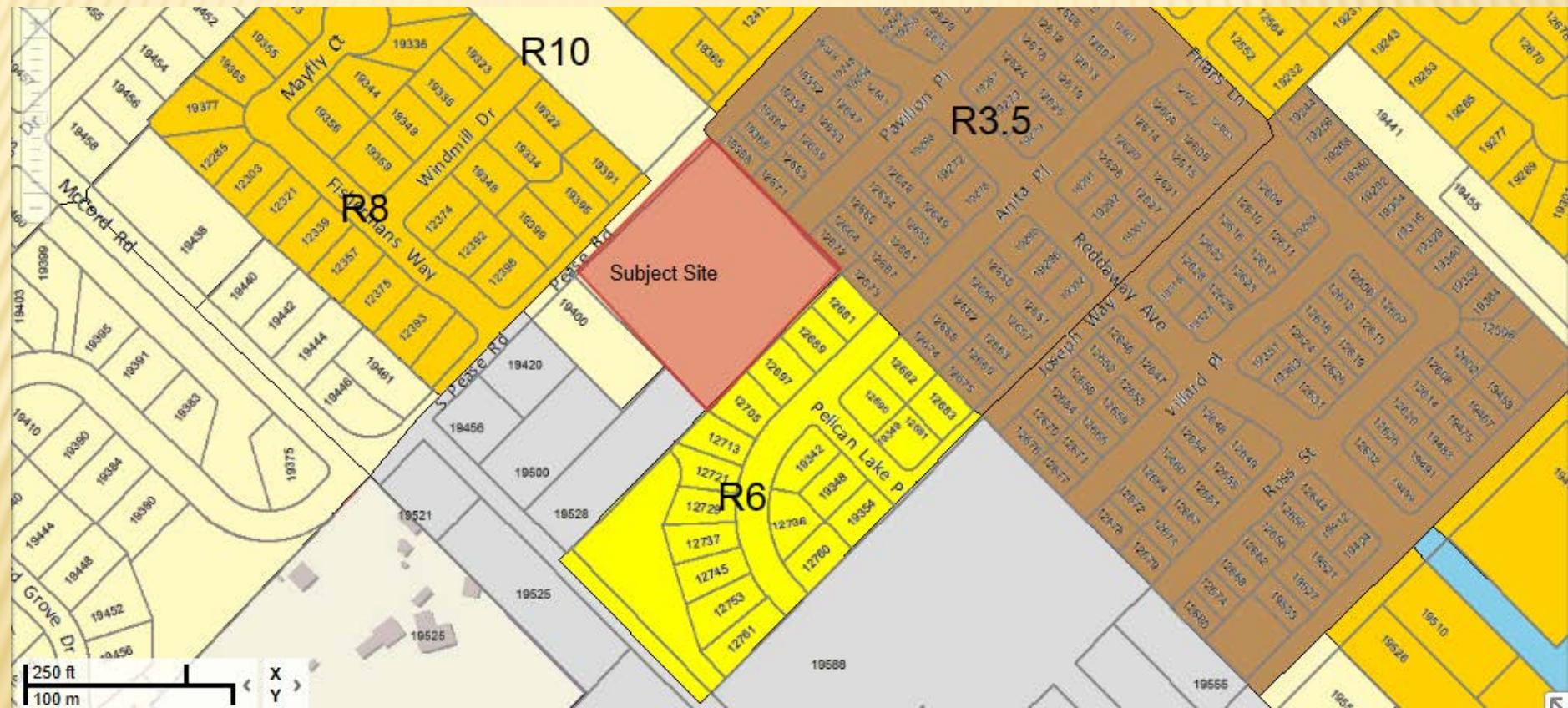
# SUBJECT SITE & ADJACENT PROPERTIES



- ✖ Existing structures to be demolished.
- ✖ Fill material placed onsite in 1991
- ✖ Annexed in 2008
- ✖ NR 12-04 Exempted the site



# ZONE CHANGE



# Zone Change from R-10 to R-6



# ZONE CHANGE CRITERIA

## ZONE CHANGE CRITERIA

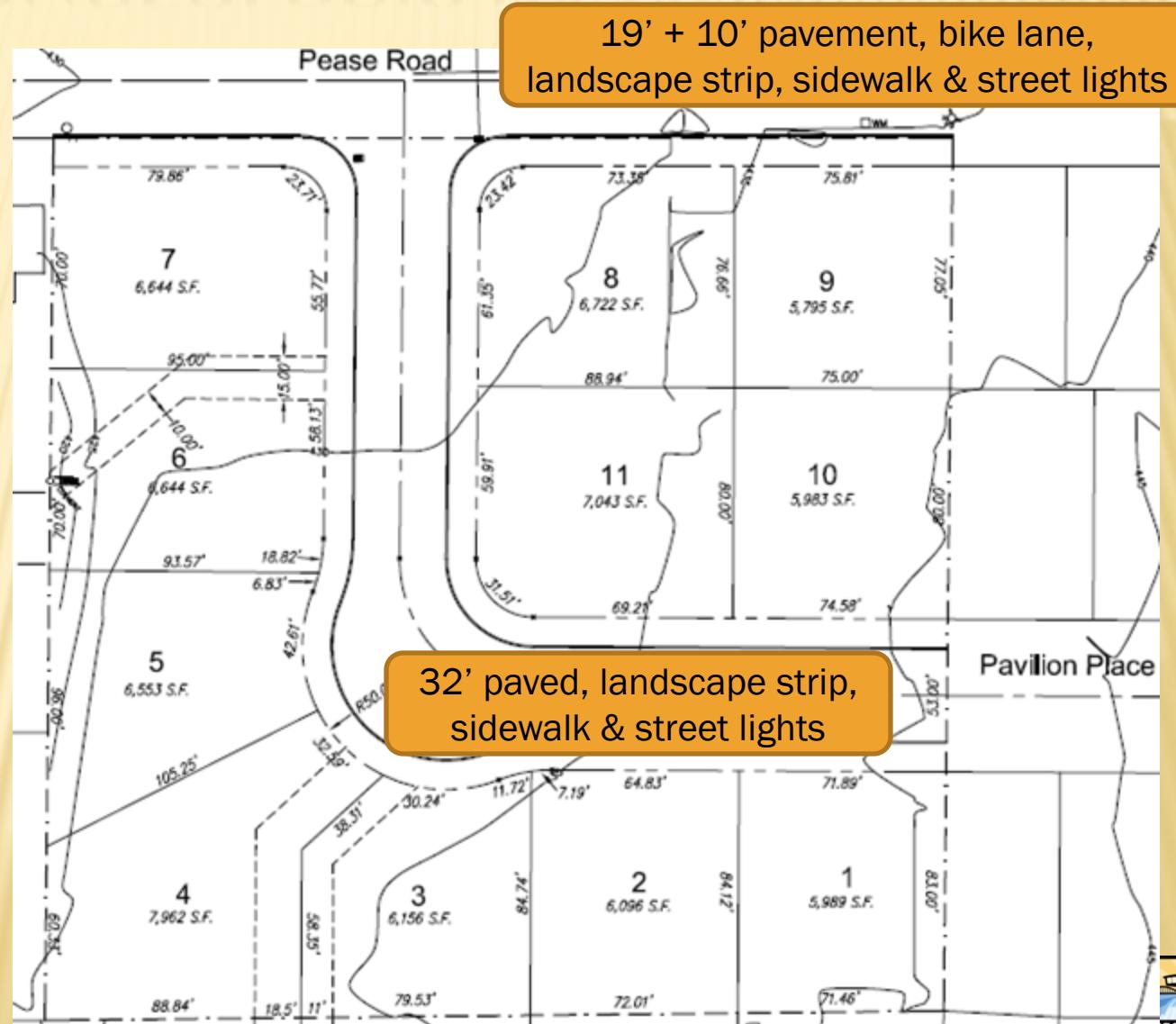
### OCMC 17.68.020

- A. Goals and policies of the comprehensive plan.
- B. Adequacy of public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) prior to issuing a certificate of occupancy.
- C. Land uses are consistent with the existing or planned function, capacity and level of service of the transportation system.
  - + Transportation Planning Rule (OAR 660-12-0060)
- D. Statewide Planning Goals



# SUBDIVISION/GEOLOGIC HAZARDS

- Connectivity
- Lots 7, 8 & 9 Orientation
- Share Driveways
- 4 of the 17 trees to remain
- Traffic Impacts minimal
- Geotechnical Engineer Review



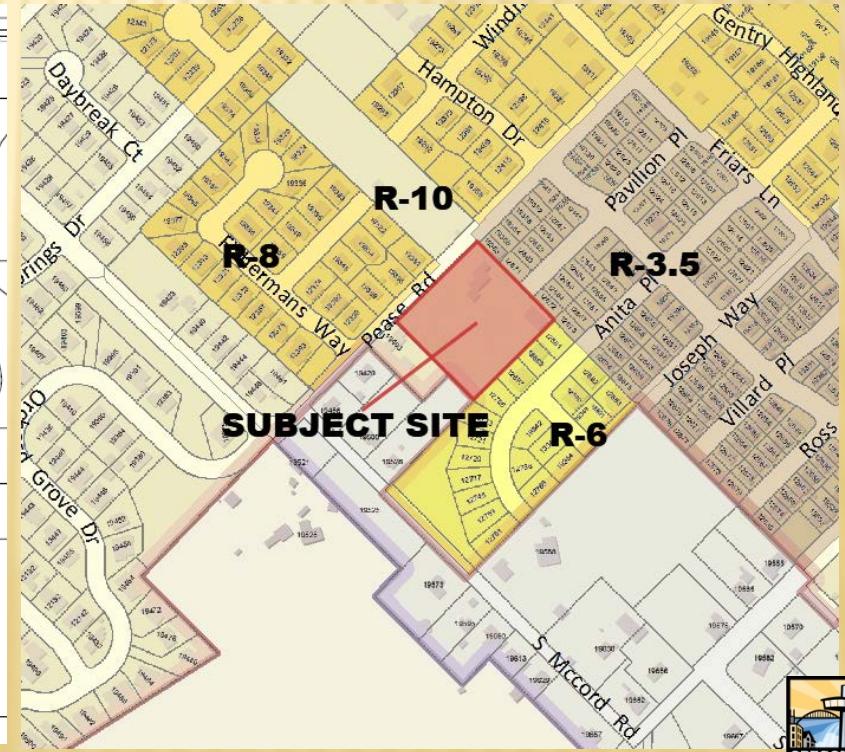
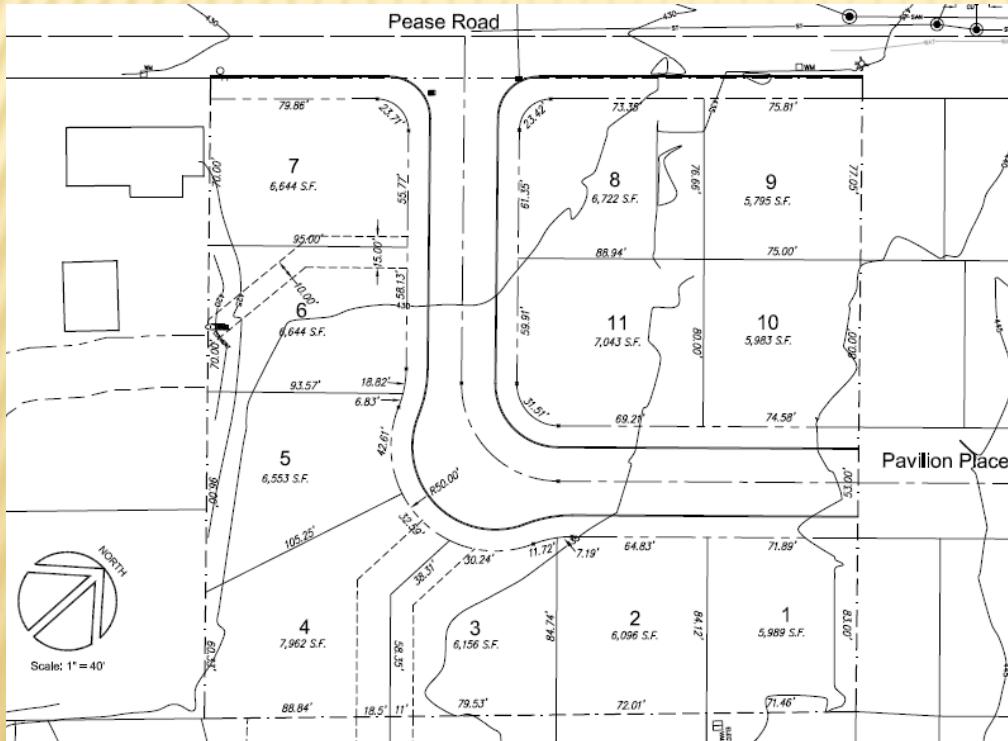
# APPROVAL CRITERIA

- 16.08, Subdivisions-Process and Standards
- 16.12, Minimum Improvements & Design Standards for Land Divisions
- 12.04, Street Design Standards
- 12.08, Public and Street Trees
- 13.12, Stormwater Management
- 17.08, R-10 Single Family Dwelling District
- 17.12, R-6 Single Family Dwelling District
- 17.41, Tree Protection
- 17.44, Geologic Hazards
- 17.47, Erosion and Sediment Control
- 17.49, Natural Resource Overlay District
- 17.68, Zone Changes and Amendments



# CONCLUSION

- ✖ Approval with Conditions
- ✖ Items to be entered into the record:
  - ✚ Staff presentation, dated February 25, 2013



Oregon City Planning Commission

February 25, 2013

RE: Testimony of Christine Kosinski  
File ZC 12-01, TP 12-04, US 12-01  
19370 Pease Road Oregon City, OR

City records show that a portion of the subject property is in the NROD district. There is a storm pipe passing through the property, but no stream corridor is present, although there is an intermittent ditch to the southwest and a storm sewer that outfalls to this ditch at the property line. In addition, the area of the property in question was filled in approximately 1991.

Was the property legally or illegally filled? Prior to 1991 it was in a natural resource area, but since it's been filled, you are saying it is not?

I have strong concerns for the intermittent ditch here since I note the property is located extremely close to an area of steep slopes and a cluster of very large Landslides. In Fact, 19370 Pease Road sits only one fourth of a mile from a Deep Complex Landslide that measures almost a mile in length by one half of a mile in width.

The drainage and storm water retention in this entire development area will be of the utmost importance. I ask that you consider the present drainage in this neighborhood, how will excavation and the placement of underground utilities affect this area, and as well, where will the waters be diverted from irrigation by the many homeowners living here. If a large amount of drainage from irrigation, stormwater and rainwater are allowed to flow into this valley of large slides, then you will only be feeding the slides allowing them to re-activate once again.

Oregon City has continued to develop heavily in the Central Point, McCord, Hazel Dell areas, when you consider the water and drainage patterns coming from all these new homes, I wonder if you have considered the huge threat these landslides could pose for the City if they re-activate again? Have you diverted water and drainage away from these large slides, sitting within steep slopes, in an area fed by Mud Creek and filled with wetlands and a network of probable underground springs?

This property located at 19370 Pease Road is in an area where the Oregon City Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, should prevail in their entirety. Section 17.44.050 outlines all application requirements, review procedures and approvals, Section 17.44.060 gives the requirements for development standards with Section 17.44.090 covering Stormwater drainage, then Section 17.44.100 outlines Construction Standards followed by Section 17.44.110, Approval of development, which must meet approval from the City Engineer, and/or outside Geological Review.

I cannot emphasize more strongly that the Planning Commission act to require that the Oregon City Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, apply to this Land Use application.

I believe the City should take more caution in this area of Oregon City as future development occurs, there may be a tipping point here when continued development will put too much pressure upon these steep slopes and landslides.

It is interesting to note that when studying the DOGAMI Lidar Maps for this area, I was rather shocked to see some homes off Schaeffer Drive, in the Royal Avenue area, actually sitting within the toe of a huge landslide, measuring close to 3/4<sup>th</sup> of a mile long by more than 1/3<sup>rd</sup> of a mile wide!

It therefore would be my recommendation to apply the Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, to this application for development located at 19370 Pease Road in Oregon City. Furthermore, I would recommend that the NROD designation for this property not be removed, due to the Intermittent ditch which may point to underground water conditions. I'm also concerned that this lot has been partially filled, certainly this is not a good idea anywhere, but in this more fragile location it could pose possible drainage or water issues.

Lastly, DOGAMI will be releasing their new "Susceptibility Landslide Maps" this coming May. The Susceptibility Maps will show lands that may be prone to fail in the future. It may be prudent for the City to study these Maps as soon as they are available since the City may want to adopt these into their Geologic Hazards regulations.

Christine Kosinski  
Unincorporated Clackamas County

## Laura Terway

---

**From:** britenshin@aol.com  
**Sent:** Monday, March 04, 2013 2:31 PM  
**To:** Tony Konkol; Laura Terway; ckidwell@leebarc.com; damonmabee@comcast.net; McGriffD@pdc.us; pespe@ci.oswego.or.us; emahoney240@msn.com; qmunicator@yahoo.com; zhenkin9000@gmail.com  
**Cc:** britenshin@aol.com  
**Subject:** Planning File TP 12-04, ZC 12-01-Agenda Item PC 13-012

To: Tony Konkol and Laura Terway: As I promised, here is my e-mail to the Planning Commissioners with information on how to access the DOGAMI website for more in-depth information about the steep slopes and landslides that predominate in the Central Point area of Oregon City. I am asking that this e-mail, and the information contained therein, be entered into The Record for this land use application since the Record remains open. Thank you for the opportunity to present this valuable information to the City Planning Commissioners.

Christine Kosinski  
Unincorporated Clackamas County

Dear Planning Commissioners: At the February 25th, 2013 Planning Commission meeting, I gave testimony on Agenda Item 4(a) PC 13-012, 19370 Pease Road in Oregon City.

Part of my testimony was to bring to your attention the miles of large deep-seated landslides which sit in close proximity to the 11 new homes being proposed for development. I also wanted to draw your attention to the importance of diverting water from drainage, stormwater, irrigation and pervious surfaces, since large amounts of water will only feed the slides, potentially allowing them to re-activate once again. Diversion of all waters away from the Landslides is of extreme importance prior to undertaking any development.

In my testimony, I gave the Commission valuable information regarding the chain of steep slopes and landslides that sit close to much development taking place in the Central Point, McCord, Hazel Dell and Pease Rd areas. The Oregon City website does have a link to the LIDAR Landslide Maps, however by using the DOGAMI Interactive Maps, information is available by address and interactive tools give you the ability to "Identify, Measure and Type landslides, and will provide more in-depth studies allowing you to closely study certain areas of steep slopes and landslides.

At the end of my testimony, I stated that I would send you the information for the DOGAMI website and how each of you can access this important landslide information and how it relates to the heavy development taking place in this area.

Here are the directions:

Go to YAHOO Search and type DOGAMI

Scroll down and click on the 4th article "Dogami Interactive Maps"

Scroll down and click on the 7th series of Maps titled "Slido 2-statewide landslide information database for Oregon"

Now you will see a small green/white map to the right center of the page, click on "go to map"

Then click to continue

Please note, just above the top of the map, you will see 6 interactive tools, if you run your mouse over the 6 icons or symbols, they will say "Map contents, Identify, Draw & Measure, Lidar Derived Landslides, Find an Address, Print."

Click on the mailbox "find an address" and you will see a box come up at the bottom left of your screen.

Type in the street, city and zip: 19370 Pease Rd Oregon City 97045 and then click on Locate

You will note that you can Zoom in and Zoom Out with your mouse. When fully Zoomed out you will see the vast amount of homes in this entire area, probably thousands, also note Mud Creek, BeaverCreek, Cahill Creek and many areas of water feeding these landslides and wetlands.

When Zooming in you can see the close proximity of a valley of very large landslides that stretch over an area of more than 4 miles in width.

Note: On the upper left side of the screen, you will see a directional finder that you can move East or West, North or South, also you can Zoom in and out here.

Other useful tools here allow you to identify and type each landslide, and as well, you can measure the width and length of each slide. For the depth of a slide, I believe it is easier to use the Lidar Maps for this. For instance, the landslide that sits closest to the proposed development on Pease Road, measures "72 feet deep". This is a deep seated slide that will never be able to be mitigated, these landslides will be here forever, thus the high importance for diverting all waters away from them, since continued high amounts of water surely will re-activate them again.

These landslides in the Central Point area of Oregon City are **"Very Unstable and are exactly the same type of landslides that have brought much devastation to the Newell Creek Apartments and to Holly Ln as well!"**

I hope this information is helpful to you, please let me know if you experience any problems accessing this information from the Dogami website.

Respectfully,

Christine Kosinski  
Unincorporated Clackamas County  
e-mail:[britenshin@aol.com](mailto:britenshin@aol.com)  
3/4/2013



# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 2-25-2013

Item Number From Agenda 3 + 4A

NAME: Todd LAST

ADDRESS: Street: 12485 Rogue River Way

City, State, Zip: OC 97045

PHONE NUMBER: 503 367 3046

SIGNATURE: (Signature)

(1)

# COMMENT FORM



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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 25 Feb 13

Item Number From Agenda 4b + 4b

NAME: WILLIAM GIFFORD

ADDRESS: Street: 1324 BERNIE LN

City, State, Zip: OC OR 97045

PHONE NUMBER: 503 723 2456

SIGNATURE: (Signature)

(2)

# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 2/25/13Item Number From Agenda 4aNAME: Nicole LastADDRESS: Street: 12485 Rogue River WayCity, State, Zip: OR City OR 97045PHONE NUMBER: 503 387 3846SIGNATURE: nicole last

(3)

# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 2/25/13Item Number From Agenda 4ANAME: CHRISTINE KOSINSKI

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

City, State, Zip: \_\_\_\_\_

PHONE NUMBER: 503-656-1029SIGNATURE: Christine Kosinski

(4)



## COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting

2/25/13

Item Number From Agenda

#3

NAME:

Linda Strohecker

ADDRESS:

Street: 19400 Pease

City, State, Zip: Oregon City OR 97045

PHONE NUMBER:

503 650-7529

SIGNATURE:

Linda Strohecker

5

TP 12-04

## COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.



Date of Meeting

2-25-13

Item Number From Agenda

3

NAME:

Tracy Owens

ADDRESS:

Street: 19395 Pease Rd

City, State, Zip: Oregon City OR 97045

PHONE NUMBER:

503-723-4416

SIGNATURE:

Tracy Owens

# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.



Date of Meeting 2-25-13

Item Number From Agenda 4A

NAME:

Tom O'Brien

ADDRESS:

Street: 19364 9. HAZELGROVE DR.

City, State, Zip: OR. CITY, OR 97045

PHONE NUMBER:

503-723-3334

SIGNATURE:

Tom O'Brien

(7)



# City of Oregon City

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

## Meeting Agenda City Commission

*Doug Neeley, Mayor  
Kathy Roth, Commission President  
Betty Mumm, Carol Pauli, Rocky Smith, Jr.*

---

Wednesday, March 20, 2013

7:00 PM

Commission Chambers

---

### 6:30 PM - EXECUTIVE SESSION OF THE CITY COMMISSION

*Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

1. **Convene Regular Meeting and take Roll Call**
2. **Flag Salute**
3. **Ceremonies, Proclamations, Presentations**
- 3a. [13-184](#) Proclamation Declaring April 9, 2013 as National Service Recognition Day  
*Attachments:* [Proclamation](#)
4. **Citizen Comments**

*Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. The City Commission does not generally engage in discussion with those making comments. Prior to speaking, citizens should read the brochure "Speaking at a City Commission Meeting" (located at the back of the Chambers) and complete a Comment Form and deliver it to the City Recorder.*
5. **Adoption of the Agenda**
6. **Public Hearings**
- 6a. [13-177](#) Continuance: Land Use Application requesting approval for a Zone Change, 11-Lot Subdivision and Geologic Hazards for the Property Located at 19370 Pease Road  
*Staff:* Community Development Director Tony Konkol  
*Attachments:* [Staff Report](#)
7. **General Business**

7a. [RES 13-08](#) Resolution No. 13-08, Granting a Telecommunications Franchise to LightSpeed Networks, Inc. to Occupy Certain Rights of Way Within the City of Oregon City

Staff: City Recorder Nancy Ide

Attachments: [Staff Report](#)

[Resolution No. 13-08 and Franchise Agreement](#)

7b. [ORD 13-1006](#) Ordinance for Introduction, No. 13-1006, Adding Chapter 12.24 to the Oregon City Municipal Code Relating to Creating a Film and Media Production Permit System for the Use of Public Property

Staff: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

[Ordinance No. 13-1006](#)

[Film and Media Program Fees](#)

[Film ordinance fee resolution](#)

7c. [13-183](#) Reconsideration of Collaborative Planning Agreement between the City of Oregon City and Peter McKittrick, Trustee of the Blue Heron Paper Company, U.S. Bankruptcy Court for the District of Oregon

Staff: Planner Christina Robertson-Gardiner

Attachments: [Staff Report](#)

[McKittrick Agreement](#)

## 8. Consent Agenda

*This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.*

8a. [13-179](#) OLCC: Liquor License Application - Nebbiolo Wine Bar, LLC Applying for a Full On-Premises Sales and Off-Premises Sales License, DBA Nebbiolo, 800 Main Street, Oregon City, OR 97045

Staff: Police Chief and Public Safety Director Mike Conrad

Attachments: [Staff Report](#)

[Application](#)

8b. [13-180](#) Amendment Number 01 to Local Agency Agreement No. 27436, Main Street, 5th to 10th

Staff: Public Works Director John Lewis

Attachments: [Staff Report](#)

[LAA 27436 Amendment Number 01](#)

[LAA 27436 Executed](#)

## 9. Communications

a. **City Manager**

b. **Mayor**

c. **Commission**

**10. Adjournment**

*Citizen 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 City Recorder.*

*\*When the Mayor 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, the City Commission does not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.*

*Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at [www.orcity.org](http://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 area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC 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 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: 13-176

---

**Agenda Date:** 3/20/2013

**Status:** Draft

**To:** City Commission

**Agenda #:**

**From:**

**File Type:** Resolution

**SUBJECT:**

TP 12-04: 11-Lot Subdivision, ZC 12-01: Zone Change and US 12-01: Geologic Hazards

**RECOMMENDED ACTION (Motion):**

Staff recommends the City Commission continue the public hearing for Planning files TP 12-04: 11-Lot Subdivision, ZC 12-01: Zone Change and US 12-01: Geologic Hazards to the April 17, 2013 City Commission hearing.

**BACKGROUND:**

The applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District as well as an 11-lot subdivision and a Geologic Hazards review at 19370 Pease Road, Oregon City, Oregon 97045. A continuance is requested to allow the Planning Commission sufficient time to review the application.

**BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



# City of Oregon City

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

## Meeting Agenda Planning Commission

---

Monday, April 8, 2013

7:00 PM

Commission Chambers

---

**1. Call To Order**

**3. Public Comments**

**4. Public Hearing**

Pavilion Park 2: Request for an 11-Lot Subdivision, Zone Change and Geologic Hazards review.

Staff: Community Development Director Tony Konkol

Attachments: [Commission Report](#)

[Request for Continuance](#)

Clackamas County Red Soils Master Plan: Planning Files CP 12-01 and DP 12-01.

Staff: Community Development Director Tony Konkol

Attachments: [Commission Report](#)

[CP 12-01 Staff Report Revised](#)

[Exhibit 13a. Applicant's Submittal for the 4.8.13 Hearing](#)

[Exhibit 13b: Applicant's Submittal for the 1.28.13 Hearing](#)

[Exhibit 14](#)

L 13-01: Transportation System Plan (TSP)

L 13-02: Associated Amendments to the Oregon City Municipal Code

Staff: Community Development Director Tony Konkol

Attachments: [Revised Parking Table](#)

[Comments from Rick Williams](#)

[Comments from ODOT](#)

[Items to Amend in the TSP](#)

**5. Communications**

**6. Adjournment**



# City of Oregon City

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

## Staff Report

File Number: PC 13-027

**Agenda Date:** 4/8/2013

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 4a

**From:** Community Development Director Tony Konkol

**File Type:** Land Use Item

### **SUBJECT:**

Pavilion Park 2: Request for an 11-Lot Subdivision, Zone Change and Geologic Hazards review.

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

Staff recommends that the Planning Commission take public testimony from any interested party that wishes to testify and then continue the public hearing for Planning files TP 12-04: 11-Lot Subdivision, ZC 12-01: Zone Change and US 12-01: Geologic Hazards to the April 22, 2013 hearing.

### **BACKGROUND:**

The applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District as well as an 11-lot subdivision and a Geologic Hazards review at 19370 Pease Road, Oregon City, Oregon 97045. The Planning Commission took initial testimony on this request at the February 25, 2013 hearing and continued the matter to the April 8, 2013 Planning Commission hearing. A continuance is requested to allow the applicant and the City sufficient time to address stormwater concerns.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:

**From:** [Rick Givens](#)  
**To:** [Laura Terway](#)  
**Subject:** RE: Pavilion Park 2 Extension to 120-day Rule  
**Date:** Thursday, March 14, 2013 2:48:40 PM

---

Hi Laura,

I just now was able to speak with Mark Handris about this. He agreed to the request for a continuance until the April 22nd hearing date. This e-mail will serve as our agreement to further extend the 120 day review period by two additional weeks.

Please let me know if you need anything further from me.

Thanks

Rick Givens

-----Original Message-----

From: Laura Terway [<mailto:lterway@ci.oregon-city.or.us>]  
Sent: Thursday, March 14, 2013 1:48 PM  
To: Rick Givens  
Subject: RE: Pavilion Park 2 Extension to 120-day Rule

Rick,

Have you decided to continue the upcoming Planning Commission meeting?

-----Original Message-----

From: Rick Givens [<mailto:rgivens@wbcable.net>]  
Sent: Wednesday, March 06, 2013 9:26 AM  
To: Laura Terway  
Subject: Pavilion Park 2 Extension to 120-day Rule

Hi Laura,

As you know, we agreed on the record at the Planning Commission Hearing to an extension of the 120-day rule for the Pavilion Park 2 project. This e-mail will confirm that we are granting a 45-day extension to the 120-day time period allowed for the review of this project.

Please let me know if you need anything further.

Rick Givens  
Planning Consultant  
11303 Brandow St.  
Oregon City, OR 97045  
PH: 503-479-0097

# Oregon City TSP **COMMENT FORM**

Name: Linda Strohecker

Date: 4/8/2013



Re-Zone Pavion Place from Zone 10 to 6

water issue onto Property 19400 Pease Rd.

Linda Strohecker

Please note comments may be posted on the TSP website [www.OCTransportationPlan.org](http://www.OCTransportationPlan.org).

# Oregon City TSP **COMMENT FORM**

Name: Tracy Owens

Date: 4-8-13



Re-Zone of Pease lots to R6 from R11

Road entrance onto Pease

Please note comments may be posted on the TSP website [www.OCTransportationPlan.org](http://www.OCTransportationPlan.org).

# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.



Date of Meeting 14 Jan 13

Item Number From Agenda 4a

NAME: WILLIAM GIFFORD

ADDRESS: Street: 1324 BEAVER LN

City, State, Zip: OC OR 97045

PHONE NUMBER: 503.723.3456

SIGNATURE: Will Gifford



# City of Oregon City

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

## Meeting Agenda Planning Commission

---

Monday, April 22, 2013

7:00 PM

Commission Chambers

---

1. **Call To Order**
2. **Public Comments**
3. **Public Hearing**

PC 13-033 CU 12-01, SP 12-19, VR 12-05: Conditional Use, Site Plan and Design Review, and Variance Application for new Modular 8-Classroom Building At Gardiner Middle School.

See next page for attachments

Staff: Planning Commission and Community Development Director Tony Konkol

**Attachments:** [Commission Report](#)  
[Staff Report and Recommendations](#)  
[Vicinity Map and Aerial](#)  
[Mailed Public Notice](#)  
[Clackamas Review OC News Affidavit of Publication](#)  
[Affidavit of Posting Signed](#)  
[Gardiner LU Transmittal](#)  
[Narrative and Code Responses](#)  
[Transparency Variance Response](#)  
[General Site Plan](#)  
[Engineering Plan Set](#)  
[Floor Plans and Elevations](#)  
[Landscaping Plan](#)  
[TIS and Parking Study](#)  
[PA 12-20 Pre-Application Conference Summary](#)  
[NA Meeting Summary](#)  
[OCSD Exterior product sample Sheet](#)  
[Exterior Lighting package](#)  
[Storm Narrative and OCMC 13.12 Responses](#)  
[Canopy Plans](#)  
[Replinger](#)  
[SHPO\\_Dennis Griffin](#)  
[Gardiner Gazette Oct 2011](#)  
[Water and sewer demand for Gardiner](#)  
[Curb Ramp Corner](#)

[PC 13-012](#) 19370 Pease Road: Request for a Zone Change and approval of an 11-lot subdivision and geologic hazards review. Planning Files ZC 12-01, TP12-04 and US 12-01.

**Staff:** Community Development Director Tony Konkol  
**Attachments:** [Commission Report](#)  
[Revised Staff Report](#)  
[Exhibit 1: Vicinity Map](#)  
[Exhibit 2: Applicant's Submittal](#)  
[Exhibit 3: Comments from John Replinger of Replinger and Associates](#)  
[Exhibit 4: Engineering Policy EP 11-01](#)  
[Exhibit 5: Planning File NR 12-04 Staff Report for Natural Resource Exemption](#)

[PC 13-028](#) L 13-01: Transportation System Plan (TSP)  
L 13-02: Associated Amendments to the Oregon City Municipal Code

**Staff:** Community Development Director Tony Konkol

**Attachments:** [Commission Report](#)  
[L 13-01 and 13-02 Staff Report](#)  
[Proposed Transportation System Plan- Volume 1](#)  
[Items to Amend in the TSP](#)  
[Proposed Code Amendments 4.15.13](#)  
[L 13001 and 13002 RTFP and TPR compliance findings](#)

#### **4. Communications**

#### **5. Adjournment**

*Citizen 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 Clerk.*

*\*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, the Commission does not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.*

*Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at [www.orcity.org](http://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 area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC 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 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 13-012

---

**Agenda Date:** 4/22/2013

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3b

**From:** Community Development Director Tony Konkol

**File Type:** Planning Item

### **SUBJECT:**

19370 Pease Road: Request for a Zone Change and approval of an 11-lot subdivision and geologic hazards review. Planning Files ZC 12-01, TP12-04 and US 12-01.

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

Staff requests the Planning Commission recommend approval with conditions of Planning files TP 12-04, ZC 12-01 and US 12-01 to the City Commission for their consideration at the May 1, 2013 hearing.

### **BACKGROUND:**

The applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District as well as an 11-lot subdivision and a Geologic Hazards review for the property located at 19370 Pease Road, Oregon City, Oregon 97045 and identified as Clackamas County Map 3-2E-7B, TL 3300.

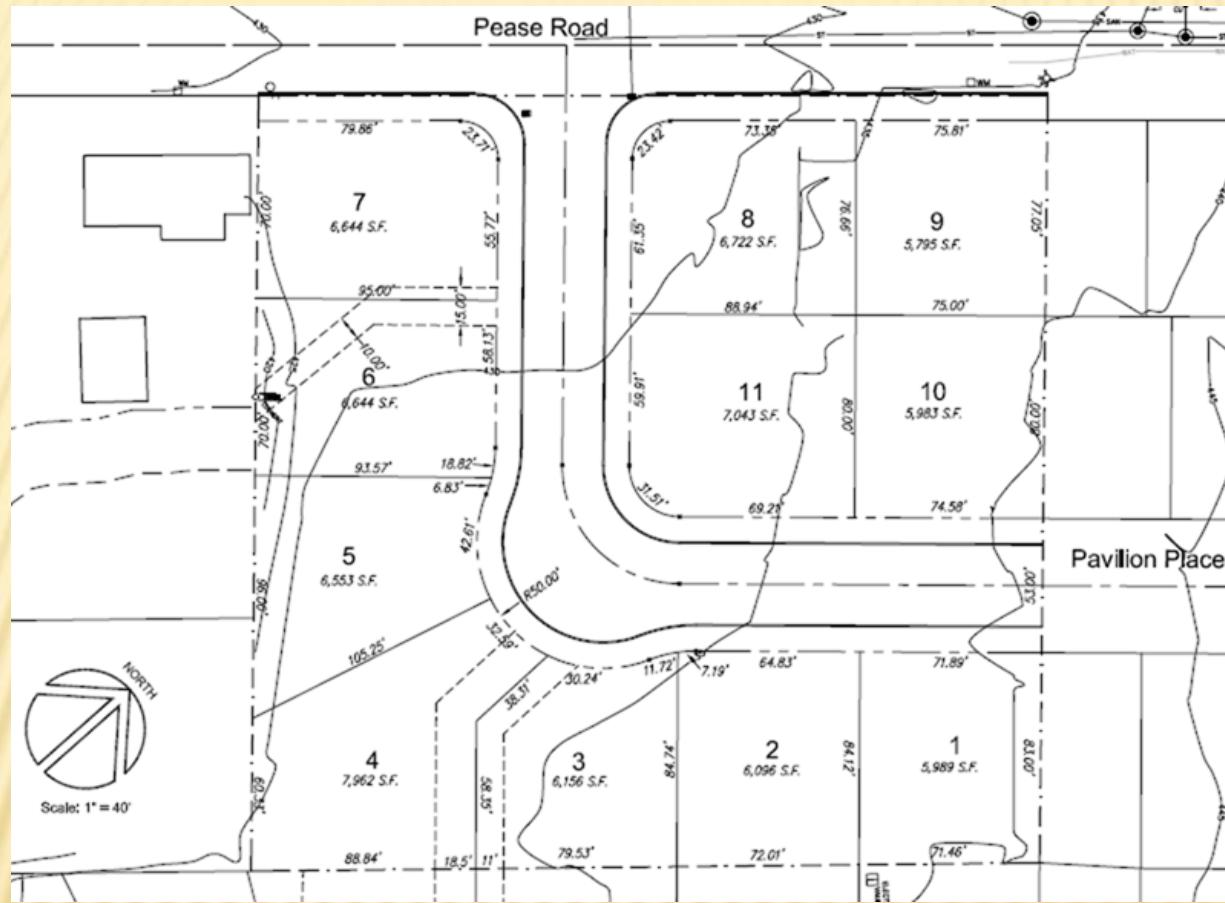
The Planning Commission heard testimony on this request at the February 25th and April 8th hearings. City staff has revised the staff report to address new information about stormwater concerns.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



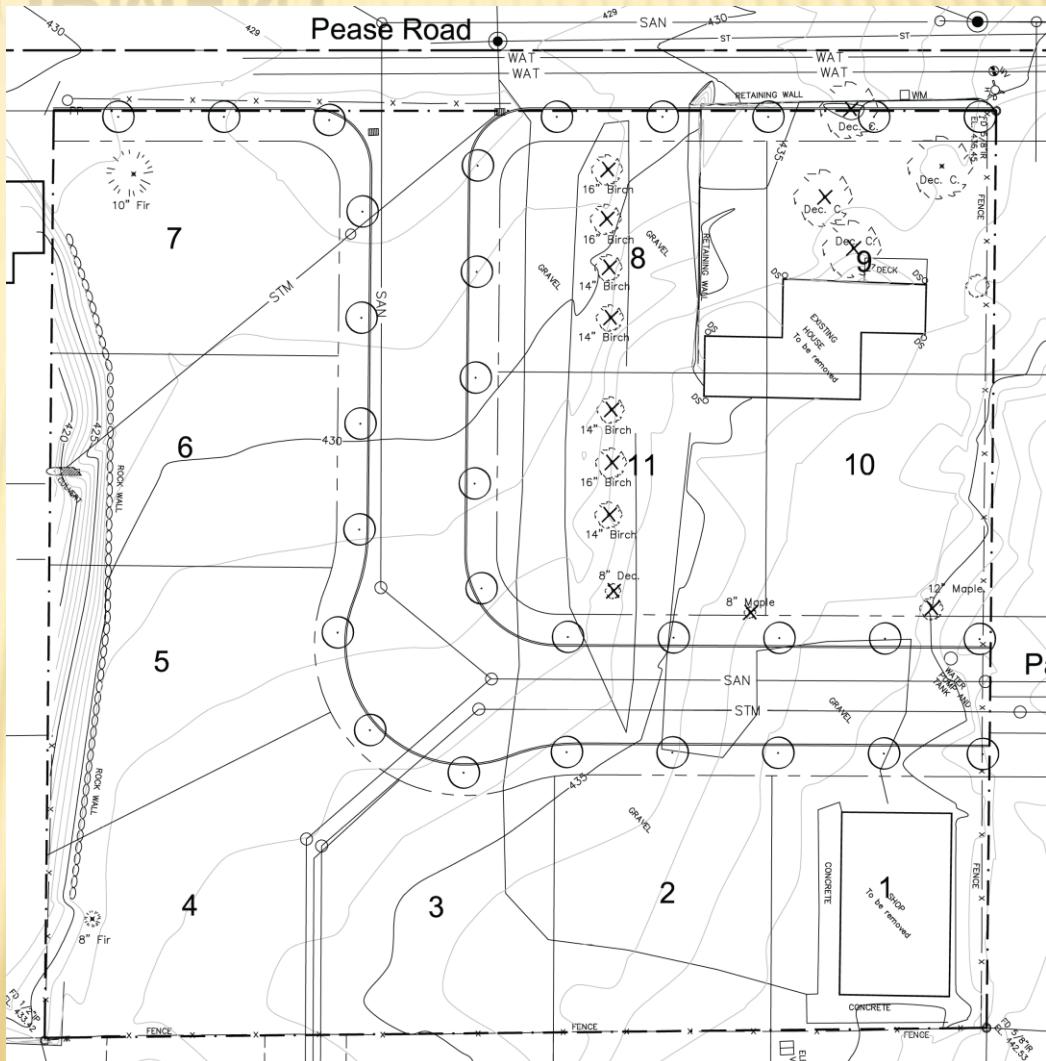
**TP 12-04: 11 LOT SUBDIVISION**  
**ZC 12-01: ZONE CHANGE FROM R-10 TO R-6**  
**US 12-01: GEOLOGIC HAZARDS**



# PROPOSED DEVELOPMENT

## Pavilion Park II:

- ✗ Zone Change from R-10 to R-6
- ✗ 11 Lot Subdivision
- ✗ Geologic Hazards Review



# SUBJECT SITE & ADJACENT PROPERTIES



19370 Pease Road - 2.2 Acres



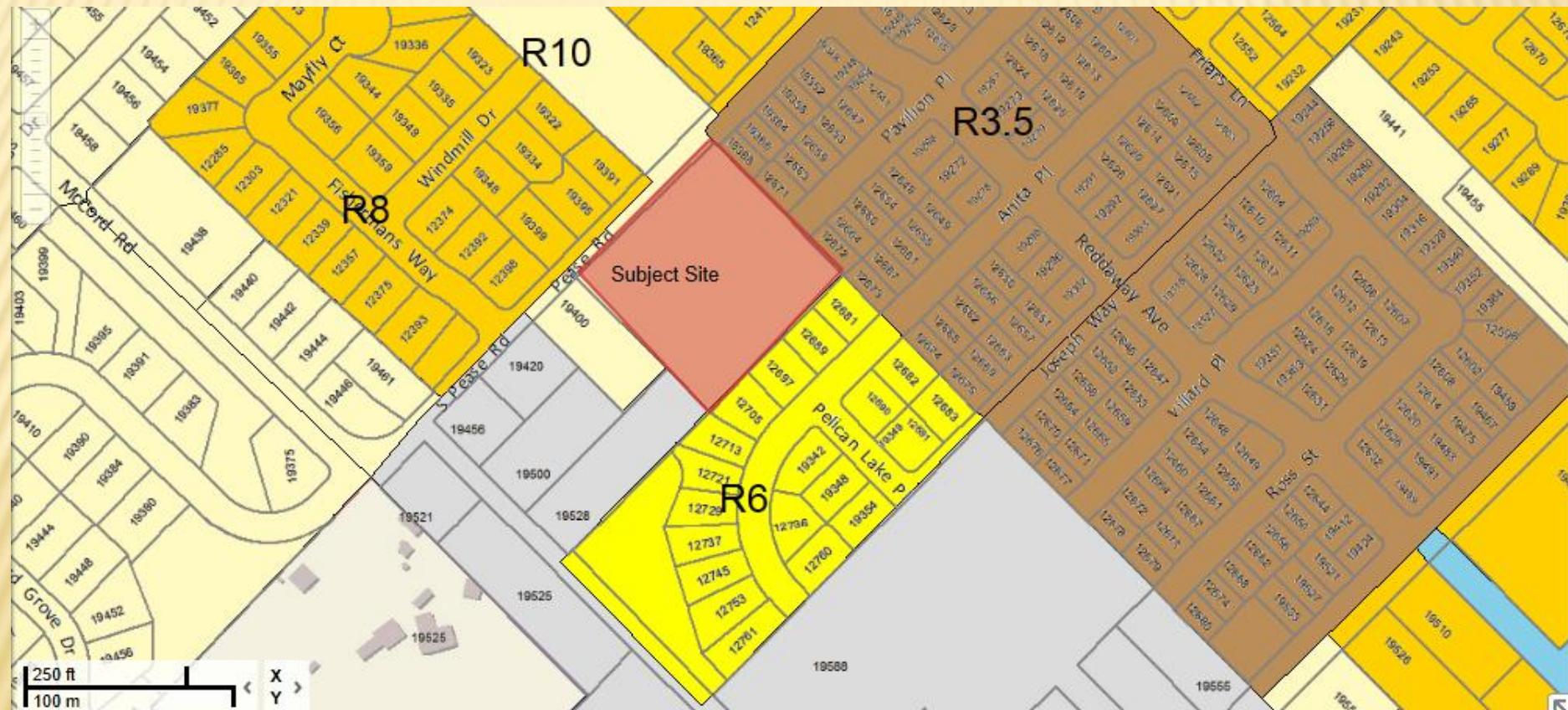
# SUBJECT SITE & ADJACENT PROPERTIES



- ✖ Existing structures to be demolished.
- ✖ Fill material placed onsite in 1991
- ✖ Annexed in 2008
- ✖ NR 12-04 Exempted the site from the NROD Overlay



# ZONE CHANGE

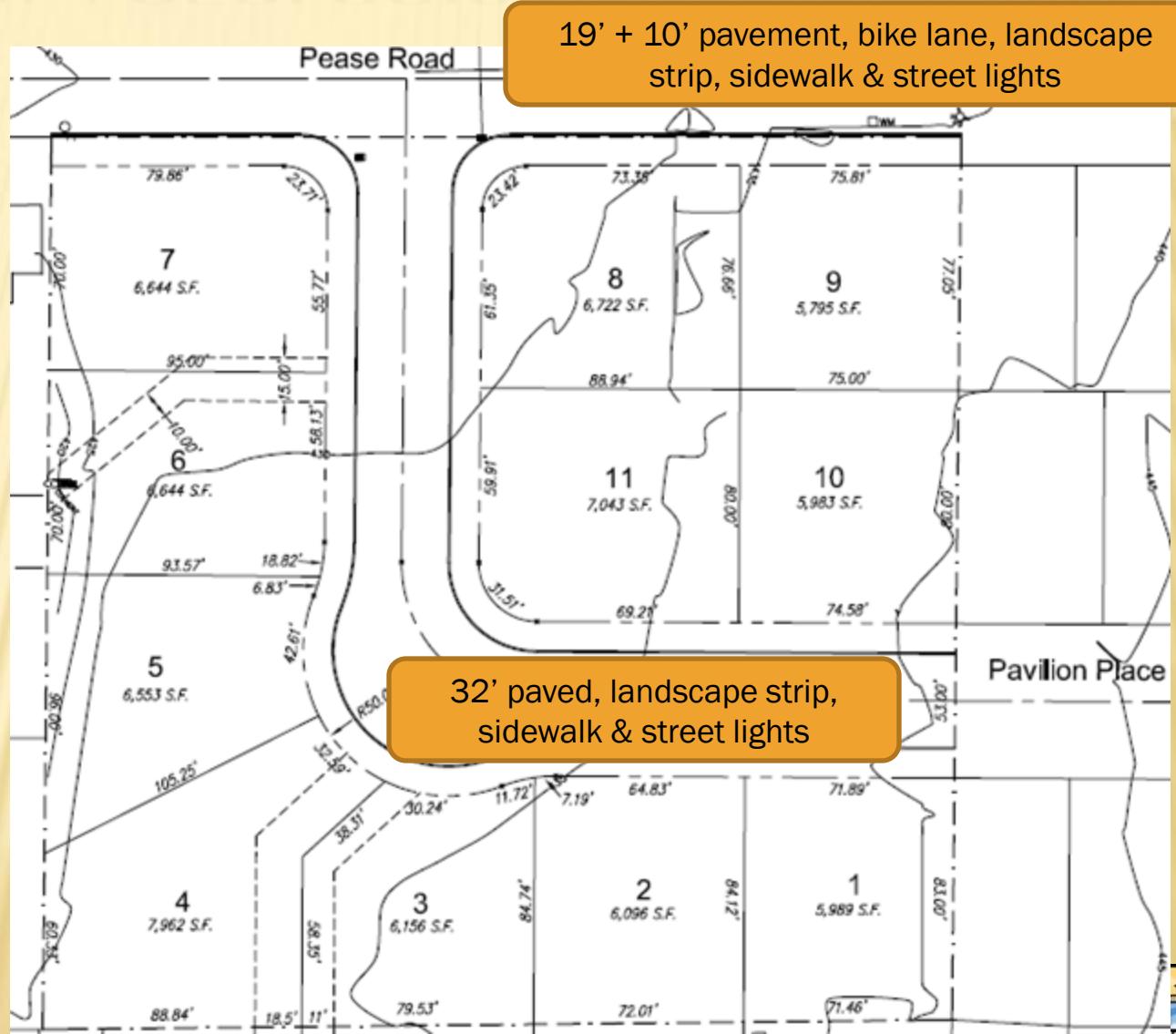


# Zone Change from R-10 to R-6



# SUBDIVISION / GEOLOGIC HAZARDS

- Lot 7, 8 & 9
- Orientation
- Share Driveways
- 4 of the 17 trees to remain
- Traffic Impacts minimal



# STORMWATER

- Applicant's amended storm water report will be reviewed as a condition of approval
- Majority of post-development flow will go to separate basin



# ROAD DESIGN AND ALIGNMENT

Centerline of new Pavilion Place  
approximately at property line of 193951 and  
19391 Pease Road



19' + 10' pavement, bike lane, landscape  
strip, sidewalk & street lights

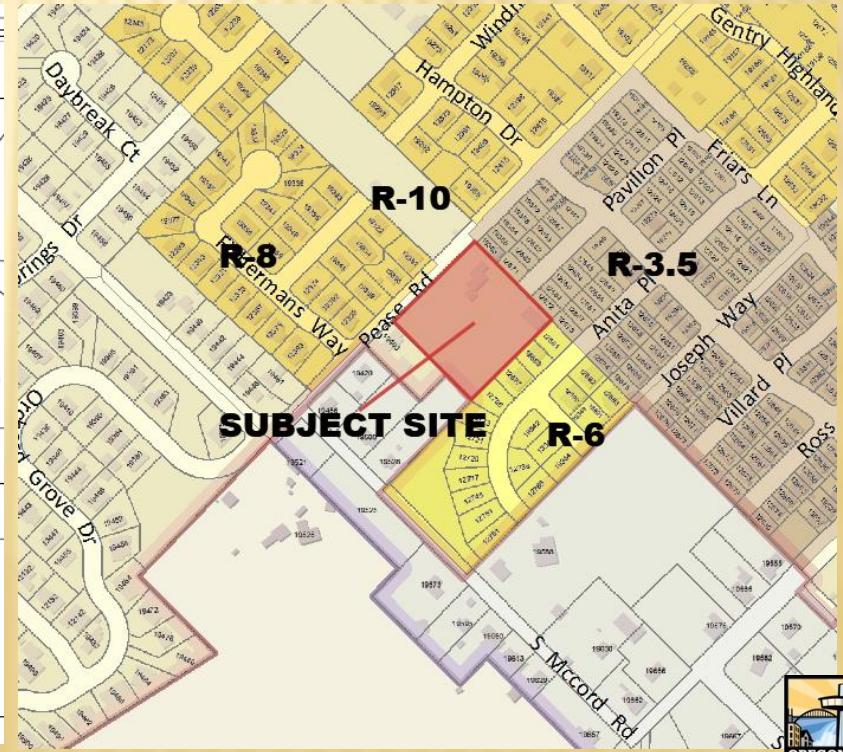
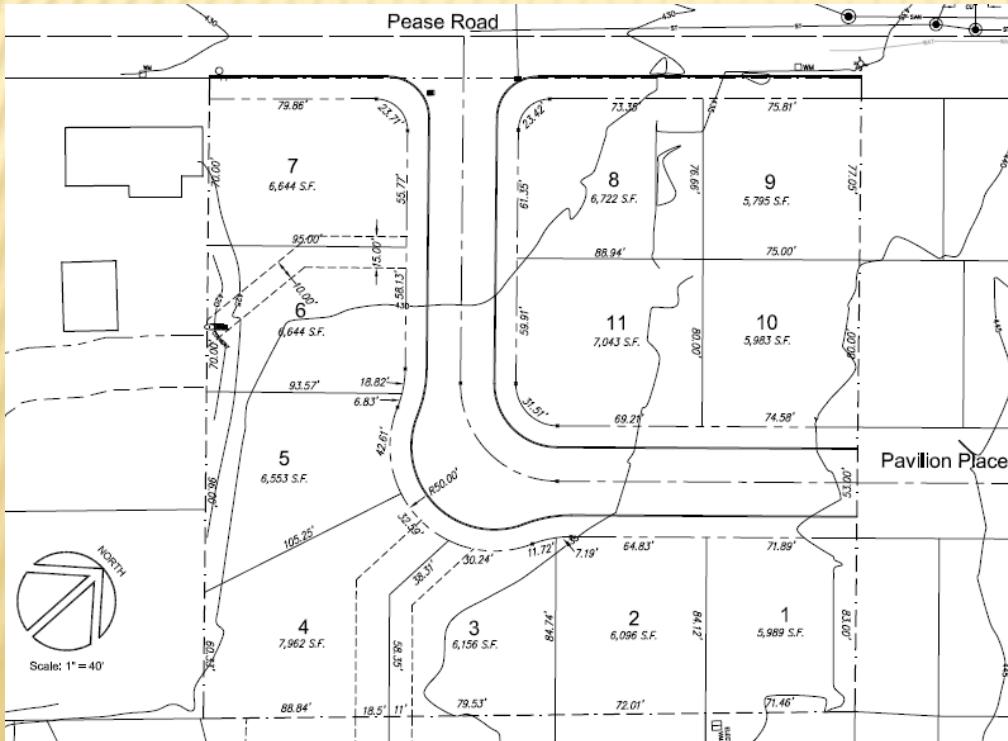
# APPROVAL CRITERIA

- 16.08, Subdivisions-Process and Standards
- 16.12, Minimum Improvements & Design Standards for Land Divisions
- 12.04, Street Design Standards
- 12.08, Public and Street Trees
- 13.12, Stormwater Management
- 17.08, R-10 Single Family Dwelling District
- 17.12, R-6 Single Family Dwelling District
- 17.41, Tree Protection
- 17.44, Geologic Hazards
- 17.47, Erosion and Sediment Control
- 17.49, Natural Resource Overlay District
- 17.68, Zone Changes and Amendments



# CONCLUSION

- Approval with two new Conditions of Approval
  - Police Fee required in Annexation Agreement
  - Demonstrate compliance with stormwater standards



Oregon City Planning Commission  
Meeting of April 22<sup>nd</sup>, 2013

RE: PC 13-012 / 19370 Pease Road

Testimony of: Christine Kosinski, Unincorporated Clackamas County

In my previous testimony of February 25<sup>th</sup>, 2013, I brought several concerns before the Commission regarding this proposed land use. Some of these concerns were for an intermittent ditch on the property, questions about the fill, drainage and storm water retention, heavy development in the area, and most importantly the miles of very large Landslides which surround the Central Point, McCord, Hazel Dell, Leland and Pease Road areas.

While visiting with some friends last month who live in this area, we decided to do a site visit and drove to many of these areas. What was most noticeable were the many wetlands and the high water table. At the home of my friend, she showed me an area that is so wet, water sits on top of the soil as if the ground is fully saturated. She even showed me the imprint of her shoes in the ground where they had sunk into the soil.

I remain concerned about the drainage in the entire area listed above. Yes, there are several detention ponds to serve the homes, however I was quite interested in the pond located at Kolar Street as I note it is only one block away from a huge landslide. Even though the detention pond will temporarily store the water, within a short period of time the waters are discharged, and in the case with the Kolar pond, the waters will discharge directly into the landslide. Please be reminded that the #1 ingredient to re-activate a landslide is "WATER".

Again, in my previous testimony to you, I stated that I have strong concerns for the heavy development taking place in the Central Point and Pease Road areas, and their close proximity to this very large chain of landslides. Heavy development can radically change the previous natural drainage for these areas which can have dramatic affects upon these landslides. I mentioned to you that eventually if heavy development continues to take place here, at some point you will reach a tipping point or saturation level. In all the development that has taken place in these neighborhoods, the lands have been cleared of old trees and vegetation has been removed, taking the stability of the soil away. The remaining soil is then left with less tree roots to absorb the rain water resulting in further potential for landslides.

In my February testimony I spoke of Oregon City's landslide regulations and I asked that these regulations overlay this entire district to bring safety measures for these people and their properties. I continue to encourage the City to seek a Geological Study of the very large chain of landslides on Central Point Road which do pose a serious threat, especially since they are unstable and in the same class of landslides as those found in Newell Canyon and on Holly Lane. The DOGAMI Susceptibility Maps, being released this coming May, will help guide the City with the type of Geological landslide studies that should be done in this area, where the City is proposing much more residential development.

ENTERED INTO THE RECORD

DATE RECEIVED: 4-22-13

SUBMITTED BY: APPLICANT

SUBJECT: TP 12-04

ZC 12-01

US 12-01

# COMMENT FORM



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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting

4/22/13

Item Number From Agenda

PC 13-012

NAME:

Jeff Strohecker

ADDRESS:

Street: 19400 Peace Rd

City, State, Zip:

PHONE NUMBER:

Jeff Strohecker

SIGNATURE:

TP 12-04 1

# COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting

4/22/13

Item Number From Agenda

PC 13-012

NAME:

Linda Strohecker

ADDRESS:

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

City, State, Zip: \_\_\_\_\_

PHONE NUMBER:

\_\_\_\_\_

SIGNATURE:

Linda Strohecker



# Oregon City TSP **COMMENT FORM**

TP 12-04

Name: CHRISTINE Kosinski

Date: 4-22-13



PC 13-012

Please note comments may be posted on the TSP website [www.OCTransportationPlan.org](http://www.OCTransportationPlan.org).

3