



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, September 26, 2016

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 6 - Charles Kidwell, Tom Geil, Robert Mahoney, Paul Espe, Denyse McGriff and Damon Mabee

Absent: 1 - Zachary Henkin

Staffers: 3 - Laura Terway, William Kabeiseman and Pete Walter

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. [PC 16-093](#)

CU-16-0001, SP-16-0008, and VR-16-0002: Addition of Two Wooden Utility Poles to the PGE Canemah Substation located at 152 S McLoughlin Boulevard

Chair Kidwell opened the public hearing.

Pete Walter, Planner, presented the staff report. This was an application from PGE for a conditional use, site plan and design review, and variance. He discussed the vicinity map, site plan, street view from 99E and South End Road, and aerial view. The proposal was to add two wooden utility poles, one 60 feet tall and one 80 feet tall, to the existing substation with new transmission lines to connect to the existing Canemah-Sullivan 57 kilovolt river crossing tower. A Conditional Use was required because there was no prior Conditional Use on file for the site. The site was zoned R-6 and a public utility was a Conditional Use in residential zones. In cases of a use existing prior to the effective date in the Code, any change of use, expansion of lot area, or expansion of the existing structure would trigger a Conditional Use. A public utility had to have a setback equal to the height of the structure and several existing structures did not comply with this requirement. The two new poles were required to conform. He reviewed the Conditional Use criteria and how the applicant complied. The variance was required to allow the 80 foot pole to be placed parallel to the lattice tower and near an existing 75 foot utility pole. The pole would also exceed the height requirement of the R-6 zone which was 35 feet. He then discussed the variance criteria and how the application complied with all of the criteria. There was a minor site plan and design review because it was less than 1,000 feet of structure that was being proposed. The proposal did not effect any existing landscaping, vehicle, pedestrian circulation, access, off street parking, street improvements, screening, fencing, or other site plan and design review criteria. The application was only to add the two utility poles, the applicant did not plan to do any additional phasing or

expansion, and there were no land use impacts to these improvements. Staff recommended approval without conditions.

Chair Kidwell asked if the Commission had any conflicts of interest, ex parte contacts, or visits to the site to declare.

Commissioner McGriff had visited the site. Commissioner Mabee was a PGE customer and was familiar with the site. Commissioner Espe had been to the site several times. Commissioner Mahoney was familiar with the site. Chair Kidwell was familiar with the location of the site.

Chair Kidwell read the quasi-judicial hearing statement.

Jason Shu and Jennifer Sandhouse, applicants, thanked the Commission for their time and staff for their help. They were satisfied with what was presented in the staff report.

There was no further testimony.

Chair Kidwell closed the public hearing.

Commissioner McGriff thought the request was reasonable and there was a need for additional poles to increase the service in this area.

A motion was made by Commissioner Espe, seconded by Commissioner Mabee, to approve CU-16-0001, SP-16-0008, and VR-16-0002: addition of two wooden utility poles to the PGE Canemah Substation located at 152 S McLoughlin Boulevard. The motion carried by the following vote:

Aye: 6 - Charles Kidwell, Tom Geil, Robert Mahoney, Paul Espe, Denyse McGriff and Damon Mabee

4. General Business

4a. [PC 16-094](#) Concept Plan Overview: Park Place, Beaver Creek and South End

Laura Terway, Community Development Director, gave an overview of the concept plans for Park Place, Beaver Creek, and South End. She discussed where the Urban Growth Boundary was located and why the City had one, urban and rural reserves, and the purpose of concept plans. She then reviewed the Park Place Concept Plan which included 480 acres and was adopted in 2008. There was a variety of residential density, retail, commercial, and constrained land.

Mr. Walter discussed the key elements and core values of the Park Place Plan. Two distinct areas would be created, one north and one south of Redland Road. There were many acres of constrained land and a lot of land dedicated to residential use. He described the plans for the north village area and south village area, the street network, and what would need to happen for the plan to be built.

There was discussion regarding planning for future schools and school capacity, the availability of sewer from Tri-Cities, roads, and environmental issues of this area. There was further discussion regarding forced annexations and Bill Kabeiseman, City Attorney, gave examples of when they occurred.

Mr. Walter reviewed the South End Concept Plan which included 453 acres. The plan was adopted in 2014. The area included commercial, retail, and a variety of

residential uses as well as parks and open space and a street system with good connectivity and walking and biking availability. He explained what would need to happen for the plan to be built.

Ms. Terway reviewed the Beaver Creek Concept Plan that included 453 acres along Beaver Creek Road. This plan was still going through the approval process. The plan envisioned creating over 5,000 industrial jobs and some residential. The plan was at the Land Use Board of Appeals with a court date set for October 6. She discussed the goals, key features, land uses, open space, and circulation associated with the plan. She then explained the north employment campus, central mixed employment village, mixed use center main street, and mixed use neighborhoods. She discussed how decisions were made in a public process and in accordance with application criteria.

5. Communications

Ms. Terway said a new Community Services Director had been hired and a new Planner had been hired as well. Staff had applied for a grant for Molalla Avenue improvements and she was asking for community support.

Doug Neeley, resident of Oregon City, said the City had applied for the grant for the Molalla Avenue improvements a couple of years ago, but it was denied. This was one of the worst corridors in the City for safety and pedestrian improvements would be a major component.

Bob La Salle, resident of Oregon City, was the Chair of the Park Place Neighborhood Association. He spoke about the Park Place Concept Plan and the annexation plans that were being proposed for the Park Place area. The key elements included two north/south connections between Holcomb Boulevard and Redland Road. These connections would be expensive and he did not know where the money would come from. The sewer line in Redland Road would have to be increased to accommodate the north village concept. The north village area was being planned by developers to be annexed soon. A couple of parks were included in the plan. There was also to be a mix of housing types in the development, trails and pedestrian/bicycle connections, innovative on-site stormwater treatment methods, protection of sensitive areas, streets and buildings oriented for solar access, and use of green edges to define neighborhoods and buffer development. Following the core values was important. Development would also have an impact on schools. He emphasized the importance of following what was in the Park Place Concept Plan. It needed to be done right and set an example for the other concept plan areas.

Mr. Neeley said when the expansion of the Urban Growth Boundary occurred, Metro asked the City to look at four blocks of land. The Commission voted to look at two blocks of land, Park Place and Holly Lane. Redland Road was bound by a bluff on one side and a major stream on the other. The opportunities were limited. The City was also looking into the wetland inventory as the State delineated wetlands the City did not have on its maps. There might be other areas that needed wetland buffers as well.

Commissioner McGriff asked about current issues surrounding membrane structures. Ms. Terway said the City Commission was holding a Work Session on that topic on October 11 due to some Code Enforcement complaints that had been received.

6. Adjournment

Chair Kidwell adjourned the meeting at 9:18 PM.

