



# City of Oregon City

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

## Meeting Minutes - Draft Planning Commission

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Monday, September 8, 2014

6:00 PM

Commission Chambers

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### 1. Call to Order

*Chair Kidwell called the meeting to order at 6:00 PM.*

**Present:** 6 - Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

**Absent:** 1 - Paul Espe

**Staffers:** 4 - Tony Konkol, Christina Robertson-Gardiner, Pete Walter and John Lewis

### 2. Approval of the Minutes

[14-512](#)

Adopt minutes of the April 28, 2014 Planning Commission meeting.

**A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, to approve the April 28, 2014, Planning Commission minutes. The motion carried by the following vote:**

**Aye:** 6 - Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

### 3. Public Comments on Non-Agenda Items

*There were no public comments on non-agenda items.*

### Public Hearings

[PC 14-109](#)

Willamette Falls Legacy Project  
Master Plan: CP 14-02, Zone Change and Text Amendment: ZC 14-03, Comprehensive Plan Map Amendment and amendments to ancillary documents of the Comprehensive Plan: PZ 14-01, and creation of a Multi-modal Mixed Use Area (MMA)

*Chair Kidwell opened the public hearing and read the hearing statement. He asked if the Commission had any conflicts of interest, ex parte contacts, bias, or statements to declare including a visit to the site.*

*Commissioner Geil had visited the site.*

*Commissioner McGriff also visited the site. As part of her role on the McLoughlin Neighborhood Association, she kept the neighborhood apprised of the status of the project and made them aware of opportunities to testify and submit comments.*

*Commissioner Mabee had visited the site and had an extensive conversation with a*

*former Oregon City resident, Timothy Teske, who now lived in San Jose who was visiting and wanted to know what was happening at the mill. He showed him the information on the City's website and viewed the site from the bluff.*

*Commissioner Henkin had visited the site and had a short conversation with Representative Barton on August 12 where they shared their enthusiasm and expressed a want to prioritize funding to gain public access.*

*Chair Kidwell visited the site.*

*Tony Konkol, Community Development Director, thanked everyone who had worked on this project.*

*Carrie Richter, City Attorney, explained the process for the public hearing that night.*

*Christina Robertson-Gardiner, Planner, presented the staff report. She entered additional public comments staff received after the agenda was sent out into the record as Exhibit 1. She described proposed amendments to the conditions of approval and Willamette Falls Downtown District Code that would be brought back to the next meeting. She then explained the Framework Plan, which was what the Commission was being asked to approve, and what would be discussed at the next hearing.*

*John Potter, Falls Legacy LLC, said their intent was to work cooperatively with the City through the entire process. They were in support of the proposed amendments.*

*Mike Zilis, Walker Macy, reviewed the work that had been achieved over the past year. One of the primary goals was to provide public access to the falls. He described the site and its current condition, project partners, public outreach, Framework Plan, Core Values, key historic features, and future redevelopment areas.*

*Ben Schoenberger, Winterbrook Planning, said the approach of this master plan application was a framework for future development. No specific building projects were proposed and the focus was reducing the barriers to redevelopment that were on the site today and creating the framework for the change. He explained the four major components of the application which were: a zone change from General Industrial to a proposed Willamette Falls Downtown District zone, a change to the Comprehensive Plan Map from an industrial designation to the mixed use downtown designation, approval of a general development plan, and approval of a multi-modal mixed use area. He discussed what would be involved in each of these components and the benefits of having a framework plan.*

*There was discussion regarding the components of the plan.*

*Commissioner Espe arrived at 7:13 PM. He had no ex parte contacts or site visits to declare.*

*Sandy Carter, resident of West Linn, had been following this project closely and the work that had been done. She wanted to make sure legacy was first in all the evaluations and to keep as many of the historic structures as possible. She thought the structures were ideal for adaptive reuse and wanted to preserve the visual historic look of downtown. She especially wanted to preserve the digester house which reflected the agricultural history of the site.*

*William Clark, resident of Oregon City, discussed the importance of the Willamette River and Falls as an ecological resource. There was potential to get other*

organizational interest that were not involved now, especially biological diversity. He had signed on to be a champion for the project because he believed in this project. He knew that natural resource areas could be restored very quickly and he urged the Commission to approve the changes requested.

Jonathan Stone, Executive Director of Main Street Oregon City, said downtown was looking forward to this project with great anticipation. He would be submitting a letter of recommendation for the next hearing. He stressed the importance of linking the existing downtown to this site to make it feel like one cohesive place.

Sam Drevo, small business owner on the river and a river steward, had been on the site several times. He signed on to be a champion as well. He was in support of the zoning change and new downtown district zone. He encouraged recreational boating, river education, and stewardship at the site along with public access and hydrologic improvements.

Don Julio??, resident of Oregon City, said the mill site was a visual obstacle to the falls. He thought the emphasis should be on preserving the natural beauty of the area and the potential for developing the tourist industry.

Brian Shaw, resident of Oregon City, said a lot of time and energy had been spent on Main Street and he was concerned that there would not be continuity between this site and downtown and that it would overrun downtown. He wanted to keep downtown in tact and still have the new extension active. He suggested creating a pedestrian environment for the site.

The Commission gave comments and discussed items they thought were important for the site. They would have further discussion on this item at the next Commission meeting.

**A motion was made by Commissioner McGriff, seconded by Commissioner Geil, to continue the hearing for Willamette Falls Legacy Project Master Plan: CP 14-02, Zone Change and Text Amendment: ZC 14-03, Comprehensive Plan Map Amendment and amendments to ancillary documents of the Comprehensive Plan: PZ 14-01, and creation of a Multi-modal Mixed Use Area (MMA) to September 15, 2014. The motion carried by the following vote:**

**Aye:** 6 - Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

#### PC 14-101

950 South End Road Assisted Living: CU 14-01 / SP 14-09 / VR 14-01 / LL 14-05

Chair Kidwell opened the public hearing. He asked if the Commission had any conflicts of interest, ex parte contacts, bias, or statements to declare including a visit to the site since the last hearing.

Commissioner McGriff had driven by the site.

Commissioner Mabee spoke briefly to the applicant at a restaurant parking lot.

Commissioner Mahoney had driven by the site.

Commissioner Espe lived in the neighborhood and went by the site regularly.

Pete Walter, Planner, gave an overview of the revisions to the application. Staff would prepare revised findings depending on the Commission's direction that night.

*There was a revised site plan with a 10 space rear parking lot, revised landscape plan, revised tree removal plan, and revised elevations and materials.*

*Chad Vallely and Dan Muresan, representing the applicant, said after the last hearing, they went back and did everything they could within Code to accommodate the Planning Commission's concerns. He discussed the added parking spaces from seven to ten. That was the maximum number allowed per Code. Employees would be encouraged to park on the street or in the parking spaces furthest away from the building. The traffic survey said the number of spaces would be adequate. He then explained the design of the building. He had looked at the neighboring homes and commercial properties nearby to match the design and had come up with an open timber concept and northwest feel. Regarding the tree plan, a survey of the trees that had been removed was done and the remaining trees that would need to be removed which was per the recommendation of an arborist. The four large trees in the parking lot area had been deemed diseased by the arborist, however they were not in the way of anything and they had been taken off the removal list. They would try to be made healthy again. The total number of trees that would be removed was 43, and 53 trees were in the landscaping plan. The building had been shifted more toward Amanda Court to add a larger vegetation buffer to the neighboring property. He discussed the landscaping plan that included planting substantial trees. There would be a full time maintenance company who would maintain the landscaping.*

*Commissioner McGriff discussed saving one of the larger trees near the parking lot and thought they should take the shutters off the building.*

*Mike Goddard, resident of Oregon City, was concerned that a large structure like this would have an impact on his property value as he lived behind the site. He thought with only ten parking spaces, people would be parking in the neighborhood and blocking residents' driveways. There was an Oak tree on the property line, and he wanted to make sure it would not be removed.*

*Mr. Vallely said one of the conditions of approval was for a good neighbor agreement and they wanted to be a helpful addition to the neighborhood. The intent was to be in a residential zone and become part of the neighborhood. If there was a car associated with their building that was parking in driveways, neighbors could call them and they would work to ensure it would not happen again.*

*Chair Kidwell closed the public hearing.*

*Commissioner Henkin was disappointed the Sequoia was being cut down. He was on the fence with this application, especially regarding the parking and not knowing how much traffic this facility would generate.*

*Commissioner Espe said they were limited by the Code as far as parking spaces. He appreciated the change in the architectural design. He thought integration with the treed environment was an important community aspect. He was concerned about removal of the larger trees, especially the Sequoia.*

*Mr. Konkol clarified tree preservation was not part of the criteria, neither were property values.*

*Commissioner Espe said in the future he would like to see a requirement for a comparative massing analysis. He thought it was a good use and created diversity in the community.*

*Commissioner Mahoney liked the changes that had been made. He preferred this*

*use as opposed to a strip mall. He was disappointed about the loss of the trees as well, however he had no problem supporting the application.*

*Commissioner Mabey had no issues with the plan. He would like to see more parking, but the applicant had done what they could. He did not have a problem with the removal of the Sequoia. He was concerned with how close the facility was to the top of South End hill. He thought the parking issue could be resolved through the good neighbor agreement. The applicant had done what the Commission asked and they were within the boundaries of the Code.*

*Commissioner McGriff had an issue with the significant number of trees being removed and concerns about the driveway off of South End. She suggested they remove the shutters and watch towers.*

*Commissioner Geil liked the changes that had been made. He also supported this use rather than other commercial type development. There was a growing need for this type of facility.*

*Chair Kidwell appreciated the applicant's response to the Commission's comments at the last hearing. It was still a massive building and was pushing the limits of what the site could accommodate. The improvements to the design helped. If the watch towers were not necessary elements to the design, he thought they should be removed. If it was feasible, he would like the Sequoia to be saved. The parking would probably be adequate most of the time, but there might be times it would put pressure on the neighborhood. He was in support of the application.*

**A motion was made by Commissioner Mabey, seconded by Commissioner Geil, to direct staff to write findings for approval of the 950 South End Road Assisted Living: CU 14-01 / SP 14-09 / VR 14-01 / LL 14-05 and bring them back to the Commission for approval on September 22, 2014. The motion carried by the following vote:**

**Aye:** 6 - Zachary Henkin, Damon Mabey, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

## [PC 14-100](#)

### LE 14-02: Sanitary Sewer Master Plan

*Chair Kidwell opened the public hearing.*

*Mr. Walter presented the staff report. He explained what the Sanitary Sewer Master Plan did, its relationship to the sewer moratorium, public notice and involvement, public meetings, plan update considerations, and consistency with Statewide Goals and the Comprehensive Plan. Staff recommended the Planning Commission recommend approval to the City Commission for their hearing on September 17.*

*John Lewis, Public Works Director, introduced Jim Hanson with Brown and Caldwell and Eric Wahgren, staff, who were part of the project team. He discussed the sewer infrastructure in the City and customers. This master plan was specific to the collections system. The last time an update was done was 2003 and he discussed the need for the update.*

*Mr. Hanson explained the existing system deficiencies, hydraulic deficiency scenarios, structural and operational deficiencies, and age and condition of the collection system.*

*There was discussion regarding the quality and condition of the pipes and how much would need to be upgraded and/or replaced.*

*Mr. Hanson then explained the excessive in-flow and infiltration problems in the system, Capital Improvement Program components, hydraulic upgrades, Replacement and Rehabilitation Program, In-flow and Infiltration Abatement Program, total annual funding for the Capital Program, and next steps.*

**A motion was made by Commissioner Mabee, seconded by Commissioner McGriff, to recommend to the City Commission approval of LE 14-02: Sanitary Sewer Master Plan. The motion carried by the following vote:**

**Aye:** 6 - Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

#### **4. Communications**

*There were no communications.*

#### **5. Adjournment**

*Chair Kidwell adjourned the meeting at 10:09 PM.*