



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, November 14, 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, Zachary Henkin, Paul Espe and Damon Mabee

Absent: 1 - Denyse McGriff

Staffers: 2 - Laura Terway and Carrie Richter

2. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

3. Public Hearings

3a. AN-16-0003: Annexation of Oregon City Golf Course (Request for Continuance)

Chair Kidwell opened the public hearing and read the quasi-judicial hearing statement. He asked if any Commissioner had conflicts of interest, ex parte contacts, bias, or statements to declare since the last meeting including a visit to the site.

Commissioner Espe said his children worked for the Oregon City Golf Course and recused himself from the hearing.

Laura Terway, Community Development Director, said the applicant had requested to continue the hearing to January.

There was no public testimony.

A motion was made by Commissioner Mabee, seconded by Commissioner Geil, to continue AN-16-0003: annexation of Oregon City Golf Course to January 9, 2017. The motion carried by the following vote:

Aye: 5 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin and Damon Mabee

Recused: 1 - Paul Espe

3b. AN-16-0004: Annexation of 35.65 Acres (Request for Continuance)

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

site.

Commissioner Geil drove by the site every day. Commissioner Mabee had not been that far on Holcomb in years. Commissioner Espe said his wife worked at Holcomb Elementary. Commissioners Henkin and Mahoney were familiar with the site. Chair Kidwell was also familiar with the site.

Ms. Terway said the property was located north of Holcomb Boulevard near the intersection of Winston Drive and was adjacent to school property. A letter had been received from the applicant requesting a continuance of the hearing to January.

Rick Givens, representing the applicant, said they recently found out that City Code required a zone change with this annexation from County zoning to City zoning instead of leaving the County zoning in place until the development application. They had not applied for a zone change, and they needed to add it to the annexation application. They would be requesting to go to R-10 zoning.

Charlie Muteed??, resident of Oregon City, wanted to know what would be done with the property once it was annexed. Commissioner Mabee said the applicant was not required to say what they would do with the property for an annexation application. There would be another application when the property was proposed to be developed. If the zone was changed, they would be able to build R-10 housing.

Ms. Terway explained the process for the annexation and zone change request. Chair Kidwell said this was only the first step, and there would be several more before the property could be developed. He encouraged him to come back to the hearing in January.

Mr. Givens said the applicant would hold a meeting with the neighborhood association as well.

A motion was made by Commissioner Geil, seconded by Commissioner Mabee, to continue AN-16-0004: annexation of 35.65 acres to January 9, 2017. The motion carried by the following vote:

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

4. General Business

4a. Nominating a Representative to the Alternate Mobility Standards Community Advisory Group

Ms. Terway said the intersection of Beavercreek and Highway 213 had many issues, and the solution in the previous Transportation System Plan (TSP) was not feasible due to cost. Beavercreek Road was in County jurisdiction and Highway 213 was in ODOT's jurisdiction. Those entities did not have the financial resources, and when the TSP was updated they decided to put the intersection on hold and come back with a refinement plan for the intersection. An alternate mobility standards study would be done to come up with a feasible solution. A technical advisory group and a community advisory group would be formed for the process. Each group would meet three times. She was asking for a Planning Commissioner to be a member of the community advisory group. The first meeting would be held on December 15. The other two meetings would be February 2 and April 12.

There was discussion regarding what had led the City to this process.

A motion was made by Commissioner Mahoney, seconded by Commissioner Geil, to nominate Commissioner Mabee to the Alternate Mobility Standards Community Advisory Group. The motion carried by the following vote:

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

5. Approval of the Minutes

5a. Approval of Draft Minutes for May 9 and May 23, 2016.

Chair Kidwell wanted to make sure there were titles on the agenda items, not just numbers.

A motion was made by Commissioner Geil, seconded by Commissioner Espe, to approve the Minutes for May 9, 2016 as amended. The motion carried by the following vote:

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

A motion was made by Commissioner Mabee, seconded by Commissioner Henkin, to approve the Minutes for May 23, 2016 as written. The motion carried by the following vote:

Aye: 5 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe and Damon Mabee

Abstain: 1 - Tom Geil

6. Communications

Ms. Terway announced there would be a Riverwalk community meeting on November 17 to look at the design alternatives for the project. She explained the partnerships that were working on this project and how the design alternatives were being narrowed down and refined. The November 28 Planning Commission meeting would be canceled. She discussed what was on the agenda for the December 12 meeting.

7. Adjournment

Chair Kidwell adjourned the meeting at 8:01 PM.