



City of Oregon City

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

Meeting Minutes - Final Planning Commission

Monday, April 14, 2014

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 5 - Paul Espe, Zachary Henkin, Denyse McGriff, Tom Geil and Robert Mahoney

Absent: 2 - Damon Mabee and Charles Kidwell

Staffers: 3 - Tony Konkol, Laura Terway and Pete Walter

2. Approval of Minutes

2a [14-235](#) Approval of Planning Commission minutes for January 13, 2014 and January 27, 2014

Sponsors: Community Development Director Tony Konkol

A motion was made by Commissioner Geil, seconded by Commissioner Espe, to approve the Planning Commission minutes for January 13, 2014. The motion carried by the following vote:

Aye: 5 - Paul Espe, Zachary Henkin, Denyse McGriff, Tom Geil and Robert Mahoney

A motion was made by Commissioner Henkin, seconded by Commissioner Mahoney, to approve the Planning Commission minutes for January 27, 2014. The motion carried by the following vote:

Aye: 4 - Paul Espe, Zachary Henkin, Denyse McGriff and Robert Mahoney

Abstain: 1 - Tom Geil

3. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

4. Public Hearing

4a [PC 14-034](#) L 14-01: Sign Code Update

Sponsors: Planner Laura Terway

Vice Chair McGriff opened the public hearing.

Laura Terway, Planner, presented the staff report. It was one of the City Commission

goals to review the Sign Code standards which had not been reviewed for 20 years. She discussed the project team and project goal. She introduced Ryan Orth of Enviro Issues who would explain the process of the review.

Mr. Orth gave an overview of the public input process that was done including early community engagement, community recommendations, Community Advisory Team (CAT), public open houses, and CAT recommendations.

Ms. Terway discussed staff recommendations and the updated Code adoption process including review of the draft code and more public meetings. The next Planning Commission Work Session on the Sign Code would be held on April 28 and public hearing on May 12.

Mayor Neeley presented Certificates of Appreciation to the CAT members.

Ms. Terway had given the Commission comments that had been submitted since the last meeting.

Tom O'Brien, CAT member, thought a potential area of struggle was knowing what signs were officially permitted and who owned the signs. He suggested staff hire some interns to go back through the records and make an inventory.

Dave Buckman, resident of Oregon City, thought permanent signs should be put up around the City stating the fine for not cleaning up dog poop, which he had to clean up often in his yard and the City property that was adjacent to his property.

Daryl Winand, Governmental Affairs Specialist from the Portland Metropolitan Association of Realtors, had served as a CAT member. He appreciated the consideration for the use of A-frame signs on private property for open houses. He encouraged the Commission to consider allowing open house signs in the public right of way in residential areas. It was in the proposed Code language and other cities currently allowed it. On their website they summarized the sign codes of several cities.

There was no further testimony.

Ms. Terway recommended continuing the hearing to May 12, 2014.

A motion was made by Commissioner Geil, seconded by Commissioner Henkin, to continue the hearing for L 14-01: Sign Code Update to May 12, 2014. The motion carried by the following vote:

Aye: 5 - Paul Espe, Zachary Henkin, Denyse McGriff, Tom Geil and Robert Mahoney

4b [PC 14-032](#)

ZC 13-02: Zone Change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District for multiple properties located on Woodlawn Avenue.

Sponsors: Planner Laura Terway

Vice Chair McGriff opened the public hearing. She read the public hearing format and asked if the Commission had any ex parte contact, conflict of interest, or bias to declare or visit to the site since the last hearing.

Commissioner Espe had driven by the neighborhood.

Ms. Terway presented the staff report. Originally this application was for a zone

change from R-10 to R-6, but the applicant amended the application from R-10 to R-8. She described the surrounding neighborhood and how R-8 would be compatible. No development had been proposed at this time. The traffic analysis concluded that the minimal traffic impact complied with the Code. Going from R-10 to R-8 would add five dwelling units at the most. She reviewed the approval criteria and zone change criteria. Staff requested a continuance to look at potential sewer constraints and had determined the capacity was sufficient for the zone change. She discussed the items that were not part of the criteria, but had been brought up in this process. The Planning Commission could only consider the criteria associated with the approval criteria. Staff recommended approval of the zone change, which would be reviewed by the City Commission on May 7. She entered her presentation into the record.

There was discussion regarding the sewer capacity issues in this area and the testing that had been done.

Mark Westerman, applicant, asked if the Commission had any questions he could answer.

Commissioner McGriff encouraged him to save as many Oak trees as possible on the site. Commissioner Henkin suggested designating one of the trees as a Heritage Tree.

There was no other public testimony.

Vice Chair McGriff closed the public hearing.

Commissioner Mahoney did not think the applicant made a strong enough case for the need for the zone change.

Commissioner Espe thought a change from R-10 to R-8 was minimal in the number of houses and impact. It would help with Metro compliance for housing densities. He suggested a future discussion regarding clustering density so things like trees could be preserved.

Commissioner Geil was uncomfortable there was no shadow plat or plan to show where the streets and lots would go, however he realized this was not a requirement for a zone change.

A motion was made by Commissioner Henkin, seconded by Commissioner Geil, to recommend approval of ZC 13-02 to the City Commission. The motion carried by the following vote:

Aye: 5 - Paul Espe, Zachary Henkin, Denyse McGriff, Tom Geil and Robert Mahoney

4c [14-264](#)

ZC 13-03: Zone Change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District.

Sponsors: Community Development Director Tony Konkol

Vice Chair McGriff opened the public hearing. She asked if the Commission had any ex parte contact, conflict of interest, or bias to declare or visit to the site since the last hearing. There was none.

Pete Walter, Planner, presented the staff report. This was a request for a zone change from R-10 to R-8. Originally the application had been a change to R-6 and all the application documents had been revised to reflect the new request for R-8. If

recommended for approval, the application would go to the City Commission on May 7. He explained the tax lots in the application, subject site and adjacent properties, and PGE easement. No development was proposed at this time. He then described the zoning map and how R-8 would be compatible in this area, confirmed the Comprehensive Plan Map designation would be the same, and reviewed the approval criteria, zone change criteria, and Comprehensive Plan goals and policies. Part of tax lot 1503 was in the Natural Resource Overlay District and would be reviewed when a subdivision plan was submitted. All services were available for future development and SDCs would be collected during the building permit process. A transportation impact study was prepared and concluded that traffic operations would be adequate. Off site mitigation was recommended with development. One option was prohibiting a left turn from north bound Central Point Road to Warner Parrott Road. Staff recommended forwarding a recommendation of approval to the City Commission for their consideration on May 7. He entered his staff report into the record.

There was discussion regarding the constraints on the site with the power lines and stream and where potential houses could go.

Mimi Doukas, representing the applicant, stated there was a market demand for smaller lots. After several conversations regarding concern about compatibility, the application was changed from R-6 to R-8. Increasing the density in this area made sense, and R-8 was a good compromise. There was sufficient infrastructure to support higher density, it was along a collector street with bike lanes, and the R-8 zone would allow for greater diversity within the City's housing opportunities. The land was large enough for the developers to be thoughtful in how the site planning would be done. She agreed with staff's findings and requested approval of the R-8 zone.

Joshua Bell, resident of Oregon City, was opposed to any changes to the lot size. The applicant said there was a demand for smaller lots, but he thought the demand was for homes of a certain price and to make those homes available they needed to make the lots smaller. It was important to preserve the quality of life in neighborhoods and larger lots created a healthier neighborhood with trees and green space. This was a rural community and that character needed to be maintained through growth.

David Rustan, resident of Oregon City, had an established shop behind his house and a driveway that went back to the shop and to the neighbor behind him. The driveway would have to stay as an easement by prescription. He thought the lots should remain as R-10. If it was changed, there would be more congestion and traffic. If R-8 was approved, Parrish Road needed to have the speed changed to 35 mph and there needed to be public transportation in the area.

Tom O'Brien, resident of Oregon City, clarified there was a partial bike lane on Central Point Road. There was a narrow stretch of that road and speeding traffic which made it unsafe for bicycles.

Pat Ullman, resident of Oregon City, was happy this went from R-6 to R-8. She discussed the trees and how extra trees had been planted in the park nearby which had to be taken out because of the power lines. R-8 lots were too small to plant a big tree because it would be too close to the foundation. The noise of the power lines was not an issue, but the interference of the power lines to the internet and cell phones was. Her traffic concerns were about Central Point and Warner Parrott. People were interested in single level homes.

Ms. Doukas gave a rebuttal. Some of the issues would be addressed in the subdivision phase, such as transportation mitigation and Mr. Rustin's access to his property. She thought R-8 was a good balance and asked for approval.

Vice Chair McGriff closed the public hearing.

Commissioner Henkin said this was only a difference of 13 homes. He was concerned the opposition was to development of the property versus developing R-8.

Commissioner Espe discussed the constraints on the property and how allowing more density could accommodate for them. There would be open space that corresponded with the easement and street corridor. R-10 vs. R-8 had minimal impact differential.

Commissioner McGriff was concerned about this property being on the edge of the City and the better housing for aging in place was closer to the core and services. Not many would use the bike lanes as part of the lane was missing and it would add more cars on the roads. She thought there would be an impact and there already was congestion. The market was what was available, not what people demanded. She was not convinced that it needed to be changed to R-8.

Commissioner Mahoney thought the City had an inadequate transportation system for potential growth and it needed to be fixed.

Commissioner Geil said the difference between R-10 and R-8 was not that significant and would not change the impact on transportation.

A motion was made by Commissioner Mahoney, seconded by Commissioner Espe, to recommend approval of ZC 13-03 to the City Commission. The motion carried by the following vote:

Aye: 4 - Paul Espe, Zachary Henkin, Tom Geil and Robert Mahoney

Nay: 1 - Denyse McGriff

5. Communications

Tony Konkol, Community Development Director, said an Envision Newell Creek Canyon Open House would be held on April 29. The Willamette Falls Legacy Project land use application would be before the Planning Commission on April 21, although staff was asking for a continuance as Mega Rock, LLC was trying to purchase the property and an open house would be held on that date instead. He passed out a report from Eco Northwest regarding the Willamette Falls Legacy Project. The pedestrian access envisioned to be a world class tourism draw was top priority. He explained the pending sale of the property.

Commissioner McGriff announced the William Stafford 100th Birthday Celebration on April 21. She said Mike Mulkey, a previous Planning Commissioner, had passed away.

6. Adjournment

Vice Chair McGriff adjourned the meeting at 9:34 PM.