



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, July 24, 2017

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 4 - Paul Espe, Denyse McGriff, Damon Mabee and Tom Geil

Absent: 3 - Robert Mahoney, Zachary Henkin and Vern Johnson

Staffers: 2 - Laura Terway and Trevor Martin

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

- 3a. Request for Continuance: Development on Washington Street. Planning Files CP 17-02: General Development (Concept Master) Plan, DP 17-03: Detailed Development Plan, NR 17- 04: Natural Resource Overlay District Verification

A motion was made by Commissioner Mabee, seconded by Commissioner Geil, to continue Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 to August 14, 2017. The motion carried by the following vote:

Aye: 4 - Paul Espe, Denyse McGriff, Damon Mabee and Tom Geil

- 3b. Proposal to Replace an Existing Fire Station at 19340 Molalla Avenue.
PLanning files: SP 17-40: Site Plan and Design Review, CU 17-02: Conditional Use, VR 17-02: Variance for Site Layout/Configuration, and VR 17-03: Variance for Building Exterior

Chair McGriff opened the public hearing and read the hearing statement. She asked if any Commissioner had conflicts of interest or ex parte contacts to declare including a visit to the site.

Commissioner Mabee visited the site and drove by it on a regular basis.

Commissioner Geil also drove by the site on a regular basis.

Commissioner Espe had driven by the site as well.

Chair McGriff had been to the site.

Trevor Martin, Planner, presented the staff report for a replacement Fire Station on Molalla Avenue. He gave a background on the site and discussed the proposed project as well as gave a comparison of the old and new stations and landscaping plan. Two variances had been requested by the applicant. The first was for site design and configuration to allow the building to be setback from the Molalla Avenue frontage and allow three of the parking stalls to be located in front of the structure. The second was for building design to change the facade articulation on the northern side of the building. Staff recommended approval. He clarified there would be no changes to the street tree or curb cuts on Molalla. They would need to get a sign permit for the sign, which was a separate process.

Chair McGriff suggested revising Finding #3 by deleting A and B as they were not applicable.

Jon McGrew and Camilla Cok with Hennebery Eddy Architects were representing the applicant. They had no problems with the conditions or staff report and were there to answer questions.

Commissioner Espe thought the modern design fit in with what was happening on Molalla. He asked how the bold color scheme would integrate with area.

Mr. McGrew thought it would be a civic presence compared to other buildings and would fit with the area. He had received a lot of input into the design.

Commissioner Mabee asked about the seismic standard for the building. Ms. Cok said it was an essential facility under Oregon's Structural Specialty Code. Mr. McGrew said if there was an earthquake the fire fighters would be out on call and there was not a structure for food storage or services included in the space.

There was discussion regarding the color of the building, pedestrian amenities, reader board, and landscaping.

Brian Murray, Deputy Fire Chief for Clackamas Fire District, discussed street trees and visibility, which was not an issue. He also explained the increased square footage and vision for the facility if there was a major earthquake event.

Commissioner Espe clarified the variances were to increase the functionality of the fire station.

There was no other testimony.

Chair McGriff closed the public hearing.

Commissioner Mabee had no issues with the conditions and thought the variances were logical.

Chair McGriff thought this was what the variance criteria were designed for. Everything that was being requested was reasonable.

A motion was made by Commissioner Espe, seconded by Commissioner Geil, to approve the proposal to replace an existing fire station at 19340 Molalla Avenue, Planning Files: SP 17-40: Site Plan and Design Review, CU 17-02:

Conditional Use, VR 17-02: Variance for Site Layout/Configuration, and VR 17-03: Variance for Building Exterior. The motion carried by the following vote:

Aye: 4 - Paul Espe, Denyse McGriff, Damon Mabee and Tom Geil

4. Communications

Ms. Terway announced the Greenway for a Day event on July 29. A consultant had been hired for the equitable housing project.

5. Adjournment

Chair McGriff adjourned the meeting at 8:05 PM.