



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, January 8, 2018

7:00 PM

Commission Chambers

1. Call To Order

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

Present: 7 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil, Robert Mahoney and Vern Johnson

Staffers: 5 - Diliانا Vassileva, Laura Terway, John Lewis, Dayna Webb and Carrie Richter

2. Elections for Chair and Vice Chair

A motion was made by Commissioner Mabee, seconded by Commissioner Mahoney, to nominate Denyse McGriff for Chair and Paul Espe for Vice Chair for 2018. The motion carried by the following vote:

Aye: 7 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil, Robert Mahoney and Vern Johnson

3. Work Session

3a. Work Session: Alternate Mobility Targets Project for Hwy 213 Corridor

John Lewis, Public Works Director, and Dayna Webb, Project Engineer, presented information on the alternate mobility targets project for the Highway 213 corridor. They gave a background on the corridor and alternate mobility study and discussed what was included in the study and the plan outreach. They explained the recommended mobility target and improvements for the OR 213/Beavercreek Road intersection.

There was discussion regarding congestion at this intersection. Mr. Lewis did not think it was as bad as what was experienced in other cities.

Mr. Lewis then explained the recommended mobility target and improvements for the OR 213/Redland Road intersection.

There was discussion regarding the congestion at Redland, Abernethy, and Holcomb Boulevard.

Mr. Lewis discussed the projects that would need to be added to the Transportation System Plan and the next steps in the process.

Commissioner Espe explained where he would like to add more bike lanes near the high school.

The Commission asked clarifying questions regarding the analysis and proposed

improvements as well as the affect on future development.

4. Public Hearing

4a. Planning File NR 17-0010: Natural Resource Overlay District Review application for a Deck Expansion at 379 Barker Avenue

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

Commissioner Johnson drove by the site, Commissioners Mabee, Espe, and Mahoney were familiar with the site, Commissioner Geil was familiar with the area, and Chair McGriff visited the site.

Diliana Vassileva, Planner, presented the staff report. This was a Natural Resource Overlay District (NROD) review for a deck expansion at 379 Barker Avenue. She gave a natural resources and property background and explained the proposed deck expansion. She then reviewed the public comments that had been submitted, none of which indicated an approval criterion had not been met or could not be met through the conditions of approval. She discussed the applicable criteria, proposed mitigation, and conditions of approval. Staff recommended approval with conditions. She clarified the alteration to the deck had already been made, and through the Code Enforcement process it was now coming before the Planning Commission.

The Commission asked clarifying questions regarding the application.

Kevin Dier, applicant, stated this was his forever home and part of that vision was transforming the backyard. He was told that he did not need a permit for the deck expansion and he did not know the NROD had been changed. He was trying to follow the rules and preserve the deck.

Tina Fairley, Pacific Habitat Services, had put together the application. She was there to answer any questions.

The Commission asked questions about the maintenance of the lawn by Coffee Creek, mitigation plan including removing the impervious surfaces and plantings, amount of water in the creek, and the creek buffer area.

Paul Edgar, resident of Oregon City, thought this was a thorough application and should be approved.

Doug Neeley, resident of Oregon City, asked if the number of plants were per property or per linear feet of stream. Ms. Vassileva replied it was based on the square footage of disturbance.

Mr. Neeley shared his concerns about the bank erosion and the location of the plantings as well as if the plantings died would they be replaced. Ms. Vassileva clarified there was a required five year plant maintenance report that went to the City.

Mr. Neeley pointed out Vine Maple needed shade to survive. He requested that when there was mitigation that involved plantings, that it would be reviewed by the Natural Resource Committee before it came to the Planning Commission.

Chair McGriff closed the public hearing.

A motion was made by Commissioner Mahoney, seconded by Commissioner Espe, to approve Planning File NR 17-0010: Natural Resource Overlay District Review application for a deck expansion at 379 Barker Avenue with conditions. The motion carried by the following vote:

Aye: 7 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil, Robert Mahoney and Vern Johnson

- 4b.** Request to Continue Planning File LE 17-02 to February 12, 2018: Legislative Amendment to Adopt the McLoughlin-Canemah Trail Plan, Amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan

A motion was made by Commissioner Mabee, seconded by Commissioner Johnson, to continue Planning File LE 17-02 to February 12, 2018. The motion carried by the following vote:

Aye: 7 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil, Robert Mahoney and Vern Johnson

5. New Business/Discussion Items

- 5a.** 2018 Planning Commission Goals

Laura Terway, Community Development Director, recapped what had been done so far with the Planning Commission goals. There were goals identified by the Planning Commission and they were on the list as well as items staff was working on to move forward the City Commission's goals.

The Planning Commission gave their top goals from the list. The top six were numbers 19, 20, 21, 22, 23, and 24. The Commission then prioritized the goals and specified the activities that would be done for each goal.

Chair McGriff would give the annual report to the Commission in February which would include these goals.

6. Communications

Bob La Salle, resident of Oregon City, discussed a typo regarding term limitations in the Planning Commission bylaws. He recommended the Planning Commission Chair serve for two years instead of reelecting the Chair every year.

Ms. Terway discussed the new policy for meeting times and minutes. She announced the Mayor reappointed Bob Mahoney for another term on the Planning Commission.

7. Adjournment

Chair McGriff adjourned the meeting at 9:50 PM.