



# City of Oregon City

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

## Meeting Minutes - Final

### Planning Commission

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Monday, February 12, 2018

7:00 PM

Commission Chambers

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#### REVISED

#### 1. Call to Order

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

**Present:** 6 - Zachary Henkin, Paul Espe, Denyse McGriff, Tom Geil, Robert Mahoney and Vern Johnson

**Absent:** 1 - Damon Mabee

**Staffers:** 5 - Laura Terway, Carrie Richter, Kelly Reid, Phil Lewis and Christina Robertson-Gardiner

#### 2. Public Comments

*Martin Imhoff, resident of Oregon City, expressed his concerns regarding unlicensed contractors performing renovations and repairs on a house on Roosevelt Street and the intended use of that house as a halfway house for newly released inmates.*

*Carla Loss, resident of Oregon City, discussed the children who lived on Roosevelt Street and her concerns for their safety.*

*Laura Terway, Community Development Director, said staff was aware of this issue and had initiated code enforcement.*

#### 3. Public Hearings

##### 3b.

LE 17-02 Legislative Amendment to Adopt the McLoughlin-Canemah Trail Plan, Amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan

*Chair McGriff opened the public hearing. She disclosed that she was a member of the community advisory group for this project.*

*Kelly Reid, Planner, presented the staff report. This was a proposed legislative amendment to adopt the McLoughlin Canemah Trail Plan as an ancillary document to the Transportation System Plan and Parks and Trails Master Plans and to amend the project lists within each of these plans. She explained the issues that were raised at the last hearing on this topic. These issues led to a revised permanent trail recommendation. She discussed the review criteria, changes to the Transportation System Plan project list, and changes to the Trails and Parks Master Plans project lists. She added an email from the Clackamas County Historical Society into the record. They were in favor of the trail, but had concerns about the pedestrian crossing at Tumwater and 2nd and recommended street parking to be striped along Tumwater.*

*Phil Lewis, Community Services Director, explained the purpose of the McLoughlin Canemah Trail Plan was to connect the City's parks and amenities. The Plan would also implement the 2013 Transportation System Plan and 2004 Trails Master Plan.*

*Mary Stewart, Alta Planning and Design, showed pictures of the existing conditions and discussed the community engagement, community advisory group work, alignment alternatives, Alignment options A, B, and C, technical investigations, evaluation criteria, and potential improvements and design concepts.*

*Mr. Lewis stated the Natural Resources Committee, Transportation Advisory Committee, and Parks and Recreation Advisory Committee were all in support of the Plan. He then discussed next steps.*

*Paul Edgar, resident of Oregon City, spoke about the safety considerations for the permanent trail that needed to be addressed.*

*Danielle Leckband, resident of Oregon City, said one of the proposed alignments went right through her house. She was also concerned about safety if the trail went directly behind her home.*

*Ms. Reid explained there was public right-of-way behind her property. This was a long term plan and when it came time, staff would work with all of the property owners on the final design.*

*Chair McGriff confirmed the plan would be refined through further engineering and study.*

*Bill Trumble, resident of Oregon City, thanked everyone for their consideration to keep the driveway of the VFW open for access to the building.*

*Chair McGriff closed the public hearing.*

**A motion was made by Commissioner Espe, seconded by Commissioner McGriff, to approve LE 17-02 Legislative Amendment to adopt the McLoughlin-Canemah Trail Plan, amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan. The motion carried by the following vote:**

**Aye:** 5 - Zachary Henkin, Paul Espe, Denyse McGriff, Robert Mahoney and Vern Johnson

**Abstain:** 1 - Tom Geil

**3a.**

**Review Staff Report and Request for Continuance to March 12, 2018: AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres**

*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 statements to declare including a visit to the site.*

*Commissioner Johnson visited the site. Chair McGriff had been on staff when the Park Place health hazard annexation took place and was familiar with the site. She had received two phone messages regarding possible bad behavior that might occur at this meeting, but had not returned the calls.*

*Commissioner Geil recused himself from the hearing so he could testify on this matter.*

*Carrie Richter, City Attorney, clarified the procedures for the hearing.*

*Christina Robertson-Gardiner, Planner, presented the staff report. She entered into the record the staff presentation, an article from the Oregon City News, and February 12, 2018 letter from Wes Rogers, Oregon City School District. She gave a background on the request to annex 92 acres. The zone change request was to go from County zoning to R-10, low density residential, R-5, medium density residential, and Neighborhood Commercial. This zoning would implement the vision for the north village neighborhood in the Park Place Concept Plan. She discussed the Metro boundary change criteria, zone change criteria, and conditions of approval. She and Ms. Richter explained the island annexation analysis. Staff was requesting a continuance of the hearing to April 9 to allow the applicant to further refine the traffic analysis.*

*John Replinger, Traffic Engineer, discussed the traffic analysis that needed to be done which would change the level of participation by the applicant in funding the transportation projects identified in the Transportation System Plan.*

*Rick Givens, representing the applicants, agreed with the findings in the staff report and conditions of approval. This was the first step to developing this site. This project would provide a well thought-out neighborhood development and would be a benefit to the community in the long run. Regarding the island issue, after several discussions with the neighboring property owners, they chose not to participate in the annexation. The plan policy regarding islands was not mandatory; it was only mandatory to analyze the impact of allowing an island. In this case, it did not affect any services to the area.*

*Tom Geil, resident of Oregon City, discussed how he had been against the Park Place Concept Plan from the beginning. He explained the pinch point near where he was living and how putting in a new road at that location would impact him.*

*Linda Attack, resident of Oregon City, had been the representative for Livesay Road at the Park Place Concept Plan meetings. She was also a professional landscape architect and planner. She discussed how growth was supposed to occur and how there was a need for housing in the City.*

*George Thomas, resident of Clackamas County, described how he had purchased property and sold it for a good profit. He thought people who owned property in this area were sitting on a gold mine and they should be in favor of the application rather than fight it.*

*Lynnette Basiou, resident of Oregon City, discussed the effects of clear cutting. She lived on a cul-de-sac that was planned to be opened up and would access Holcomb Boulevard. She was concerned about the street being widened and property being taken away from her. She wanted to preserve the scenery and wildlife.*

*Kent Zeigler was representing the Oregon City Business Alliance. He gave his history of acquiring land and developing in this area as well as his role in the Park Place health hazard annexation and in the Park Place Concept Plan. He discussed the need for housing in the City and how the Alliance was in favor of the annexation.*

*Todd Thomas, resident of Oregon City, stated the Concept Plan had a road going right next to his mother's property on Livesay. He thought it made the place unlivable. He suggested other options rather than punching a road through from Holcomb to*

*Redland.*

*Art Kirchhofer, resident on Livesay Road, was in favor of the annexation. He discussed issues regarding flooding and construction traffic on Livesay.*

*Wes Rogers, representing the Oregon City School District, briefed the Commission on the educational impacts of this development and how the District was working on a capital bond to expand capacity. This bond would meet any enrollment generated by the development.*

*Christine Kosinski, resident of Clackamas County, requested the Commission take no action on this item until the City sent notice of the hearings to everyone on Holly Lane, Maple Lane, Thayer Road, and Redland Road and that Scott Burns, geology professor at PSU, be invited to the next meeting on this annexation. She would like it stated for the record that Holly Lane would not become part of the City with this annexation.*

*Bob LaSalle, resident of Oregon City, referred to the findings and conditions in the staff report and how he thought staff was biased in favor of the developer. He requested that the recommendation of approval by staff be rescinded and replaced with no recommendation.*

*Michael Doran, resident of Oregon City, asked that the Commission consider visiting the site as part of this process. He was concerned about traffic and the need for road improvements as well.*

*Paul Edgar, resident of Oregon City, discussed the environmental and landslide concerns of this site. He thought this information should be included on the City's website. There were transportation issues that needed to be addressed as well.*

*Captain Steve Ford, resident of Oregon City, discussed the speeding and safety issues on Holcomb Boulevard that needed to be addressed. Water pressure and sewer were issues as well.*

*Chris Cook, resident of Oregon City, brought up concerns regarding the lack of parks, increased traffic, needed road improvements, and speeding in this area. A secondary emergency route through Trail View was not feasible. He also discussed areas that would become bottlenecks and increased traffic in neighborhoods. He thought the Concept Plan needed to be revisited.*

*Michael Robinson, representing the applicants, would give rebuttal at the next hearing. The applicants agreed to extend the 120 day deadline for the application.*

**A motion was made by Commissioner Henkin, seconded by Commissioner Mahoney, to continue the hearing for AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres to April 9, 2018. The motion carried by the following vote:**

**Aye:** 5 - Zachary Henkin, Paul Espe, Denyse McGriff, Robert Mahoney and Vern Johnson

**Recused:** 1 - Tom Geil

#### **4. Communications**

*Ms. Terway reviewed the 2017 statistics for the Community Development Department.*

*Chair McGriff addressed comments that were made by the City Commission about the Planning Commission at two different meetings.*

## **5. Adjournment**

*Chair McGriff adjourned the meeting at 9:43 PM.*