



City of Oregon City

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

Meeting Minutes

Planning Commission

Monday, December 16, 2019

7:00 PM

Commission Chambers

Special Meeting

1. Call to Order

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

Present: 5 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell and Dirk Schlagenhauser

Absent: 1 - Greg Stoll

Staffers: 5 - Laura Terway, Carrie Richter, Kelly Reid, Dilia Vassileva and Josh Wheeler

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. Planning Files GLUA-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment) - Milner Veterinary Clinic Parking Lot and Parking Adjustment

Chair Mitchell reopened the public hearing and asked if there were any ex parte contacts or site visits since the last hearing on this matter.

Commissioners Geil and Gage drove around the area and Chair Mitchell visited the site a couple of times.

Diliana Vassileva, Planner, presented the staff report. This was a site plan and design review and a parking adjustment request for Milner Veterinary Clinic. She reviewed the proposed project, the City's maximum parking requirements, approval criteria, results of the client and staff parking study, applicant's testimony, Planning Commission's interpretation of available on-street parking, and applicant's on-street parking analysis. Staff thought all the criteria were met and recommended approval with conditions. She explained the correction to the staff report on Page 70.

There was discussion regarding Condition #23.

There was no public testimony.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Geil, seconded by Commissioner Schlagenhauser, to approve Planning Files GLUA-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment) - Milner Veterinary Clinic Parking Lot and Parking Adjustment with conditions. The motion carried by the following vote:

Aye: 5 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell and Dirk Schlagenhauser

Chair Mitchell discussed what the code stated about parking adjustments.

3b.

GLUA-19-00025: General Land Use Application, CU 19-02: Conditional Use, MAS-19-00003: Master Plan, and MAS-19-00006 Detailed Development Plan for a new Gardiner Middle School building and facilities at 180 Ethel Street

Chair Mitchell opened the public hearing and read the hearing statement. He 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 Schlagenhauser visited the site, Commissioner Gage drove by the site many times, and Chair Mitchell made two site visits.

Kelly Reid, Planner, presented the staff report. This was a request for approval of a general land use application, conditional use, and detailed development plan for the new Gardiner Middle School. She summarized the site plan, phases of the project, building elevations, fencing proposed, conditional use criteria for a school expansion in a residential zone, sidewalk in-fill, existing street conditions, TSP projects, Linn, Leland, and Meyers Corridor Plan, Multi-Modal Connectivity Plan, Williams Street extension with a 10 foot shared use path, public path proposal, and master plan adjustments and criteria. Staff recommended approval with conditions.

There was discussion regarding the master plan adjustments, preservation of trees and tree mitigation plan, and designing something big enough for future use.

Wes Rogers, Oregon City School District, and Dave Johnson, architect, were representing the applicant. They discussed the School District's bond projects, which this was one. They gave the history of the site, public engagement process, student focused design, demo of the old school, construction of the new school, vehicular access, spaces, places, and paths, neighborhood improvements, and tree removal and replacement. They supported the staff report and recommendation for approval.

Andrew Tall, 3J Construction, reviewed the landscape plan and the trees that would be removed and preserved.

There was discussion regarding the tree removal, safety, funding for the road improvements, reasons for replacing Gardiner School, parking, school capacity, fire truck turnarounds, covered areas, and community use of the facilities.

Christina Skallenger Langford, resident of Oregon City, was in support of this project. The school was old and there had been a lot of growth and progress in the City. It would benefit students and the community.

Joe Wheeler, resident of Oregon City, was representing First Presbyterian Church. He discussed how they planned to allow a temporary construction access across their back lot. The School District had met their concerns and requirements for use of the lot. He was in support of the project, as it was an old school and falling apart. They were willing to go along with the proposed extension of Williams Street.

William Gifford, resident of Oregon City, had served on the School Bond Committee and Bond Oversight Committee. He was impressed with the community outreach and the planning for this project. They had gone beyond the requirements for the trees, they were good neighbors, and it would improve the security and safety of students.

The Commission also received a copy of a written public comment that had been received today from Karin Morey, resident of Oregon City.

The applicant answered questions about parking, sidewalk improvements, and enhanced crosswalks.

Josh Wheeler, Assistant City Engineer, clarified the School District would only provide the enhanced crosswalk at Williams and Linn and confirmed that the roundabout at Warner Milne and Linn would be safe for pedestrians.

Commissioner Geil read a portion of Ms. Morey's letter regarding concerns about traffic flow and reduction of the bus turnaround width. Ms. Reid explained the condition that required the applicant to demonstrate how much space was needed for the bus turnaround and would reduce the width accordingly.

There was further discussion regarding the improvements the School District would make on Williams Street, how there was no need for right-of-way dedication for the improvements, reasons for only putting the sidewalk on the south side of Williams Street and tying into the roundabout, use of the school field and affect on neighbors, and the proposed chain link fence.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Johnson, seconded by Commissioner Gage, to approve GLUA-19-00025: General Land Use Application, CU 19-02: Conditional Use, MAS-19-00003: Master Plan, and MAS-19-00006 Detailed Development Plan for a new Gardiner Middle School building and facilities at 180 Ethel Street with conditions. The motion carried by the following vote:

Aye: 5 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell and Dirk Schlagenhauser

4. Communications

There were no communications.

5. Adjournment

Chair Mitchell adjourned the meeting at 9:20 PM.