



City of Oregon City

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

Meeting Minutes Planning Commission

Monday, December 14, 2020

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Mitchell called the meeting to order at 7:01 PM.

Present: 6 - Chair Mike Mitchell, Commissioner Christopher Staggs, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, and Commissioner Tom Geil

Absent: 1 - Commissioner Vern Johnson

Staffers: 5 - Community Development Director Laura Terway, Senior Planner Pete Walter, Senior Planner Christina Robertson-Gardiner, Senior Engineer Patty Nelson, and City Attorney Carrie Richter

2. Approval of Minutes

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Stoll, to approve the July 13, 2020 minutes. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchell, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Christopher Staggs, and Commissioner Tom Geil

3. Public Comment — None

4. Public Hearing

GLUA-20-00020: CU-20-00002 / SP-20-00043 - 182 Warner Parrott Road - Proposed 30-Bed Residential / Memory Care Facility

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

Commissioner Geil visited the site and asked people who had family in memory care how often they visited. He found that several visited often.

Commissioners Gage, Schlagenhauser, Staggs, Stoll, and Mitchell also visited the site.

Pete Walter, Senior Planner, presented the staff report. This was a request for a 30 bed assisted living facility with memory care on Warner Parrott Road. He explained the existing conditions on the site, proposed use, original and revised proposal, modified landscape plan, summary of revisions, solar shading analysis, surrounding uses, and approval criteria. He then discussed the public concerns on the record which included traffic, sight distance, safety, building height, 10 foot setback, building size, massing, height, shade/sunlight, vehicles blocking sight distance, impact to off-site trees, property values, construction hours, livability, and loss of privacy. Staff recommended continuing the hearing to January 11, 2021.

There was discussion regarding adequate parking, memory care and residential care use, protecting neighboring trees, construction hours, and setbacks.

Edward Radulescu, representing the applicant, addressed the parking issues and how they proposed the maximum allowed on site and staff would park at the church. He explained this was a permanent residence for the elderly and included a memory care facility. The residents did not drive. Memory care would only be on the first level. Regarding the second story windows, they were required to put windows in all residential units. There would be blinds for privacy and shading. Regarding the trees, the building would be set back far enough that they would not interfere with the drip line. They could have an arborist help with the location for the tree protection fencing. They were open to providing a 24 hour point of contact and good neighbor agreement. Construction hours would not be after 7 p.m.

There was discussion regarding the agreement with the church for staff parking, number of employees per shift, trees to the east with branches that hung over the property, number of rooms, and that long term storage of residents' cars would not be allowed.

Michelle Winters, resident of Oregon City, thought this proposal would alter the neighborhood. She was also concerned about shade/sunlight for her garden and people parking on the street.

Jerry Yarberry, resident of Oregon City, said the proposed use would alter the character of the neighborhood. Parking, neighborhood livability, shade, and second story windows looking into backyards were also concerns.

William Gifford, resident of Oregon City, was concerned about continuing the hearing again. He thought a decision should be made tonight. The applicant had done everything they could to address the concerns.

Mr. Radulescu provided rebuttal. He explained how they had addressed the building fitting with the neighborhood.

Petronella Donovan, applicant, wanted to be a good neighbor and was willing to work with the neighborhood. There was a shortage of elderly housing and this was a needed project.

Laura Terway, Community Development Director, explained the procedure for an adjustment to the parking plan for the off-site parking at the church. This was missing from the application and it could not be approved tonight. The Commission could approve the application without it and the applicant could come back with the parking adjustment at a later date.

Mr. Radulescu thought it was something that could be handled privately since they met the code for parking on site.

Chair Mitchell closed the public hearing.

There was discussion regarding whether or not to make a decision on the application or continue the hearing.

Chair Mitchell reopened the public hearing to ask if the applicant wished to withdraw the parking adjustment.

Mr. Radulescu said no, they requested a continuance so they could apply for the

parking adjustment.

Ms. Terway said the applicant would need to continue the 120 day deadline to March 8 and the hearing would be continued to January 25.

Ms. Donovan expressed her frustration about the amount of time and money they had already put into the process.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Gage, to tentatively approve GLUA-20-00020: CU-20-00002 / SP-20-00043 - 182 Warner Parrott Road - Proposed 30-Bed Residential / Memory Care Facility with the proposed conditions, without the parking adjustment, and to direct staff to come back with final findings for approval on January 11, 2021.

There was discussion regarding the effort of the applicant to address neighbor's concerns, how the proposal did not impair or preclude the use of the surrounding properties, and how the application met the criteria.

Chair Mitchell suggested increasing the 10 foot setback to 20 feet to match the R-10 zone.

Chair Mitchell reopened the public hearing.

Mr. Radulescu thought the new setback was doable, but they would lose a parking space.

Mr. Yarberry recommended continuing the hearing to January 11.

Chair Mitchell closed the public hearing.

Chair Mitchell said due to the reduced parking and the last minute change, he did not think they should change the setback.

Commissioner Geil was still concerned about the parking.

The motion carried by the following vote:

Aye: 5 - Chair Mike Mitchel, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, and Commissioner Christopher Staggs

Nay: 1 - Commissioner Tom Geil

GLUA-20-00033/LEG 19-00002 Amendments to the Water Master Plan

Chair Mitchel opened the public hearing.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. She explained the process, proposal, and criteria for approval. Staff recommended approval.

Patty Nelson, Senior Engineer, explained the purpose of the Water Master Plan, background on the plan, challenges identified, how the amendments addressed the challenges, and updated capital improvement projects.

A motion was made by Commissioner Gage, seconded by Commissioner Staggs, to continue the meeting past 10:00 PM. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchel, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Christopher Staggs, and

Commissioner Tom Geil

There was discussion regarding the Planning Commission's role in this process, how the plan impacted future development, improvements to downtown, capital projects and timeline, projected costs, and next steps.

There was no public comment.

Chair Mitchell closed the public hearing.

There was discussion regarding artistic expression of water, which would need to be addressed separately from the action tonight.

A motion was made by Commissioner Staggs, seconded by Commissioner Geil, to recommend approval of GLUA-20-00033/LEG 19-00002 Amendments to the Water Master Plan to the City Commission. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchel, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Christopher Staggs, and Commissioner Tom Geil

5. Communications

Chair Mitchell said this was Commissioner Geil's and Johnson's last meeting. The Commission and staff thanked them for their work.

Ms. Terway announced a joint Work Session with the Historic Review Board on January 11. The City Commission had directed staff to amend the Municipal Code regarding annexations.

6. Adjournment

Chair Mitchell adjourned the meeting at 10:25 PM.