



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Planning Commission

Monday, November 23, 2020

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 7 - Chair Mike Mitchell, Commissioner Christopher Staggs, Commissioner Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Vern Johnson, and Commissioner Tom Geil

Absent: 0 - None

Staffers: 2 - Community Development Director Laura Terway and Assistant Planner Diliana Vassileva

2. Public Comment – None

3. Public Hearing

Request for Continuance to Dec. 14, 2020: 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.

Jerry Yarberry, resident of Oregon City, urged the Commission to drive through the neighborhood, look at the traffic flow on Warner Parrott, and look at the driveways next to the proposal. The proposed use would adversely affect the neighboring properties and would alter the character of the surrounding area. This was a commercial building that did not fit in the neighborhood.

William Gifford, resident of Oregon City, said the applicant had made a significant investment and made modifications to the plans. Further delaying the application was unfortunate. He did not think this would make a significant impact on the neighborhood. It was not out of place considering the other facilities that were around the corner. The applicant was trying to ameliorate the neighbor's concerns which he thought were unfounded. What the applicant was asking for was not outside of code and the conditions of approval were acceptable. He thought it needed to proceed.

Michelle Winters, resident of Oregon City, said there was one adult care home around the corner that was very small and one level.

Marilyn Fergus, resident of Oregon City, said Mr. Gifford did not live in the neighborhood. The applicant said they would have overflow parking at the Methodist church, which was one block west and two blocks south on South End Road where there were no sidewalks and was uphill. People could only park on the south side of the street because on the north side there was a bike lane.

A motion was made by Commissioner Geil, seconded by Commissioner Schlagenhauser, to continue the hearing to December 14, 2020. The motion carried by the following vote:

Aye: 7 - Chair Mike Mitchel, Commissioner Dirk Schlagenhauser, Commissioner Vern Johnson, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Christopher Staggs, and Commissioner Tom Geil

4. General Business

Update to the Guidelines for Transportation Impact Analyses

Laura Terway, Community Development Director, gave a background on the traffic impact analyses required for land use applications and how staff was proposing to update the 2005 guidelines. She then reviewed the proposed revisions which would go to the City Commission in December.

John Replinger, Traffic Engineer, discussed the disconnect that often happened between what citizens expected and the code which accepted a higher level of congestion due to the cost of improvements. It was always a balancing act.

There was discussion regarding creating an emergency exit plan out of the City in case of a disaster, the difference between mobility and accessibility, the opportunity for applicants to submit alternative data, whether internal conversions needed a traffic analysis, and increased traffic as an impact of HB 2001.

5. Communications

Ms. Terway discussed the upcoming severely rent burdened community conversation, volunteer opportunity to work on the Transportation Demand Management Plan, and Planning Commission recommendations for the upcoming biennium budget.

6. Adjournment

Chair Mitchell adjourned the meeting at 8:06 PM.