



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, November 14, 2022 at 7:00 PM

CALL TO ORDER

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

Present: 4 - Chair Dirk Schlagenhauer, Commissioner Patti Gage, Commissioner Daphne Wuest, and Commissioner Gregory Stoll

Absent: 2 - Commissioner Christopher Staggs and Commissioner Bob La Salle

Staffers: 4 - Community Development Director Aquila Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, and City Attorney Bill Kabeiseman

PUBLIC COMMENT

None

PUBLIC HEARING

1. LEG22-00003 Amendment to adopt a new Comprehensive Plan, OC2040.

Chair Schlagenhauer opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. There were none.

Aquila Hurd-Ravich, Community Development Director, presented the staff report. This was a request to recommend adoption of OC2040, a new Comprehensive Plan, to the City Commission. She discussed the process for a legislative amendment. This would replace the 2004 Comprehensive Plan. Edits to the draft could be made prior to the first reading by the City Commission on December 7. She explained the purpose of the Comprehensive Plan, chapters tied to State Goals, developing the OC2040 vision, goals from each chapter, items entered into the record, and decision options.

Trieste Andrews, resident of Oregon City, spoke about the differences between art and culture and how art was only mentioned once in the plan. Art was an important driver of economic goals and should be referenced. She explained how support for the arts had never been consistent in the City. Art should be incorporated into the Comprehensive Plan, especially for future funding initiatives and requests. She suggested minor changes that could be incorporated into the plan.

There was discussion regarding the OC2040 plan being shared with City Committees, timing of the re-establishment of the Arts Committee, and how it was not too late to make changes.

There was consensus to add the wording Ms. Andrews had suggested.

Julie Hernandez, representing PGE, did not think the OC2040 plan addressed how the City would support additional demand for utilities, such as gas and electricity. There would need to be expansion of the system. She would like to see language on how the City would work with utilities. She was willing to work with Planning staff on additional language.

There was consensus for PGE to work with Planning staff and bring any proposed changes to the City Commission.

Chair Schlagenhauser closed the public hearing.

A motion was made by Commissioner Stoll, seconded by Commissioner Gage, to recommend to the City Commission approval of LEG22-00003 Amendment to adopt a new Comprehensive Plan, OC2040, and incorporate the changes proposed by Ms. Andrews. The motion carried by the following vote:

Aye: 4 - Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Daphne Wuest, and Chair Schlagenhauser

2. Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update.

Chair Schlagenhauser opened the public hearing. He asked if any Commissioner had conflicts of interest to declare. There was none.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. She discussed the tentative Planning Commission meeting policy topics, HB 2001 and implementation direction, potential outcomes, policy tracker form, and direction to staff. She explained the adopted HB 2001 code for lot sizes in R-2 and R-3.5 zones, minimum and maximum net density for R-2, high density zone development standard policy questions, duplex lot coverage in medium density zones, and lot coverage in low density zones.

There was discussion regarding the differences between ADU and duplexes for SDCs, utilities, setbacks, and size.

The Commission deliberated the policy questions: should the City increase maximum building lot coverage for duplexes to match the current allowance for a single-family dwelling plus an ADU (60-65%), should the City increase maximum building lot coverage across the board for specific middle housing types in rough proportion to increased number of units, and if there was no consensus for code revisions for this topic, should the City review this question in 2-3 years to determine if lot coverage was a barrier to middle housing construction.

There was consensus not to make any of these code revisions at this time.

The Commission then discussed these policy questions: should the City increase maximum building lot coverage for duplexes to match the current allowance for a single-family dwelling plus an ADU (45%), should the City increase maximum building lot coverage/lot sizes across the board for specific middle housing types in rough proportion to increased number of units, and if there was no consensus for code revisions for this topic, should the City review this question in 2-3 years to determine if lot coverage was a barrier to middle housing construction.

There was consensus not to make any of these code revisions at this time.

Lastly, the Commission discussed these policy questions: should the city increase middle housing density standards in the R2 zone to match the allowed density of the medium density (R-3.5) residential zoning or should it be higher, should the City increase the allowed density for multi-family projects in the R2 zone to be higher than the density for middle housing in the R2 zoning, if yes, should staff return with mitigation, location, or scaling strategies to reduce community impact, and should the City remove or restrict townhomes/townhome subdivisions as an allowed use in the R2 zoning district but still allow tri/quad plexes on infill lots, and if there was no consensus for code revisions for this topic, should the City review this question in 2-3 years.

There was discussion regarding parking requirements, reduced parking requirements for multi-family and in the high frequency bus line areas that would go into effect in January, infill and redevelopment in R-2, and the difference between condo and middle housing development.

There was consensus not to make any of these code revisions at this time. Changes had been made in June, and they did not think any changes needed to be made until they understood better the impacts of HB 2001 in the next few years. They did not want to make any changes too soon.

More topics would come back to the Commission in the next several meetings.

A motion was made by Commissioner Wuest, seconded by Commissioner Stoll, to continue the hearing for Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001-HB 2001 Housing Choice Code Update to November 28, 2022. The motion carried by the following vote:

Aye: 4 - Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Daphne Wuest, and Chair Schlagenhauser

COMMUNICATIONS

Chair Schlagenhauser said the letter from Commissioner Mitchell regarding traffic counts at intersections that affected neighborhood livability would be presented to the TAC tomorrow.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 9:14 PM.