



City of Oregon City

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

Meeting Minutes Planning Commission

Monday, November 9, 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: 3 - Community Development Director Laura Terway, Senior Planner Pete Walter, and City Attorney Carrie Richter

2. Public Comment — *Ralph??, resident of Oregon City, suggested challenging the Neighborhood Associations to diversify home ownership within their association boundaries with the reward of lower property taxes.*

3. Public Hearing

Request for Continuance: 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.

Marilyn Fergus, resident of Oregon City, spoke about her additional concerns regarding this application. She did not think it was consistent with the Comprehensive Plan for low density, this area was not zoned commercial and this was a commercial building, and the upper floor would not be available to memory care patients. She provided pictures of the nearby churches which had adequate parking and setbacks which this proposal did not provide. The facility was not appropriate for the neighborhood.

Ingra Richenbach, resident of Oregon City, was concerned about the increased traffic and if the sidewalk would be closed for the work. It would be a huge building close to the street. It would not fit with the neighborhood.

Jerry Yarberry, resident of Oregon City, encouraged the Commission to come to the neighborhood. They would have pictures of the parking issues at the next meeting. There was a mailbox directly in front of the proposed location and it would have to be

moved for the additional parking.

Chair Mitchell asked if any Commissioner had visited the site. Commissioners Gage and Johnson had.

A motion was made by Commissioner Geil, seconded by Commissioner Gage, to continue the hearing to November 23, 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

GLUA-20-00041/CI-20-00002: Code Interpretation for Live/Work Units Applicable Standards

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

Commissioner Gage drove by the site and Chair Mitchell visited the site.

Diliana Vassileva, Assistant Planner, presented the staff report. She explained this was for the Cove development, which was a mixed use development including 244 apartment units, a clubhouse, and 4 commercial tenant spaces. The applicant was proposing to convert the commercial spaces into live/work units, however the code was vague on which standards would apply. This application would clarify which standards were applicable, not approve the live/work units. She described the standards in the code for these types of units in Chapter 17.20.040 and how they were asking the Commission to clarify whether the site plan and design review standards for commercial development in Chapter 17.62 would apply. Staff recommended that the standards in 17.62 not apply to live/work units.

There was discussion regarding the recommendation of staff, design standards for live/work units, standards in 17.62, and conflict in the code about whether live/work units was a Type 1 or 2 review.

Michael Barrett, representing the applicant, wanted clarity on which standards they had to meet.

Don Miller, resident of Oregon City, thought they should use the live/work standards not commercial standards.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Johnson, to approve staff's recommendation for GLUA-20-00041/CI-20-00002: code interpretation for live/work units applicable standards. 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

GLUA 20-00033 LEG-20-00001 Public Works Code Amendments. Proposed code revisions to the Geologic Hazards Overlay District and other ancillary Public Works related development code & standards such as refinements to Public Utility Easements (PUE), requirements for undergrounding utilities, sanitary sewer standards, and the adoption of policies relating to sidewalk obstructions and undergrounding of utilities.

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

Christina Robertson-Gardiner, Senior Planner, reviewed the process and proposal for the Public Works code amendments. The purpose of these amendments was to clarify and provide additional detail for existing City engineering development processes. She discussed the criteria for approval items entered into the record, items identified at the September 28 meeting, and options.

Josh Wheeler, Assistant City Engineer, discussed the revisions made to Chapter 17.80, response to comments on the size of PUEs (Chapter 16.12), response to comments on right of entry (Chapter 13.08), response to comments on geologic hazards (Chapter 17.44), proposed revision for driveways, and next steps.

There was discussion regarding geologic hazard review, PGE request for a 10 foot PUEs and City's proposal for 5 feet, waivers, reduced rates for duplexes not only single family homes, retaining wall height, undergrounding utility poles, and exemptions for tree removal.

There was consensus for the following recommendations: reduced rates to be available to all missing middle housing types, refinements to the code to add "height" as a defining word to retaining walls, revised language about utility poles, and clarifying less than 25% tree canopy for the exemption.

A motion was made by Commissioner Geil, seconded by Commissioner Gage, to recommend approval of GLUA 20-00033 LEG-20-00001 Public Works Code Amendments with the additional recommendations and send them to the November 18, 2020 City Commission hearing. 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. Communications

Ms. Terway gave an update on Planning Commission terms.

5. Adjournment

Chair Mitchell adjourned the meeting at 8:45 PM.