



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, October 25, 2021 at 7:00 PM

CALL TO ORDER

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

Present: 5 - Chair Dirk Schlagenhauer, Commissioner Mike Mitchell, Commissioner Daphne Wuest, Commissioner Patti Gage, and Commissioner Gregory Stoll

Absent: 1 - Commissioner Christopher Staggs

Staffers: 3 - Community Development Director Laura Terway, Planner Kelly Reid, and City Attorney Carrie Richter

PUBLIC COMMENT

None

PUBLIC HEARING

1. GLUA 21-00057 and LEG 21-00004: Legislative Application for Housing Needs Analysis

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

Laura Terway, Community Development Director, introduced the topic.

Beth Goodman, ECONorthwest consultant, gave a presentation on the Housing Needs Analysis. She discussed the purpose of the analysis, types of housing, housing mix, units constructed 2009 to 2020, housing tenure by structure type, median sales price, average effective multi-family rent, median household income, cost burden, financially attainable housing, share of households by income level, buildable lands inventory, forecast of new housing, and recommendations.

There was discussion regarding the diversity of housing types in neighborhoods policy and regulating affordable housing, future policy choices for affordable housing, next steps, definitions, expected number of new dwelling units, demographics, deficit of high density residential, ADUs, and housing affordability.

Tom Geil, resident of Oregon City, questioned the numbers on affordability. Traffic congestion was also an issue.

Chair Schlagenhauser closed the public hearing.

A motion was made by Commissioner Wuest, seconded by Commissioner Gage, to recommend the City Commission approve GLUA 21-00057 and LEG 21-00004: Legislative Application for Housing Needs Analysis. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Mike Mitchell, Commissioner Patti Gage, and Commissioner Daphne Wuest

2. GLUA-21-00029: Serres Farm Planned Unit Development: MAS-21-00003 – Master Plan/Planned Unit Development, MAS-21-00004 – Detailed Development Plan – Phase I, MAS-21-00005 - Detailed Development Plan – Phase II, SUB-21-00001 – Subdivision – 123 lots, GEO-21-00010 Geologic Hazard Review & NROD-21-00006 – Natural Resources Overlay District

Chair Schlagenhauser 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.

Commissioner Mitchell said Icon Construction built his house several years ago and the owner of Icon had contributed to his campaign when he ran for City Commission.

Commissioner Wuest said Icon contributed to her campaign for City Commission in 2014-15 and she had purchased property from the owner of Icon.

Commissioners Mitchell and Stoll visited the site.

Kelly Reid, Planner, presented the staff report. She shared the existing conditions of the property, previous approvals, Planned Unit Development/Master Plan, project summary, overlay zones on the property, site circulation, transportation and mobility, Holcomb Boulevard improvements, stormwater management, block length and layout, Master Plan adjustments, adjustment to density, revisions to the conditions of approval, and options for action on the application.

Rick Givens, representing the applicant, said they were satisfied with the conditions of approval with a few exceptions. He proposed amendments to Conditions #37, to allow for one flag lot, #40, no need for additional mitigation, and #31, changing the timeline for constructing sidewalks and planting street trees.

There were questions about the lot sizes, driveways for duplexes, water service, impervious surface, lighting for the pathway, ownership and public access of the two acre open space and accessways, and how the Parks Department did not want to take ownership because it was not three or more acres and it would be HOA maintained.

Mr. Givens said the applicant preferred to make the open space private if the City did not want to take ownership due to the liability. He requested no recorded public access easement be required.

There was discussion regarding the pros and cons of public access to the open space.

Commissioner Mitchell noted a change he would like to make to the staff report, that they allow a driveway for each frontage for the duplex lots.

Bob La Salle, resident of Oregon City, was representing the Park Place Neighborhood Association. He talked about sewer restrictions, street network, traffic on Holcomb, left turn lane on Holcomb, obstruction on Lot 7, lot size reduction, and lighting. He requested a continuance of this hearing.

Timothy Spredborough, said there were ten properties that bordered this property that had a 30 foot easement for future access. He was concerned about access to his neighbor's property off of Holcomb, water capacity, and traffic on Holcomb.

There was consensus for the meeting to go past 10:00 p.m.

Edward Kulawiak, resident of Oregon City, owned property adjacent to this project. He was concerned about stormwater runoff and flooding.

Karen Streeter, resident of Oregon City, discussed the 50 foot PGE easement and how the stormwater pond and trail would be located in that easement. There would be public access through an existing dirt road to the trail.

Mr. Givens provided rebuttal. He agreed they needed approval from Clackamas County to extend sewer through the rural area to serve this area. They had talked with the School District about an easement through the school as a fall back. The sewer was already a condition of approval. There was a deeded piece of right-of-way for the street connection to Kalen. The lot adjustment was allowed in a PUD/Master Plan area. The increased density allowed for the best use of the City's resources. Regarding traffic on Holcomb, a traffic study was done that found there was capacity for the proposed development. Regarding stormwater, there would be a stormwater detention facility on the site and they would meet the City's standards. They already had discussions with PGE about the stormwater facilities and they had no objections.

Commissioner Stoll suggested adding a condition that the improvements on Holcomb, particularly the left turn lane, be done before the development of the subdivision.

Carrie Richter, City Attorney, asked if the applicant would extend the 120 day deadline to accommodate the continuance request.

Mr. Givens agreed to a 30 day extension.

There was discussion regarding what information the Commission wanted to be brought back to the next hearing.

There was consensus that the condition regarding the timeline for the sidewalks and street trees be changed as proposed by the applicant. The Commission also would like to see

more tree mitigation and for staff to ask the Parks Department if they could make an exception and accept the two acre open space as a park.

A motion was made by Commissioner Stoll, seconded by Commissioner Gage, to continue the hearing for GLUA-21-00029: Serres Farm Planned Unit Development: MAS-21-00003 – Master Plan/Planned Unit Development, MAS-21-00004 – Detailed Development Plan – Phase I, MAS-21-00005 - Detailed Development Plan – Phase II, SUB-21-00001 – Subdivision – 123 lots, GEO-21-00010 Geologic Hazard Review & NROD-21-00006 – Natural Resources Overlay District to November 8, 2021. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Mike Mitchell, Commissioner Patti Gage, and Commissioner Daphne Wuest

COMMUNICATIONS

Ms. Terway discussed recruitment for two Planning Department positions. Her last day would be November 10.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 10:51 PM.