



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, October 24, 2022 at 7:00 PM

CALL TO ORDER

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

Present: 7 - Chair Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Mike Mitchell, Commissioner Daphne Wuest, Commissioner Christopher Staggs, Commissioner Gregory Stoll, and Commissioner Bob La Salle

Absent: 0 -

Staffers: 2 - Community Development Director Aquila Hurd-Ravich and Senior Planner Christina Robertson-Gardiner

PUBLIC COMMENT

Steve VanHaverbeke, resident of Oregon City, commented on the staff report for the Park Place Crossing project that came out after the October 17 City Commission meeting with all the neighbors' concerns. He thought it should have been produced earlier.

Aquila Hurd-Ravich, Community Development Director, said the City Commission deliberated on the appeal on October 17. They decided to deny the application and in order to deny the application, they had to create findings for the decision which were adopted on October 21.

PUBLIC HEARING

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

Christina Robertson-Gardiner, Senior Planner, presented the staff report. She discussed HB 2001 implementation direction, housing choice code update and adopted code, policy tracker form, next steps, and potential outcomes.

There was discussion regarding adding definitions of housing terms and a zoning map, land use affordability incentives, utility hook ups, long term RV park, discussions with developers, what a habitable structure was, how units if kitchen and bathroom facilities were shared was yet to be defined, short term rentals, dormitory style housing, purpose of HB 2001 for more housing options vs. affordability, six months to post the new code update on the City's website, and flagging code that had been changed.

Paul Edgar, resident of Oregon City, discussed ways to promote affordability and build more dwellings. He was concerned about traffic and limited transportation options as well as the need for an outreach center/shelter.

There was discussion regarding sleeping quarters at churches and options for volunteers to build affordable units.

This item would be brought back to the next meeting.

COMMUNICATIONS

2. Draft letter for the Transportation Advisory Committee to investigate performance and capacity standards for local streets.

Ms. Hurd-Ravich introduced the topic.

There was discussion regarding the process for traffic counts, making it fair for everyone, livability on neighborhood streets, and staffing and financial impacts.

A motion was made by Commissioner Stoll, seconded by Commissioner Gage, to forward the letter to the Transportation Advisory Committee as written. The motion passed by the following vote:

Aye: 6 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Christopher Staggs, Commissioner Patti Gage, Commissioner Mike Mitchell, and Commissioner Bob La Salle

Nay: 1 - Commissioner Daphne Wuest

Ms. Hurd-Ravich reviewed the terms of the Planning Commission positions. There was discussion regarding the process for filling the upcoming vacancies. She also discussed upcoming agenda items.

Commissioner Mitchell showed a picture of a duplex design from a recent development that blended in with nearby single-family dwelling units.

Commissioner Wuest was attending a Planning 101 class.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 9:07 PM.