



CITY OF OREGON CITY PLANNING COMMISSION WORK SESSION MINUTES

Monday, October 10, 2022 at 6:00 PM

CALL TO ORDER

Vice Chair Mitchell called the meeting to order at 6:00 PM.

Present: 6 - Commissioner Patti Gage, Commissioner Daphne Wuest, Commissioner Christopher Staggs, Commissioner Mike Mitchell, Commissioner Gregory Stoll, and Commissioner Bob La Salle

Absent: 1 - Chair Dirk Schlagenhauser

Staffers: 2 - Community Development Director Aquila Hurd-Ravich, Planning Manager Pete Walter, Assistant Planner Molly Gaughran, and Assistant Planner Jude Thaddaeus

WORK SESSION ITEM

1. Planning Process in Oregon City – Levels of Review

Christina Robertson-Gardiner, Senior Planner, discussed the levels of land use review, examples of Type I, II, III, and IV applications, public notification, and example findings.

Carrie Richter, City Attorney, described applying clear and objective standards to applications and how procedures could not result in undue delay. The City thought Type II review did not result in undue delay for housing proposals and still allowed for public comment.

There was discussion regarding the appeals process, public comments being relevant to the criteria, completeness review, differences between the review types, Type II concerns that the public comment period was before the staff report and applications that impacted neighbors should have a hearing, and making sure they were following the state regulations.

2. OC 2040 Comprehensive Plan Adoption Process

Aquila Hurd-Ravich, Community Development Director, asked if the Commission was ready to move forward with the public hearing process for the OC 2040 Comprehensive Plan.

Commissioner Mitchell discussed Strategy 5C and the areas to coordinate with Clackamas County and Metro on City boundaries. He thought there needed to be a better way to describe those areas by referring to a map. For Strategy 6C, he thought they should add

historic downtown, Tumwater Village, and the McLoughlin and Ermatinger houses as tourism locations for transportation connections. For Strategy 3A, he was concerned about encouraging maximum densities.

Ms. Richter clarified Comprehensive Plan policies did not apply to subdivisions when they were not changing the zone, so Strategy 3A would not apply.

There was consensus to refer to a map on 5C, change the language on 6C to “This included historic and cultural amenities,” and change 3A to “considering reasonable densities.”

A motion was made by Commissioner La Salle, seconded by Commissioner Stoll, to move forward with the public hearing process for the draft OC2040 Comprehensive Plan as revised. The motion carried by the following vote:

Aye: 6 - Commissioner Mike Mitchell, Commissioner Daphne Wuest, Commissioner Gregory Stoll, Commissioner Patti Gage, Commissioner Christopher Staggs, and Commissioner Bob La Salle

COMMUNICATIONS

None.

ADJOURNMENT

Vice Chair Mitchell adjourned the meeting at 7:05 PM.