



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, October 10, 2022 at 7:00 PM

CALL TO ORDER

Vice Chair Mitchell called the meeting to order at 7:10 PM.

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

Absent: 1 - Chair Dirk Schlagenhauser

Staffers: 4 - Community Development Director Aquila Hurd-Ravich, Assistant City Engineer Josh Wheeler, Planning Manager Pete Walter, and City Attorney Carrie Richter

PUBLIC COMMENT

None

PUBLIC HEARING

1. GLUA-22-00013: AN-22-0001: Recommendation to the City Commission of a proposed Annexation of 19024 Rose Road to the City of Oregon City.

Christina Robertson-Gardiner, Senior Planner, explained emergency annexations, and in this case the request was due to a failed septic system which necessitated hooking up to City sewer. They were not asking for rezoning of the property, and it would retain its County designation of FU-10. She explained the property location, annexation request, annexation process, future zoning, Natural Resources Overlay District, and staff recommendation for approval.

There was discussion regarding the County zoning, practicality of hooking up, and extra-territorial connections.

There was discussion regarding the property being part of the South End Concept Plan.

A motion was made by Commissioner Staggs, seconded by Commissioner Wuest, to recommend to the City Commission approval of GLUA-22-00013: AN-22-0001. The motion carried by the following vote:

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

2. GLUA 22-00029 VAR-22-00004: Planning Commission Variance of the front yard setback and allowance of an accessory building in the front yard at 12200 Meadowlawn Drive.

Ms. Robertson-Gardiner presented the staff report. This was a request for a variance of the front yard setback and allowance of an accessory building in the front yard of a single-family residence. The applicant built the structure without a building permit and there was a setback issue. She reviewed staff's recommendations and findings, background on the lot, flag lot orientation, building height, site plan, site photos, and conditions of approval.

There was discussion regarding this building becoming a potential ADU. Ms. Robertson-Gardiner clarified an ADU would require a separate variance.

Dennis and Sarah Bean, applicants, showed a video on how they built the barn. They thought no permit was needed and they did not know it had been placed in the wrong location. Their neighbors supported the structure.

There was discussion regarding the uniqueness of the situation, the need for flexibility, and possible screening.

A motion was made by Commissioner La Salle, seconded by Commissioner Gage, to approve GLUA 22-00029 VAR-22-00004 with conditions and note that an ADU would have to be reviewed. The motion carried by the following vote:

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

COMMUNICATIONS

Ms. Hurd-Ravich discussed upcoming agenda items.

Ms. Robertson-Gardiner gave an update on HB 2001 Package 2.

Vice Chair Mitchell suggested sending a letter to the Transportation Advisory Committee for a recommendation on vehicle trips on local streets. There was consensus to move forward with the suggestion.

Ms. Hurd-Ravich gave an update on the Climate Friendly Equitable Community rulemaking and legal action from other cities.

Commissioner La Salle addressed allegations that were brought against him at the last meeting.

ADJOURNMENT

Vice Chair Mitchell adjourned the meeting at 8:29 PM.