



City of Oregon City

625 Center Street
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Meeting Minutes Planning Commission

Monday, September 28, 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: 6 - Chair Mike Mitchell, Commissioner Tom Geil, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Gregory Stoll, and Commissioner Vern Johnson

Absent: 1 - Commissioner Christopher Staggs

Staffers: 5 - Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, Assistant City Engineer Josh Wheeler, and Public Works Director John Lewis

2. Public Comment – *None*

3. Public Hearing

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 Mitchell opened the public hearing. He asked if any Commissioner had a conflict of interest to declare. There was none.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. She explained the process for the hearing, proposed revisions, criteria for approval, and items entered into the record.

Josh Wheeler, Assistant City Engineer, discussed the background and purpose for these revisions, public outreach, and revisions to Chapter 13.04 and 13.08 water and sewer services.

There was discussion regarding implementing a program for televising sewer pipes and reducing Inflow and Infiltration.

Mr. Wheeler explained the proposed revisions to Chapter 12.04 sidewalks, streets, etc. and Chapter 16.12 land development: driveways.

There was discussion regarding driveway widths and spacing.

Mr. Wheeler continued to explain the proposed revisions to Chapter 16.12 land development: public utility easements (PUEs) and overhead lines.

There was discussion regarding the size of the public utility easements.

Mr. Wheeler discussed the changes to Chapter 17.04, definitions, Chapter 17, zoning, Chapter 17.44, geologic hazards, and Chapter 17.80, communication facilities.

There was discussion regarding small cell facilities and regulations.

Paul Edgar, resident of Oregon City, discussed the geologic hazard code revisions and addressing development in areas susceptible to landslides.

Mr. Wheeler explained the waiver process and current protections in the code for landslide areas. Based on the science of today and conversations with consultants, DLCD, and DOGAMI, everyone supported the code they were proposing.

There was discussion regarding transparency in the code, degree of risk, past problems with landslides in the City, new development improvements to a site, waiver process, challenging a waiver through a LUBA process, and how the revisions were clarifying changes not large changes to the steep slope regulations.

Julie Hernandez, resident of Oregon City, asked questions about small cell attachments and macrosites going through a land use process.

John Lewis, Public Works Director, stated these would be small facilities that sat on power poles. Macrosites would continue to go through a land use process.

Meridee Pabst, Wireless Policy Group, made comments on behalf of AT&T. AT&T supported the exemption from zoning for small wireless facilities due to the nature of the review and the federal timelines. She asked the Commission to consider modifying the language in the exemption to use the exact language used by the Federal Communications Commission which was "small wireless facility". She clarified AT&T planned to install 4G only in Oregon City, not 5G, at this time.

There was discussion regarding 4G versus 5G capabilities.

Eric Underwood, representing PGE, clarified the reason for the ten foot PUE minimum which was to allow for the utility clearance requirements.

There was discussion regarding rewriting Chapter 13.08, right of entry, and to use the term "small wireless facility".

A motion was made by Commissioner Stoll, seconded by Commissioner Geil, to continue the hearing to October 12, 2020. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchel, Commissioner Tom Geil, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Gregory Stoll, and Commissioner Vern Johnson

4. Communications – *None*

5. Adjournment

Chair Mitchell adjourned the meeting at 9:20 PM.