



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, September 27, 2021 at 7:00 PM

CALL TO ORDER

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

Present: 4 - Chair Dirk Schlagenhauer, Commissioner Mike Mitchell, Commissioner Gregory Stoll, and Commissioner Christopher Staggs

Absent: 2 - Commissioner Patti Gage and Commissioner Daphne Wuest

Staffers: 3 - Community Development Director Laura Terway, Planner Kelly Reid, and Assistant City Engineer Josh Wheeler

PUBLIC COMMENT

None

PUBLIC HEARING

1. LEG-21-00003: Adoption of Park Place Urbanization Study, an amendment to the Transportation System Plan

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

Kelly Reid, Planner, presented the staff report. This was a request to adopt the Park Place Urbanization Plan as part of the Transportation System Plan. She described the process, proposal, what the plan included, approval criteria, and Planning Commission review.

Josh Wheeler, Assistant City Engineer, gave a project overview. He discussed gaps in existing sidewalks, pedestrian, bicycle, and vehicular challenges, neighborhood surveys, Roadway Classification Plan, roadway specific cross sections, sidewalk priorities, and next steps/options.

There was discussion regarding the survey responses, travel lane width, improvements to Holcomb, sidewalk prioritization, lack of funding for the road improvements, purpose of the plan, and what was a corridor and corridor plan.

Linda Smith, resident of Oregon City, discussed the survey responses and how Holcomb was the priority of the neighborhood.

Richard Guerrero, resident of Oregon City, agreed Holcomb should be the priority. The linear square footage for the sidewalks didn't make sense.

Geneva Butterfield, resident of Oregon City, said her mother did not receive the first survey and had to ask for the second one. The construction would impact her mother's property. Speeding was an issue and the street was very narrow and she questioned being able to put sidewalks and parking on both sides.

Ray Lester, resident of Oregon City, did not receive the second survey. He wanted more details on the construction plans as they would impact his property.

Chair Schlagenhauer closed the public hearing.

Mr. Wheeler explained the future improvements to Holcomb. There was no current funding for the Park Place plan, but there would be more discussions with property owners when it came time for design. He recommended a speed bump application process to deal with the speeding.

There was discussion regarding survey response errors in the document, traffic calming options, how parking would not be restricted, need for bike lanes, reason for the plan, weight of the surveys in the decision making, development scenarios, options for Commission action, and continuing the hearing for staff to address concerns.

A motion was made by Commissioner Mitchell, seconded by Commissioner Staggs, to continue LEG-21-00003: Adoption of Park Place Urbanization Study, an amendment to the Transportation System Plan to October 11, 2021. The motion carried by the following vote:

Aye: 4 - Chair Dirk Schlagenhauer, Commissioner Christopher Staggs, Commissioner Mike Mitchell, and Commissioner Gregory Stoll

2. CONTINUANCE OF 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 – 124 lots, & NROD-21-00006 – Natural Resources Overlay District

Chair Schlagenhauer 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 including a visit to the site.

Commissioner Mitchell said the applicant had built his home and the owner of the company contributed to his campaign when he ran for City Commission.

Chair Schlagenhauer had visited the site in the past.

A motion was made by Commissioner Stoll, seconded by Commissioner Mitchell, to continue 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 – 124 lots, & NROD-21-00006 – Natural Resources Overlay District to October 25, 2021. The motion carried by the following vote:

Aye: 4 - Chair Dirk Schlagenhauser, Commissioner Christopher Staggs, Commissioner Mike Mitchell, and Commissioner Gregory Stoll

COMMUNICATIONS

OC2040 Project Update

Laura Terway, Community Development Director gave an update on the OC2040 project.

There was discussion regarding filling Planning Commission positions.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 8:44 PM.