



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, September 25, 2023 at 7:00 PM

REGULAR MEETING OF THE PLANNING COMMISSION

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the Planning Commission but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Chair/City Staff. The Commission does not generally engage in dialog with those making comments but may refer the issue to the City Staff. Complaints shall first be addressed at the department level prior to addressing the Commission.

PRESENTATION

1. Willamette Falls Path/OR 99E Enhancement: 10th Street to Railroad Avenue Project (CI 22-002) Overview

PUBLIC HEARING

MEETING MINUTES

2. Planning Commission Minutes Approval

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Planning Commission **Agenda Date:** 09/25/2023

From: Christina Robertson Gardiner, Senior Planner
Dayna Webb, City Engineer

SUBJECT:

Willamette Falls Path/OR 99E Enhancement: 10th Street to Railroad Avenue Project (CI 22-002) Overview

BACKGROUND:

Oregon City nominated the Willamette Falls Shared Use Path and OR 99E Corridor Enhancement Project for the RFFA Grant Program in June 2019.

The project is located on OR 99E, also known as McLoughlin Boulevard, an Oregon Department of Transportation facility. The corridor is designated as a Regional Bikeway and Pedestrian Parkway, with frequent transit service running parallel to the corridor. However, the final phase of the [McLoughlin Boulevard Enhancement Plan](#) has proven to be the most challenging, as it is intertwined with the OR 99E viaducts and crosses the Highway 43 bridge alignment. Transit users and pedestrians often feel unsafe due to inadequate lighting, narrow sidewalks, and deteriorating railings that fail to provide a barrier from adjacent fast-moving traffic.

The project has two main goals that address barriers to investing and revitalizing properties that front McLoughlin Boulevard in Oregon City:

- Close the gap and provide safe pedestrian and bicycle access.
- Provide a conceptual complete street design for McLoughlin Boulevard (both sides) from 10th Street to the 99E tunnel/Railroad Avenue.

The McLoughlin Boulevard Enhancement Plan was adopted in 2005 and has since completed its Planning and Alternatives Identification and Evaluation phases. Phase 1 and Phase 2 of the plan have been completed, but the viaducts located between 8th and 10th streets were expected to be replaced to implement the identified cross sections.

Unfortunately, the viaducts are not expected to be replaced with a widened structure that would support the widened sidewalk, which is necessary to provide the needed width for safe bicycle and pedestrian access. To address this critical gap in our active transportation network, the City needs to update the options within this section of the corridor. These options could include a separate structure that runs parallel to the

viaduct either at the same or different grade.

The grant funding will enable the City to complete the Alternatives Identification and Evaluation phase to determine how to address this gap. Once a preferred alternative is identified, the City will proceed with the Preliminary Design to 30%.



The study area focuses on McLoughlin Boulevard (OR99 E) between 10th Street and tumwata village.

Opportunities for Community Participation and Feedback

Oregon City will be starting public outreach soon, look for more information on the city's website in early October. City staff will provide updates to the Planning Commission as the project moves forward.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Planning Commission
From: Administrative Assistant Kay Neumann

Agenda Date: 09/25/2023

SUBJECT:

Planning Commission Minutes Approval

STAFF RECOMMENDATION:

Staff recommends Planning Commission approve the meeting minutes listed below and attached for your review.

BACKGROUND:

Please find multiple meeting minutes attached for review to be approved at the next meeting.

The City Recorder's office conducted an audit of all minutes for the City's public meetings and found there were a large number of minutes that were not drafted, were drafted but not approved, or were posted on-line and not approved. The City Recorder used the audit to create a tracking log of the disposition of each meeting. Based on this information staff will include minutes from previous meetings on each agenda until all drafted minutes are approved.

Minutes in this packet include:

1. 10/25/2021
2. 06/27/2022
3. 05/08/2023
4. 05/22/2023
5. 09/11/2023

NOTE: These can all be approved as a single motion and do not need to be approved individually. There will be additional sessions with multiple meeting minutes. The City is in the process of devising a plan to fill in the many meetings where minutes have not yet been transcribed.



CITY OF OREGON CITY PLANNING COMMISSION - DRAFT MINUTES

Monday, October 25, 2021 at 7:00 PM

CALL TO ORDER

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

Present: 5 - Chair Dirk Schlagenhauer, Commissioner Mike Mitchell, Commissioner Daphne Wuest, Commissioner Patti Gage, and Commissioner Gregory Stoll

Absent: 1 - Commissioner Christopher Staggs

Staffers: 3 - Community Development Director Laura Terway, Planner Kelly Reid, and City Attorney Carrie Richter

PUBLIC COMMENT

None

PUBLIC HEARING

1. GLUA 21-00057 and LEG 21-00004: Legislative Application for Housing Needs Analysis

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

Laura Terway, Community Development Director, introduced the topic.

Beth Goodman, ECONorthwest consultant, gave a presentation on the Housing Needs Analysis. She discussed the purpose of the analysis, types of housing, housing mix, units constructed 2009 to 2020, housing tenure by structure type, median sales price, average effective multi-family rent, median household income, cost burden, financially attainable housing, share of households by income level, buildable lands inventory, forecast of new housing, and recommendations.

There was discussion regarding the diversity of housing types in neighborhoods policy and regulating affordable housing, future policy choices for affordable housing, next steps, definitions, expected number of new dwelling units, demographics, deficit of high density residential, ADUs, and housing affordability.

Tom Geil, resident of Oregon City, questioned the numbers on affordability. Traffic congestion was also an issue.

Chair Schlagenhauser closed the public hearing.

A motion was made by Commissioner Wuest, seconded by Commissioner Gage, to recommend the City Commission approve GLUA 21-00057 and LEG 21-00004: Legislative Application for Housing Needs Analysis. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Mike Mitchell, Commissioner Patti Gage, and Commissioner Daphne Wuest

2. 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 – 123 lots, GEO-21-00010 Geologic Hazard Review & NROD-21-00006 – Natural Resources Overlay District

Chair Schlagenhauser 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.

Commissioner Mitchell said Icon Construction built his house several years ago and the owner of Icon had contributed to his campaign when he ran for City Commission.

Commissioner Wuest said Icon contributed to her campaign for City Commission in 2014-15 and she had purchased property from the owner of Icon.

Commissioners Mitchell and Stoll visited the site.

Kelly Reid, Planner, presented the staff report. She shared the existing conditions of the property, previous approvals, Planned Unit Development/Master Plan, project summary, overlay zones on the property, site circulation, transportation and mobility, Holcomb Boulevard improvements, stormwater management, block length and layout, Master Plan adjustments, adjustment to density, revisions to the conditions of approval, and options for action on the application.

Rick Givens, representing the applicant, said they were satisfied with the conditions of approval with a few exceptions. He proposed amendments to Conditions #37, to allow for one flag lot, #40, no need for additional mitigation, and #31, changing the timeline for constructing sidewalks and planting street trees.

There were questions about the lot sizes, driveways for duplexes, water service, impervious surface, lighting for the pathway, ownership and public access of the two acre open space and accessways, and how the Parks Department did not want to take ownership because it was not three or more acres and it would be HOA maintained.

Mr. Givens said the applicant preferred to make the open space private if the City did not want to take ownership due to the liability. He requested no recorded public access easement be required.

There was discussion regarding the pros and cons of public access to the open space.

Commissioner Mitchell noted a change he would like to make to the staff report, that they allow a driveway for each frontage for the duplex lots.

Bob La Salle, resident of Oregon City, was representing the Park Place Neighborhood Association. He talked about sewer restrictions, street network, traffic on Holcomb, left turn lane on Holcomb, obstruction on Lot 7, lot size reduction, and lighting. He requested a continuance of this hearing.

Timothy Spredborough, said there were ten properties that bordered this property that had a 30 foot easement for future access. He was concerned about access to his neighbor's property off of Holcomb, water capacity, and traffic on Holcomb.

There was consensus for the meeting to go past 10:00 p.m.

Edward Kulawiak, resident of Oregon City, owned property adjacent to this project. He was concerned about stormwater runoff and flooding.

Karen Streeter, resident of Oregon City, discussed the 50 foot PGE easement and how the stormwater pond and trail would be located in that easement. There would be public access through an existing dirt road to the trail.

Mr. Givens provided rebuttal. He agreed they needed approval from Clackamas County to extend sewer through the rural area to serve this area. They had talked with the School District about an easement through the school as a fall back. The sewer was already a condition of approval. There was a deeded piece of right-of-way for the street connection to Kalen. The lot adjustment was allowed in a PUD/Master Plan area. The increased density allowed for the best use of the City's resources. Regarding traffic on Holcomb, a traffic study was done that found there was capacity for the proposed development. Regarding stormwater, there would be a stormwater detention facility on the site and they would meet the City's standards. They already had discussions with PGE about the stormwater facilities and they had no objections.

Commissioner Stoll suggested adding a condition that the improvements on Holcomb, particularly the left turn lane, be done before the development of the subdivision.

Carrie Richter, City Attorney, asked if the applicant would extend the 120 day deadline to accommodate the continuance request.

Mr. Givens agreed to a 30 day extension.

There was discussion regarding what information the Commission wanted to be brought back to the next hearing.

There was consensus that the condition regarding the timeline for the sidewalks and street trees be changed as proposed by the applicant. The Commission also would like to see

more tree mitigation and for staff to ask the Parks Department if they could make an exception and accept the two acre open space as a park.

A motion was made by Commissioner Stoll, seconded by Commissioner Gage, to continue the hearing for 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 – 123 lots, GEO-21-00010 Geologic Hazard Review & NROD-21-00006 – Natural Resources Overlay District to November 8, 2021. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Mike Mitchell, Commissioner Patti Gage, and Commissioner Daphne Wuest

COMMUNICATIONS

Ms. Terway discussed recruitment for two Planning Department positions. Her last day would be November 10.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 10:51 PM.



CITY OF OREGON CITY PLANNING COMMISSION - DRAFT WORK SESSION MINUTES

Monday, June 27, 2022 at 6:00 PM

CALL TO ORDER

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

Present: 5 - Chair Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Mike Mitchell, Commissioner Daphne Wuest, and Commissioner Bob La Salle

Absent: 2 - Commissioner Gregory Stoll and Commissioner Christopher Staggs

Staffers: 2 - Community Development Director Aquila Hurd-Ravich and City Attorney Carrie Richter

WORK SESSION ITEMS

1. Review OC2040 Comprehensive Plan Draft *Appendix: Implementation Measures*

Aquila Hurd-Ravich, Community Development Director, reviewed feedback from the last Work Session and discussed developing the implementation measures for further guidance, how the document would be used, and staff recommendation to review and update the implementation measures on a bi-annual basis and use that report to set priorities for the upcoming biennium. She asked for feedback from the Commission.

There was discussion regarding redundancy, how these would be guidance not approval criteria for land use decisions, how they were broad statements that could be interpreted but the Commission thought they were too vague to be useful and were more City goals than Comp Plan items, revising the Comp Plan to tie the language to development applications, and relying on the code more than the Comp Plan for land use.

Commissioner Mitchell said they ended up with a document that reflected what the task force said, but did not end up with a land use document.

Commissioner Wuest understood the concerns of the Commission, but didn't think they could start over.

Commissioner Mitchell thought they missed the step of turning the goals and strategies into land use items, especially to show compliance with state land use goals.

There was discussion regarding linking the plan to the statewide planning goals. Staff would come back with some expanded wording in the Comp Plan.

Commissioner La Salle suggested adding encourage private development of “tourism services” in the implementation measures under Diverse Economy. He discussed how the phrasing of “healthy and welcoming communities” was confusing.

There was discussion regarding the timeline for the project. Commission input for possible changes would be due to staff in a week.

2. Discussion of Planning Commission Bylaws

Ms. Hurd-Ravich said this was an item Commissioner La Salle asked to discuss.

Commissioner La Salle pointed out issues in Article 3a, membership. There was discussion regarding what happened when completing someone else’s term and changing the language to “A Commissioner should serve no more than eight consecutive years.”

The next one was Article 5a, organization and procedures, the last word should be “law” and for Article 5b, without a quorum a meeting would be canceled, and he thought they should allow public comments instead of canceling a meeting. It was noted they had never started a meeting and then canceled it; the meeting was typically canceled ahead of time. There was consensus not to change the wording.

Commissioner Mitchell pointed out typos in Article 2a, suggested changing the word “articulating” in Article 2c, changing Article 3 to reflect the recent vote, adding to the bylaws that the City Commission could remove a Planning Commissioner for misconduct or non-performance, take out “his or her” and change to “chairperson’s” absence in Article 4c, and in Article 5b, add that a tie vote meant the motion failed. It was noted that last one was not in the code and could not be added. There was a typo in Article 5g and he suggested adding “in conjunction with the Planning Manager and City Attorney” in Article 6f.

Commissioner Wuest pointed out in the City Commission’s bylaws they had laid out a lot more for quasi-judicial meetings. She questioned allowing two members on the Planning Commission that were non-residents. She thought they should follow the same timetable for public testimony in the document used by the City Commission.

Ms. Hurd-Ravich did not think that was unusual to have two non-resident members.

There was consensus to add the City Commission’s quasi-judicial hearing conduct document to the Planning Commission bylaws.

Commissioner Wuest asked whether or not they were encouraged to visit sites. It was noted the more information for land use decisions the better. She also suggested adding in the bylaws how they needed a motion to extend meetings past 10 p.m. with a hard stop at 11 p.m. She asked about adding public testimony at work sessions and adding meeting days and times to the bylaws. The Commission did not think those needed to be added.

Chair Schlagenhauser discussed Article 6, and how it should be changed to “City staff would summarize the issues to be addressed and criteria to be applied.”

Carrie Richter, City Attorney, said the bylaws did not have to be adopted by the City Commission, but she asked if they wanted to share the bylaws with them.

There was consensus to send the updated bylaws to the City Commission before the Planning Commission formally adopted them. Chair Schlagenhauer and Commissioner Mitchell would make the presentation to the City Commission.

COMMUNICATIONS

1. Update on Climate-Friendly and Equitable Communities

Ms. Hurd-Ravich gave a background on this program. LCDRC adopted temporary rules on May 19 and would adopt permanent rules in July. These rules would ask cities to designate climate friendly areas as well as new housing and mixed-use developments to support electric vehicles and reduce parking mandates as well as address critical gaps in walking, biking, and transit. She explained the items that Oregon City would need to comply with.

There was discussion regarding the implementation of these new rules.

Ms. Hurd-Ravich gave staffing updates.

ADJOURNMENT

Chair Schlagenhauer adjourned the meeting at 8:11 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, May 08, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauer, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Paul Espe

Absent: 1 – Commissioner Daphne Wuest, Commissioner Chris Staggs

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Assistant Planner Molly Gaughran, City Attorney Carrie Richter (virtual)

Members of the Public: Chuck Dougherty, Ariane Sanders (virtual), McCabe Karcher (virtual)

PUBLIC COMMENT

PUBLIC HEARING

1. Continuance of GLUA-23-00006 (General Land Use Application), SP-23-00016 (Site Plan and Design Review), VAR-23-00001 (Variance), and PARK-23-00001 (Parking Adjustment). 1689 Molalla Ave - Chase Bank Site Plan and Design Review, Variance for Building Entrance Design, and Parking Adjustment.

There were no ex parte contacts, conflicts of interest or bias by any of the commissioners present. Most commissioners were familiar with the site but had not visited purposely for this application.

Planner Molly Gaughran presented the staff report for the continuance of the land use and variance request. The planning staff recommendation is to approve the continuance until May 22, 2023.

Applicant had nothing to add to the presentation.

There was no discussion.

A motion was made by Commissioner Espe, seconded by Commissioner Schlagenhauer to approve GLUA-23-00006, SP-23-00016, VAR-23-00001 and PARK-23-00001 with conditions of approval. The motion carried by the following vote:

**Aye: 5 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws,
Commissioner LaSalle, Commissioner Espe**

MEETING MINUTES

2. Planning Commission Minutes Approval for 8/23/2004; 3/28/2016; 4/11/2016; 1/13/2020; 1/27/2020; 2/10/2020; 2/24/2020; 3/9/2020; 6/8/2020; 6/22/2020; 12/14/2020

A motion was made by Commissioner LaSalle, seconded by Commissioner Laws to approve the meeting minutes. The motion carried by the following vote

**Aye: 5 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws,
Commissioner LaSalle, Commissioner Espe**

COMMUNICATIONS

3. There will now be a meeting on May 22nd.

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:15 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, May 22, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Chris Staggs, Commissioner Karla Laws (Virtual), Commissioner Bob LaSalle

Absent: 1 – Commissioner Daphne Wuest

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Assistant Planner Molly Gaughran, City Attorney Carrie Richter

Members of the Public: D. Lundy (virtual); Ryan Nickelson (virtual); McCabe Karcher (virtual); William Gifford

PUBLIC COMMENT

PUBLIC HEARING

1. GLUA-23-00006 (General Land Use Application), SP-23-00016 (Site Plan and Design Review), VAR-23-00001 (Variance), and PARK-23-00001 (Parking Adjustment). 1689 Molalla Ave - Chase Bank Site Plan and Design Review, Variance for Building Entrance Design, and Parking Adjustment.

There were no ex parte contacts, conflicts of interest or bias by any of the commissioners present. Most commissioners were familiar with the site but had not visited purposely for this application.

Planner Molly Gaughran presented the staff report for the land use and variance request. The planning staff recommendation is to approve the application, design, variance and parking adjustment.

Commission briefly discussed “architecturally significant side” and parking standards.

Applicant had nothing to add to the presentation.

Public Comment was provided by William Gifford, representative from Hillendale Neighborhood Association. They see it as an asset and have no objections.

Public record was closed.

There was no further discussion.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner LaSalle to approve GLUA-23-00006, SP-23-00016, VAR-23-00001 and PARK-23-00001 with conditions of approval. The motion carried by the following vote:

Aye: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Staggs, Commissioner Laws (Virtual), Commissioner LaSalle, Commissioner Espe

MEETING MINUTES

2. Planning Commission Minutes Approval for 8/23/2004; 3/28/2016; 4/11/2016; 1/13/2020; 1/27/2020; 2/10/2020; 2/24/2020; 3/9/2020; 6/8/2020; 6/22/2020; 12/14/2020

A motion was made by Commissioner Staggs, seconded by Commissioner LaSalle to approve the meeting minutes. The motion carried by the following vote

Aye: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Staggs, Commissioner Laws (Virtual), Commissioner LaSalle, Commissioner Espe

COMMUNICATIONS

3. There will be a June 12th meeting.

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:27 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, September 11, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Chris Staggs, Commissioner Karla Laws, Commissioner Bob LaSalle (Virtual), Commissioner Daphne Wuest (Virtual)

Absent: 1 – Commissioner Paul Espe

Staffers: 3 – Community Development Planning Manager Pete Walter, Assistant Planner Molly Gaughran, City Attorney Bill Kabeiseman

Members of the Public: Jane Littlefield

PUBLIC COMMENT

PUBLIC HEARING

1. GLUA-23-00022 (General Land Use Application) and VAR-23-00005 (Variance) located at 1404 Jackson Street for a garage siting and setback variance request.

Chair Stoll opened the public hearing and read the hearing statement. He asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

There were no ex parte contacts, conflicts of interest or bias by any of the commissioners present. Most commissioners had driven by the site and confirmed the garage matched the pictures provided in the staff report.

Planner Molly Gaughran presented the staff report for the land use and variance request. The planning staff recommendation is to approve the application and variance.

Discussion and questions from the commissioners to Molly followed.

The applicant, Jane Littlefield, spoke to the dangerous condition of the current garage. Their plan is to preserve as much vegetation as possible with the build of the new garage and to match the aesthetic of the house.

There was some discussion about the curb cut and how it lines up with the garage doors.

A motion was made by Commissioner LaSalle, seconded by Commissioner Wuest to approve GLUA-23-00022 and VAR-23-00005 for 1404 Jackson Street. The motion carried by the following vote:

Aye: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Staggs, Commissioner Laws, Commissioner LaSalle (Virtual), Commissioner Wuest (Virtual)

COMMUNICATIONS

2. Park Place Update was given by City Attorney Bill Kabeiseman. LUBA remanded the city's decision. The decision by the Oregon Court of Appeals to affirm the court's decision without opinion was given on August 16. Staff has been reviewing options and hopes to have a process identified shortly. However, the next step is for the applicant to trigger a consideration review. It is up to the City Commission to decide which process they want to follow.

MEETING MINUTES

3. Planning Commission Minutes Approval for Oct 13, 2014; Oct 27, 2014; Apr 04, 2021; Jul 12, 2021; Jul 26, 2021; Aug 9, 2021; Sept 27, 2021; Oct 11, 2021; Feb 28, 2022; Apr 25, 2022 Work Session; Apr 25, 2022; May 23, 2022 Work Session, May 2023, 2022.

A motion was made by Commissioner Staggs, seconded by Commissioner Schlagenhauser to approve the meeting minutes. The motion carried by the following vote:

Aye: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Staggs, Commissioner Laws, Commissioner LaSalle (Virtual), Commissioner Wuest (Virtual)

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:37 PM.