City of Oregon City

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Meeting Minutes

Planning Commission

Monday, August 12, 2019 | **7:00 PM** | **Commission Chambers**

1. Call to Order

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

Present: 5 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell and Dirk Schlagenhaufer

Absent: 1 - Greg Stoll

Staffers: 2 - Carrie Richter and Christina Robertson-Gardiner

2. Public Comments

Bob Mahoney, resident of Oregon City, introduced a concept, order of the cup, which was a cup full of pencils. This represented the Planning Commission's compensation for their work. He had handed in his resignation from the Planning Commission for personal reasons. He gave advice to the Planning Commission about not being intimidated by growth and to listen to and protect the environment. He thought they were excluding the public from participation in local government through fees.

The Commission thanked Mr. Mahoney for his work.

3. Public Hearing

3a. LEG 19-00003 - Amendments to various Chapters of the Oregon City Municipal Code, Zoning Map and Comprehensive Plan Map and ancillary documents to the Comprehensive Plan to implement the Beavercreek Road Concept Plan.

Chair Mitchell opened the public hearing

Carrie Richter, City Attorney, clarified this was a legislative proceeding.

Christina Robertson-Gardiner, Senior Planner, gave a presentation on the Beavercreek Road Concept Plan. She discussed the history of the Plan and what it envisioned, status of the Plan, public outreach, and the implementation of the Plan. She explained the draft implementation map from June 2019.

There was discussion regarding density, street layouts, property ownership, Comprehensive Plan and zoning designations, and the areas in the Urban Growth Boundary and City limits.

Ms. Robertson Gardiner talked about the proposed north employment campus, mixed employment village, main street, west mixed use neighborhood, east mixed use neighborhood, and parks, trails, and open space.

There was discussion regarding development fees and acquiring park land.

Ms. Robertson-Gardiner explained the parks and open space mapping. She was asking for direction on Beavercreek Road including whether traffic signals or roundabouts should be used at intersections, the importance of the Holly Lane connection, and the optimal cross section for Beavercreek Road.

There was discussion regarding the implementation process and development of Beavercreek Road. Currently they planned to have three lanes on Beavercreek with a five lane dedication length.

Ms. Robertson-Gardiner outlined the outstanding items that would be discussed at the August 26 Planning Commission meeting.

Ms. Richter explained the need for clear and objective standards for residential development.

Christine Kosinski, resident of unincorporated Clackamas County, did not want the plan for Holly Lane to be built. She was concerned about landslides, increased traffic, and lowered property values. The plan went against the Comprehensive Plan and did not comply with Goal 1 and Goal 7.

Paul Edgar, resident of Oregon City, suggested holding a work session with the property owners in this area to discuss what could be done with the land, especially for affordable housing. He discussed a map of Title 4 industrial zoned lands and thought they should contact Metro about the flexiblity of moving the industrial somewhere else. They needed to look at what made the best sense for this area and talk with people about the options.

There was discussion regarding traffic signals vs. roundabouts, allowing distribution/warehouse uses, need for a separated bike path, designing the transportation system for the future, expressing concerns about traffic to the City Commission, not allowing businesses with drive thrus, different buffers on the north and south boundaries, and geologic hazards in the City.

A motion was made by Commissioner Gage, seconded by Commissioner Geil, to continue LEG 19-00003 - amendments to various chapters of the Oregon City Municipal Code, Zoning Map and Comprehensive Plan Map and ancillary documents to the Comprehensive Plan to implement the Beavercreek Road Concept Plan to August 26, 2019. The motion carried by the following vote:

Aye: 5 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell and Dirk Schlagenhaufer

4. Communications

There were no communications.

5. Adjournment

Chair Mitchell adjourned the meeting at 9:26 PM.