



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Planning Commission

Monday, July 27, 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: 7 - Chair Mike Mitchell, Commissioner Tom Geil, Commissioner Vern Johnson, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Gregory Stoll, and Commissioner Christopher Staggs

Staffers: 4 - Community Development Director Laura Terway, City Attorney Carrie Richter, Assistant Planner Diliana Vassileva, and Senior Planner Pete Walter

2. Public Comment — *None*

3. Public Hearing

GLUA-20-00016/SP-20-00034/VAR-20-00010/VAR-20-00011/VAR-20-00012: Public Works Fir Street Operations Center

Chair Mitchell 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.

Commissioner Johnson visited the site.

Commissioner Schlagenhauser had been to the site many times, but not recently.

Commissioner Geil knew the area well.

Commissioner Staggs was familiar with the site.

Chair Mitchell had toured the site with City staff a few years ago and visited the site but not specifically for this hearing.

Diliana Vassileva, Assistant Planner, presented the staff report. She described the subject site. The project included building and site renovations for the new Public Works

operations facility. The parking would be reconfigured and there would be pedestrian amenities as well. She explained the additional design standards required for institutional buildings, variance requests for the parking in front of the building, industrial/commercial buffer zone, and minimum site landscaping, and proposed conditions. Staff found that with the conditions, all of the variance criteria had been met. Staff recommended approval of the application with conditions.

There was discussion regarding the number of pedestrian amenities and visitors to the site, objection to the amount of money being spent for a Public Works building, landscaping, cut and fill, and typo on Condition 32.

Brandon Dole, Scott Edwards Architecture, clarified the landscaping did not include the stormwater facilities and the 8% would only be the landscape areas. Site obscuring vinyl slats would be added to the chain link fence. The main gate would be the main access in and out of the site. The gate had landscaping on the south side, and a condition was to add landscaping on the north side. This was more than a Public Works facility as Parks and Engineering would be moved to this facility as well. The intent was to meet the design standards and give the City a brand new facility while using as much of the existing facility as possible. The site was undersized and they were trying to maximize what was put on the site.

John Lewis, Public Works Director, said the project was being funded through utility and street fees. It had been years of savings and they were able to afford this work. A lot of effort had been put into the front façade, which was code driven and made from materials that were easy to maintain. Most of the cost was redesigning the building to be office space as opposed to a warehouse. They were also making it seismically sound.

Mr. Dole discussed the design criteria they had to follow which included glazing, building facade, and use of different materials. The materials would be durable and cost effective. They were repurposing the facility and by reusing the building the cost per square foot would be half of what it would cost for a new building. He thought they could provide the number of pedestrian amenities required. Operations and Engineering had several visitors per day and he thought the amenities would be used. There was enough visitor parking for the number of visitors expected. He explained the redesign of the first and second floors of the building, how the building was designed to accommodate future growth, and changes made to address Covid-19.

Chair Mitchell closed the public hearing.

The Commission deliberated on the application. There was consensus that the variances were justified and the application met the criteria.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Staggs, to approve GLUA-20-00016/SP-20-00034/VAR-20-00010/VAR-20-00011/VAR-20-00012: Public Works Fir Street Operations Center with the amendment to Condition 32 as pointed out by Chair Mitchell. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchell, Commissioner Vern Johnson, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, Commissioner Greg Stoll, and Commissioner Chris Staggs

Abstain: 1 - Commissioner Tom Geil

4. Communications

Overview of the OC 2040 Community Conversations Kit

Pete Walter, Senior Planner, gave a presentation on the OC 2040 Community Conversations Kit. Staff was requesting each Planning Commissioner to facilitate at least two conversations. He discussed the purpose for community visioning, online vision questionnaire, schedule, and how to use the community conversations kit.

There was discussion regarding how the City was getting the word out, how to enter the results of the community conversations, survey question about people's income, reaching a diversity of people, timing of this project during the pandemic, going out to the community for a robust public engagement process instead of having the public come to meetings, going outside the Urban Growth Boundary for input, and funding for the project.

5. Adjournment

Chair Mitchell adjourned the meeting at 9:00 PM.