



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, July 22, 2019

7:00 PM

Commission Chambers

1. Call To Order

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

Present: 7 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauer, Greg Stoll and Robert Mahoney

Staffers: 3 - Laura Terway, Carrie Richter and Kelly Reid

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

3a. GLUA-19-00020: Variance for retaining wall height in front of building at 397 Warner Milne Road

Chair Mitchell opened the public hearing and read the hearing script. 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.

All Commissioners had visited the site.

Kelly Reid, Planner, presented the staff report on the request for a minor site plan and design review with a variance for the height of the proposed retaining wall. She explained the subject site on Warner Milne Road, proposed site plan, site conditions, reasons for the retaining wall already being on site, proposed retaining wall, and criteria for retaining walls and variances. Staff recommended approval with no conditions.

There was discussion regarding the site plan, if the retaining wall would be a site obstruction at the corner, the safety of the area between the sidewalk and wall, and pedestrian circulation requirements.

Stuart Strauss, architect, was representing the applicant. He addressed the questions regarding the space between the wall and the sidewalk, how there would be landscaping between the wall and sidewalk but no lawn, and how the visual clearance to the corner would not be impaired by the railing. He explained the evaluation process for the design of the wall and guard rail and how they were in compliance with the building code. He thought it would be safe.

Chuck Crone, project manager, said none of the wall or railing was in the public right-of-way. It was all on private property. They were in compliance for the railing, wall, and placement and setback of the wall. The variance was for the height of the wall.

There was discussion regarding safety of the corner, purpose of the guard rail, and stormwater runoff.

Chair Mitchell had taken a picture of the site and there was discussion regarding the safety of the sloped area next to the public sidewalk.

Chair Mitchell closed the public hearing.

Commissioner Geil was still concerned about safety and was not in support.

A motion was made by Commissioner Mahoney, seconded by Commissioner Johnson, to approve GLUA-19-00020: variance for retaining wall height in front of building at 397 Warner Milne Road. The motion passed by the following vote:

Aye: 6 - Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser, Greg Stoll and Robert Mahoney

Nay: 1 - Tom Geil

3b. GLUA-19-00022: Chapter 17.40 Code Amendment for HRB Policies Procedures

Ms. Reid said this was a legislative amendment to the historic overlay chapter of the code. She explained historic review processes and how the amendment would clean up conflicting procedural standards. The Historic Review Board policies would also be updated to remove gray areas, add modern products, and add new policies for solar and porches/decks. She then gave the next steps in the process.

There was discussion regarding the policies standing on their own without being part of the code and letting new home owners know about these policies.

Carrie Richter, City Attorney, thought the policies were clear and objective.

A motion was made by Commissioner Geil, seconded by Commissioner Stoll, to recommend the City Council approve GLUA-19-00022: Chapter 17.40 Code Amendment for HRB Policies Procedures. The motion carried by the following vote:

Aye: 7 - Tom Geil, Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser, Greg Stoll and Robert Mahoney

4. Communications

Laura Terway, Community Development Director, invited the Commission to an upcoming volunteer appreciation dinner.

5. Adjournment

Chair Mitchell adjourned the meeting at 8:12 PM.