



City of Oregon City

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

Meeting Minutes Planning Commission

Monday, July 13, 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: 6 - Chair Mike Mitchell, Commissioner Tom Geil, Commissioner Vern Johnson, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, and Commissioner Christopher Staggs

Absent: 1 - Commissioner Gregory Stoll

Staffers: 3 - Community Development Director Laura Terway, City Attorney Carrie Richter, and Assistant Planner Diliانا Vassileva

2. Public Comment – None

3. Public Hearing

GLUA-20-00014/SP-20-00025/VAR-20-00005/WRG-20-00001/NROD-20-00008/FP-20-00001: I-205 Widening and Abernethy Bridge Seismic Upgrades

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 Geil drove by the site regularly.

Commissioner Schlagenhauser visited the site where the parking would be added and drove over the bridge.

Commissioner Staggs knew where the site was.

Chair Mitchell visited the site multiple times but not intentionally in advance of this hearing.

Diliana Vassileva, Assistant Planner, presented the staff report. She described the

subject site and explained the project included seismic improvements to the bridge over Main Street and Abernethy Bridge as well as widening of I-205 for additional travel lanes and a northbound auxiliary lane. Additional parking would be added to Jon Storm Park. New bridge piers would be installed to accommodate the widening and the Abernethy Creek outfall into the Willamette River would be rerouted. She discussed the Natural Resource Overlay District review and condition for a revised mitigation plan to recalculate the disturbance area and provide mitigation at a 2:1 ratio. She also discussed the Willamette River Greenway review, Floodplain Overlay review, site plan and design review for parking and alternative landscaping plan, variance review for the height of the bridge piers, and tree removal review. She noted corrections to the staff report for Conditions 12, 21, 26, and 29. Staff recommended approval with the revised conditions.

There was discussion regarding rerouting Abernethy Creek, protection of fish, effect on Oregon City Shopping Center and future hotel site, detours during construction, Natural Resources Committee review, and traffic impact to downtown.

Della Mosier, Deputy Director of ODOT's Office of Urban Mobility, and Brian Bauman, environmental consultant with HDR, said they had presented this information to the Natural Resources committee and the Parks and Recreation Advisory Committee. This project was included in HB 2017 to bring seismic resiliency and operational improvements to the I-205 corridor. They explained the scope of the project, update on the initial portion that was underway, funding for the project, community engagement, and voter support for Ballot Measure 3-539. The minor realignment of Abernethy Creek would be a shift of a few feet. The fish passage would be upgraded. There would be no right-of-way impacts in the vicinity of the hotel or shopping center. There was a potential noise wall to be constructed on the north side of I-205 to accommodate the new development in that area. Work still had to be done to verify the wall would be constructed. Regarding the traffic control plan, there would be robust outreach to the community and they would work with the City to minimize the impacts as much as possible.

There was discussion regarding the timeline for the project which would be completed in three years, need for the noise wall on both the north and south sides of the corridor, how the City had no noise criteria to require a wall on the south side, using the ODOT right-of-way for the parking lot, what the new piers would look like, and preserving the view of Willamette Falls from Jon Storm Park.

Karen Tatman, Quincy Engineering, explained the retaining wall on Main Street would be in the State right-of-way. If Main Street was ever widened for standard shoulders or sidewalks, it could accommodate those. They would replace the sidewalks underneath the Main Street Bridge and the City had requested that the sidewalk connect from underneath the bridge from the Cove to McLoughlin Boulevard.

Mike Bertram from HDR explained the work that would be done for the new bridge piers and the closures of I-205. They would maintain as much capacity and accessibility from the freeway and local street networks as possible.

Chair Mitchell closed the public hearing.

Commissioner Geil and Chair Mitchell expressed concern about the traffic impacts, especially to downtown.

A motion was made by Commissioner Johnson, seconded by Commissioner Schlagenhauser, to approve GLUA-20-00014/SP-20-00025/VAR-20-00005/ WRG-20-00001/NROD-20-00008/FP-20-00001: I-205 Widening and Abernethy Bridge Seismic Upgrades with the conditions as amended. The motion carried by the following vote:

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

4. Communications

Support for Diversity, Equity, and Inclusion

Chair Mitchell asked for feedback on the letter he had drafted regarding Diversity, Equity, and Inclusion.

A motion was made by Commissioner Geil, seconded by Commissioner Gage, to approve the letter as written. The motion carried by the following vote:

Aye: 6 - Chair Mike Mitchel, Commissioner Vern Johnson, Commissioner Tom Geil, Commissioner Dirk Schlagenhauser, Commissioner Patti Gage, and Commissioner Chris Staggs

Laura Terway, Community Development Director, gave an update on the OC 2040 Comprehensive Plan project.

5. Adjournment

Chair Mitchell adjourned the meeting at 8:40 PM.