



CITY OF OREGON CITY PLANNING COMMISSION 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 Schlagenhauser 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 Schlagenhauser adjourned the meeting at 8:11 PM.