



City of Oregon City

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

Meeting Minutes

Planning Commission

Monday, June 10, 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: 4 - Laura Terway, Carrie Richter, Pete Walter and Dilliana Vassileva

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

4a. GLUA-19-00006 (General Land Use Application), SP-19-00025 (Site Plan and Design Review), and VAR-19-00001 (Variance)

Chair Mitchell opened the public hearing and read the hearing statement. He asked if the Commission had any ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Commissioner Gage had been to the parking lot many times. Commissioner Stoll had driven the parking lot. Commissioner Geil had driven by the site many times. Commissioner Johnson visited the site often. Chair Mitchell had visited the site.

Diliana Vassileva, Planner, presented the staff report. This was a site plan and design review application for a new 6,500 square foot cabinet manufacturing building, removal of 20 parking stalls, and variance that would allow a net loss of approximately 5,000 square feet of landscaping. This was the site of the Wilco retail building and warehouse on the corner of Molalla and Fir. She described the subject site and explained the proposed project. She reviewed the landscaping requirements and variance criteria. Staff recommended approval.

There was discussion regarding the parking on the site and upcoming Code amendments.

George Lister, property owner, and Andrew Montgomery, architect, said they did not want to wait for the upcoming Code amendments to be adopted because they had already been waiting for a year and a half and there were issues with financing. They had looked at areas that could be landscaped to meet the requirements, but there were several leases on the property. One client did agree to taking out some parking, but Wilco used that area for unloading and maneuvering trucks and it would create a hardship.

Kyle Wood, owner of Precision Cabinets, clarified there would be customers coming to the building by appointment. He explained the delivery trucks would be 20 to 24 foot trailers. He thought some landscaping could be put in, but to leave some space for maneuvering.

There was discussion regarding the proposed landscaping and landscaping requirements.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Geil, seconded by Commissioner Mahoney, to approve GLUA-19-00006 (General Land Use Application), SP-19-00025 (Site Plan and Design Review), and VAR-19-00001 (Variance). The motion carried by the following vote:

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

4b. File LEG-18-0001: City Commission Request for Additional Planning Commission Review of Certain Code Amendments

Pete Walter, Planner, said the City Commission sent back to the Planning Commission the issue of height limits in the mixed use downtown zone for further discussion and a recommendation. He displayed several graphics of the current and proposed height limits. The current limits were:

45 foot height limit for properties between Main Street and McLoughlin Boulevard and 11th and 16th Streets.

58 foot height limit in the Downtown Design District.

45 foot height limit for properties within 500 feet of the End of the Oregon Trail Center.

The Commission discussed how the height might affect the view of the river and the River Walk, upcoming Work Session with the City Commission, what had been decided by the previous Planning Commission, increased density and congestion, growth, residential areas near the End of the Oregon Trail Center, and intent of the mixed use downtown zone.

There was consensus that they all needed to agree on the intention of the zone and staff would provide related Comprehensive Plan goals and policies before the meeting with the City Commission.

5. Approval of the Minutes

5a. Approval of Minutes of the January 28, 2019 Planning Commission Meeting

A motion was made by Commissioner Geil, seconded by Commissioner Gage, to approve the minutes of the January 28, 2019 Planning Commission Meeting. The motion carried by the following vote:

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

6. Communications

Laura Terway, Community Development Director, announced changes to the City's website and discussed the items on the next meeting's agenda.

7. Adjournment

Chair Mitchell adjourned the meeting at 8:44 PM.