



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, May 23, 2022 at 7:00 PM

CALL TO ORDER

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

Present: 6 - Chair Dirk Schlagenhauer, Commissioner Patti Gage, Commissioner Mike Mitchell, Commissioner Gregory Stoll, Commissioner Christopher Staggs, and Commissioner Bob La Salle

Absent: 1 - Commissioner Daphne Wuest

Staffers: 3 - Community Development Director Aquilla Hurd-Ravich, Planner Kelly Reid, and City Attorney Carrie Richter

PUBLIC COMMENT

Jim Nicita, resident of Oregon City, spoke about state law and City code that created the Planning Commission's authority in quasi-judicial hearings. There was no authority from the City Manager or staff to set time limits and decide whether the public could participate. That was the Planning Commission Chair's decision that had to be made during a public meeting.

PUBLIC HEARING

1. GLUA-21-00045 / MAS-21-00006 / VAR-22-00001 Park Place Crossing General Development Plan.

Chair Schlagenhauer 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 since the last hearing.

Commissioner Gage visited the site and drove through the streets, noticing the congestion and bottlenecks.

Commissioner Staggs had a general understanding of the area.

Kelly Reid, Planner, said the applicant had requested a continuance to July 11, 2022 and would extend the 120 day deadline to September 23. She explained the procedure for the hearing tonight, the 120 day deadline, and new items that had been added to the record.

Karla Laws, representing the Elyville Neighborhood Association, discussed concerns regarding traffic safety and wetlands.

Ron Standish, resident of Oregon City, discussed needed road and school upgrades, buffer between the larger and smaller lots, traffic backups, improvements to Holcomb, increased traffic on neighborhood streets, and water supply.

Jan Grady, resident of Oregon City, spoke about her concerns regarding increased traffic through the neighborhoods, size of the lots, and the design not being compatible with the surrounding neighborhoods.

Michael Doran, resident of Oregon City, discussed safety and livability of their neighborhoods. The infrastructure needed to be built first.

Jim Nicita, resident of Oregon City, explained how the application did not follow the Park Place Concept Plan, especially for the parkland and main street village. The parkland needed to be pushed away from the Neighborhood Commercial zone.

Emily Lisborg, resident of Oregon City, spoke about preserving the wetlands and wildlife, poor workmanship of the developer, and community trust.

Darin Shoup, resident of Oregon City, discussed the issues of increased traffic and emergency response.

Steve VanHaverbeke, resident of Oregon City, said this proposal did not correspond well to the Park Place Concept Plan, especially connectivity from Holcomb to Redland.

Wendy Nelson, resident of Oregon City, was opposed to the application due to traffic safety on Holly Lane.

Dorothy Dahlsrud, resident of Oregon City, said the proposed park was small with an easement running through the middle of it that could potentially be a road in the future. She thought the development should be built around trees in order to preserve them.

Jenny Rhiner, resident of Oregon City, discussed how the area was trapped by only one street in and out. Traffic was already heavy and this project would add to the problem.

Adam Halverson, resident of Oregon City, discussed concerns about the density of the development and mental health of children that had no place to play. He was also concerned about the aquifers and preservation of the trees.

Ali Mudlog, resident of Oregon City, expressed concern about safety, especially with only one way out of the area.

Brenda Marx, resident of Oregon City, was concerned about environmental impacts, which she did not think had been sufficiently addressed. She was also concerned about the process for public comment.

Sharon Nation, resident of Oregon City, discussed what Clackamas County said about this development and the connection of Holcomb to Holly Lane. She was concerned about dangerous traffic and aquifers.

Aaron Wonstall, resident of Oregon City, discussed the impacts of the development to the neighborhoods.

Garret Stephenson, representing the applicant, said they had requested a continuance to respond to all the information received. They would extend the 120 day deadline.

Commissioner Mitchell asked if the applicant would be open to extending the deadline again if they ran out of time on July 11. Mr. Stephenson thought they would.

Commissioner Stoll asked about adding to the environmental evidence. Mr. Stephenson said he would analyze what would be needed.

A motion was made by Commissioner La Salle, seconded by Commissioner Gage, to continue the hearing for GLUA-21-00045 / MAS-21-00006 / VAR-22-00001 Park Place Crossing General Development Plan to July 11, 2022. The motion carried by the following vote:

Aye: 6 - Chair Dirk Schlagenhauser, Commissioner Gregory Stoll, Commissioner Christopher Staggs, Commissioner Patti Gage, Commissioner Mike Mitchell, and Commissioner Bob La Salle

Commissioner La Salle wanted to add a condition that required the Detailed Development Plans for each phase to come to the Planning Commission as a Type III review.

Ms. Richter noted the hearing had been continued and it would not be appropriate to discuss adding a condition at this time.

COMMUNICATIONS

None

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 9:17 PM.