



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Planning Commission

Monday, April 12, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 7 - Chair Dirk Schlagenhauer, Commissioner Gregory Stoll, Commissioner Mike Mitchell, Commissioner Daphne Wuest, Commissioner Christopher Staggs, Commissioner Patti Gage, and Commissioner Lisa Novak

Staffers: 4 - Community Development Director Laura Terway, City Attorney Bill Kabeiseman, Senior Planner Pete Walter, and Tourism Program Specialist Matthew Weintraub

2. Public Comment — None

3. Public Hearing

GLUA-21-00008: SP-21-00019 / VAR-21-00001 - Fence Height Variance for McLoughlin Elementary School

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

Commissioner Staggs walked by the site, Commissioner Gage had been by the site several times, Commissioners Novak and Mitchell drove by the site, Commissioner Wuest drove and walked by the site, and Chair Schlagenhauer drove by the site.

Pete Walter, Senior Planner, presented the staff report. This was a request for a variance to the fence height at McLoughlin Elementary School. He explained the proposal for a new six foot tall ornamental steel fence to provide a secure play area for students. The variance was requested to place a fence taller than 3.5 feet high in the front setback area. He reviewed the variance criteria and recommendation of approval with no conditions.

Wes Rogers, Oregon City School District, said this improvement was part of the safety and security upgrades at the school.

Mercedes Serra, consultant for the applicant, discussed the site plan, fence variance extent, proposed fencing, and variance criteria.

There was discussion regarding the design and location of the fence and compatibility

with the new fence and existing chain link fence.

Chair Schlagenhauser closed the public hearing.

A motion was made by Commissioner Staggs, seconded by Commissioner Novak, to approve GLUA-21-00008: SP 21-00019/VAR-21-0001. The motion carried by the following vote:

Aye: 7 - Chair Dirk Schlagenhauser, Commissioner Mike Mitchell, Commissioner Gregory Stoll, Commissioner Lisa Novak, Commissioner Christopher Staggs, Commissioner Patti Gage, and Commissioner Daphne Wuest

4. General Business

OREGON CITY ORIGINAL ART MURAL CODE DISCUSSION

Laura Terway, Community Development Director, introduced the topic.

Matthew Weintraub, Tourism Program Specialist, said the City Commission wanted to explore code amendments to allow art murals on private and public buildings. He discussed the project background, process, feedback overview, and proposed code changes. In lieu of a standing Arts Commission, approval authority would reside with the Planning Commission as the designated governing body.

Bill Kabeiseman, City Attorney, said the City Attorney's office had not completed a review of these changes. They were most concerned about content neutrality and the sign code being used as the City's land use system.

There was discussion regarding the approval criteria which would not include content, allowing murals in the Institutional zone and on schools, whether or not the Planning Commission needed to review applications since there was not much discretion in the criteria, concerns about the content not being in line with the aesthetic they wanted in the City, how the Arts Commission should be reinstituted as soon as possible and should review the murals rather than the Planning Commission, interest of community organizations to put up murals, murals on conditional or non-conforming uses in residential zones, murals on doors and windows and how that related to the transparency and operational requirements, role of the Planning Commission in this process, zones where murals were allowed, only 2D not 3D murals were allowed, map of the zones that were compatible with murals, and allowing variances for murals in other zones.

APPROVAL OF MINUTES

A motion was made by Commissioner Mitchell, seconded by Commissioner Gage, to approve the July 27, August 24, and September 28, 2020 minutes. The motion passed by the following vote:

Aye: 6 - Chair Dirk Schlagenhauser, Commissioner Mike Mitchell, Commissioner Gregory Stoll, Commissioner Lisa Novak, Commissioner Christopher Staggs, and Commissioner Patti Gage

Abstain: 1 - Commissioner Daphne Wuest

5. Communications

Ms. Terway reported on the upcoming City Commission Work Session where Commission goals and tree damage from the recent ice storm would be discussed. There was an open City Commission seat. Staff was working on amendments to the annexation code, Compatible Change project, OC2040 community vision, and

implementation of HB 2001.

6. Adjournment

Chair Schlagenhauser adjourned the meeting at 8:50 PM.