



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, April 08, 2024 at 7:00 PM

CALL TO ORDER AND ROLL CALL

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

Present: 7 – Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Bob La Salle, Commissioner Karla Laws, Commissioner Brandon Dole and virtually: Chair Greg Stoll and Commissioner Daphne Wuest

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner, City Attorney Bill Kabeisman (Virtual)

PUBLIC COMMENT

None

PRESENTATION

Update on the Parks Master Plan from the consultant Neelay Bhatt was presented. They had over 700 participants in the Public Engagement Process. For the next 10 years, needs exist for Neighborhood parks, trails, pickleball courts, multi-purpose fields, fenced dog park so those are seen as the priorities as they make the plans. Moving forward they are exploring diverse revenue opportunities, constructing an all-inclusive staffing plan, formulate an exhaustive maintenance strategy, design a strategic plan for marketing and branding and making a master/business plan for the End of the Oregon Trail Interpretive Center and Mountain View Cemetery.

Commissioners did not have questions but expressed appreciation for the information presented. The only request was to see additional land acquisition for future developments in the future report. Neelay responded indicated that they are mindful of the need for additional acreage, and it will be included in the final report.

MEETING MINUTES

1. Meeting Minutes for Approval: February 26, 2024

A motion was made by Commissioner LaSalle, seconded by Commissioner Schlagenhauser to approve the meeting minutes.

The motion carried by the following vote: Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

PUBLIC HEARING

2. GLUA-23-00038 LN-23-00005 CI-23-00001 Lithia Subaru (Code Interpretation and Non-Conforming Use Review)

Vice Chair Espe opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. There were none.

Senior Planner Christina Robertson-Gardner presented the staff report. The applicant is seeking clarity on the code regarding “expansion” and “intensification” with regards to them wanting to add additional service bays and parts storage. This is a pre-existing non-conforming use and they are not adding additional services. If the use is approved, then the applicant will submit a Type II Site Plan and Design Review Packet for processing.

Lithia attorney, Chris Kobak, gave a verbal presentation on behalf of the applicant. There was a team present to answer questions as needed. He provided background information and communicated the desire to continue to be a good community member of Oregon City. They want to modernize and urbanize the old dealership which will enhance service to customers and the look of the neighborhood.

Approving this does not change a zone or a policy. It is specific to this land use. There is no code that says that expansion is limited to something specific.

Public Hearing was closed and deliberations followed.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner LaSalle to approve GLUA-23-00038, LN-23-00005 and CI-23-00001 with conditions recommended by Staff.

The motion carried by the following vote: Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

DISCUSSION TOPICS

3. Annual report to the City Commission of Planning Commission activities in calendar year 2023 and presentation of the 2024-2025 work plan.

Community Development Director Aquilla Hurd-Ravich went through the presentation that would be presented to City Commission on April 9 by Vice Chair Espe.

COMMUNICATIONS

There will not be a meeting on April 22nd, but there are items on the agenda for the May 13th meeting.

McLoughlin Blvd Enhancement project is working with City Commission April 9th, so you can check on the progress by watching online or a recording after it is over.

ADJOURNMENT

Vice Chair Espe adjourned the meeting at 8:30 PM.