



# City of Oregon City

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

## Meeting Minutes - Final

### Planning Commission

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Monday, February 26, 2018

7:00 PM

Commission Chambers

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#### 1. Call To Order

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

**Present:** 7 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil, Robert Mahoney and Vern Johnson

**Staffers:** 2 - Laura Terway and William Kabeiseman

#### 2. Public Comments

*Jennifer Ostrick, resident of Oregon City, spoke about the issues on Roosevelt Street since Free on the Outside had leased a home in the neighborhood and felons including sex offenders had moved in.*

*Jennifer Lanz, resident of Oregon City, was also concerned about the residents of the house on Roosevelt Street and how they had changed the neighborhood.*

*Martin Imhoff, resident of Oregon City, gave an update on the activities of the house on Roosevelt Street since he had last spoken to the Commission. He appreciated the work of the Planning Department on this issue.*

*Karla Laws, resident of Oregon City, explained there were many children in this neighborhood and how she was fearful for their safety.*

*Laura Terway, Community Development Director, stated this issue was going through the Code Enforcement process.*

#### 3. Public Hearings

- 3a.** L 17-03: Legislative Amendment to amend to Chapter 12.04.205 of the Oregon City Municipal Code for alternative mobility standards for the Highway 213 intersection at Beavercreek, and to amend the Transportation System Plan project list.

*Chair McGriff opened the public hearing.*

*Bill Kabeiseman, City Attorney, asked if any Commissioner had conflicts of interest to declare. There were none.*

*Kelly Reid, Planner, provided the staff report. This hearing had been continued from the January meeting. The legislative amendments would amend the Comprehensive Plan, Transportation System Plan project list, and City Code to adopt the alternative mobility standards for the Highway 213 intersection at Beavercreek. She then reviewed*

*the issues that were brought up at the last meeting and the changes that had resulted from those items.*

*John Lewis, Public Works Director, explained why Redland Road and Highway 213 was not part of the alternative mobility standards because it already allowed for more congestion as a regional center and met projection for full build out. It would be up to the City to push for funding for the project.*

*Ms. Reid discussed the new projects for the project list and proposed code amendments as well as the approval criteria.*

*The Commission expressed concern and some skepticism about the traffic projection numbers.*

*Mr. Lewis clarified why the displaced southbound left turns were not brought forward and why the half diamond interchange was not considered.*

*Ms. Reid gave a history of the 1993 agreement between the City, County, and ODOT for building a grade separated interchange and how subsequent plans identified different long term projects for the intersection ending with the 2013 updated Transportation System Plan where the original interchange was eliminated due to costs and the TSP called for alternative mobility standards for the intersection.*

*Mr. Lewis addressed the concerns regarding the Newell Creek fish passage, planned bike routes for the area, funding constraints and options, and volume to capacity ratio and travel time through the Highway 213/Beavercreek intersection.*

*Ms. Reid compared the City of Seaside's alternate mobility standards with Oregon City's standards.*

**3b.**

**Site Plan and Design Review and Variance for a 24 Unit Multi-Family Development at 314 Pleasant Avenue (Planning files SP 17-0119 and VR 17-0011)**

*Chair McGriff mentioned a staff report had been prepared and made available to the Planning Commission, as well as the public. She explained the public hearing process. She then questioned if any of the Commissioners had any ex parte contacts, bias, conflicts of interest or anything other statements to declare.*

*She further questioned if all Commissioners had visited the site.*

*None of the Commissioners had any bias or conflicts. Only Commissioner Johnson, Commissioner Mabee, and Chief McGriff had visited the site.*

*Ms. Terway began the presentation. The application was for a 24-unit multi-family development. She displayed the site plan. She mentioned following the presentation, they would be requesting a continuance to March 26, 2018 to gather additional information. She displayed a map which identified the subject site. She discussed the landscaping plan, which proposed above the minimum landscaping requirement and included preservation of the White Oak Heritage Tree. She displayed the elevations of the structure and briefly discussed the architectural materials.*

*Ms. Terway introduced the requested variances, but planned to discuss them thoroughly at the following meeting. The project proposed mitigation, which included a*

*large play area, additional landscaping, trees adjacent to the building and pedestrian amenities.*

*Chair McGriff questioned if there was an existing tree plan.*

*Mr. Terway replied there was an existing conditions plan, as well as a tree removal and mitigation plan.*

*Chair McGriff opened the public hearing for item 3b.*

**PUBLIC HEARING**

*Nicholai Ursen, Northwest Housing Alternatives, mentioned they were there to hear the public testimony and provide answers to any applicable questions.*

*Kevin Saxon, Applicant, stated he had prepared a presentation for the following meeting.*

*Cindy Sanders, resident of Oregon City, discussed traffic concerns believing that the surrounding intersections were dangerous. The addition of the 24 units, perhaps 30 vehicles, would perpetuate the current traffic issues.*

*Chair McGriff suggested at the following meeting, the maps would include a larger visible area.*

*Scott Woolay, resident of Oregon City, indicated he was concerned about drainage, traffic, and the preservation of existing trees. He was concerned that the units would house veterans and most veterans had guns, which he did not want in his neighborhood.*

*Rich Malloy, Housing Manager, Housing Authority of Clackamas County and a partner in this project, stated that they would develop, own, and manage the property. He supported the variances. The project would increase the availability of affordable housing for veterans.*

*Larry Mosely, resident of Oregon City, mentioned the concern of homelessness. He believed in order for the issue to be addressed, they needed to be allowed to construct the buildings, economically, that could accommodate the lower rent ranges.*

*Commissioner Mabee questioned Mr. Malloy what their current policy regarding weapons was.*

*Mr. Malloy responded they respected the 2nd Amendment, though occupants were closely screened.*

*Steven Morrison, resident of Colton, indicated he was a service officer. His job was to help veterans in need and direct them to necessary resources. He spoke on behalf of fellow veterans, stating that there were approximately 38,000 veterans in Clackamas County. He had spoken with 85 veterans that were considered homeless. 52 were unsheltered, 30 were chronically homeless. 10 of the 85 were families with children. He requested the Planning Commission help the veterans.*

*Paul Edgar, resident of Oregon City, mentioned he sat on the board of a Homeless Outreach Center and the Veterans Advisory Council for the County. He believed the plan was to charge the occupant a set percentage of their income. He requested they move the project forward and keep it affordable.*

*Commissioner Geil questioned Mr. Kabeiseman if they could legally limit the*

occupants to only veterans to which Mr. Kabeiseman replied no.

Mr. Ursen mentioned the project had been fully funded, with one of the funding sources being a grant from the State of Oregon. Part of the grant put a restriction that they could only rent the units to veterans. They had a definition of what a veteran was and they were required to follow that restriction strictly.

Chair McGriff mentioned they were not going to close the record on the item. The public was welcome to bring testimony forward at the next meeting. She added the Planning Commission was not unsympathetic to the issues, but it had to meet the set criteria and standards.

Ms. Terway questioned if there were any particular issues, they would like special attention taken to at the next meeting.

The Commissioners discussed their various requests including a general cross section map of the area and more information regarding how the building design related to the surrounding neighborhood.

Commissioner Mabee questioned if there had been consideration to flip the parking lot and the building so the entrance was off Pleasant. He indicated that may help retain more of the old trees, as well. Potential solutions for the preservation of trees were also discussed.

A motion was made by Commissioner Mabee, seconded by Commissioner Mahoney for continuance to March 26, 2018.

The motion carried unanimously by the following vote:

Aye: 5 - Commissioner Johnson, Commissioner Geil, Commissioner Mahoney, Commissioner Mabee, Chair McGriff

### 3c.

#### L 17-04: Proposed Amendments to the Development Sections of the Oregon City Municipal Code (Including Lot Averaging)

Chair McGriff opened the public hearing and requested a motion to continue.

A motion was made by Commissioner Mabee, seconded by Commissioner Geil for continuance to March 12, 2018.

The motion carried unanimously by the following vote:

Aye: 5 - Commissioner Johnson, Commissioner Geil, Commissioner Mahoney, Commissioner Mabee, Chair McGriff

## 4. Communications

Commissioner Johnson questioned if the City had made any comments regarding the article about the Legacy Project to which Ms. Terway responded that the City had not put out an article.

Ms. Terway reminded the Planning Commission they had a hearing scheduled March 26, 2018, which was spring break.

*Commissioner Geil questioned if there was only one issue on the April 9, 2018 agenda.*

*Ms. Terway believed there would be more. But they could move the items around to accommodate any needs.*

## **5. Adjournment**

*Chair McGriff adjourned the meeting at 10:14 PM.*