



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, January 23, 2023 at 7:00 PM

CALL TO ORDER

Chair Stoll called the meeting to order at 7:06 PM.

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauer, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs

Absent: 1 – Commissioner Paul Espe, excused absence for prior commitment

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

Commissioner LaSalle requested that in future meetings, if a commissioner calls in for an absence that it be noted that they are excused and in some cases the reason why.

James Nicita, resident of Oregon City, suggested that a Neighborhood Meeting or some kind of public process be part of an application process for development for Type II applications to possibly facilitate the concern about the decision timeline deadlines.

James Nicita, resident of Oregon City, spoke also about ex parte. Any communication between staff and commission, in a land use proceeding, taken place outside of the hearing process is not considered ex parte, and he believes it should be. Also included in that is communication between the applicant or an opponent and staff. For transparency sake, it should be disclosed and all be put into the record.

Aquilla Hurd-Ravich, Community Development Director confirmed that regarding the application process that the Neighborhood Meeting is a completeness item and that the time frame for a decision for Type II is 120 days. Also confirmed that if there is not an established Neighborhood Association, then they would present to the CIC.

PUBLIC HEARING

1. Christina Robertson-Gardner, Senior Planner presented the staff report for the agenda item:

Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001-HB 2001 Housing

Choice Code Update

She noted that the presentation to the City Commission was to occur earlier in the month, but due to scheduling issues, it will now happen the first of February.

James Nicita, resident of Oregon City, presented an illustration for considering tiny home clusters for affordable housing options for young families. MUC1 zone does not have a minimum lot size. Reviewing SDCs and allowing these cottage houses on a lot would help with housing shortages.

Discussion amongst Commissioners regarding the 2 topics that City Commission chose not to pursue.

1. Should the city allow additional accessory dwelling units with a single-family primary dwelling? The decision was made to remand back to the City Commission to have additional conversation. Memo will be created by Senior Planner Christina Robertson-Gardner based on notes taken to be presented at the March combined work session.
2. Should the city expand or limit the lot averaging provisions?

Motion made by Commissioner Schlagenhauser, Seconded by Commissioner LaSalle to continue Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update to February 13, 2023. The motion carried by the following vote:

Yea: 6 - Commissioner Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Wuest, Commissioner Staggs

COMMUNICATIONS

1. Work Session on February 13, 2023 to continue the legal training.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:45 PM.