



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, January 22, 2024 at 7:00 PM

REGULAR MEETING OF THE PLANNING COMMISSION

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

CEREMONIES

Oath of Office for new Planning Commissioner- Brandon Dole

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the Planning Commission but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Chair/City Staff. The Commission does not generally engage in dialog with those making comments but may refer the issue to the City Staff. Complaints shall first be addressed at the department level prior to addressing the Commission.

MEETING MINUTES APPROVAL

1. Meeting Minutes for January 8, 2024

PRESENTATIONS

2. Jerry Herman and Bob LaSalle presentation on Land Use Planning Legacy in 1970s and 1980s in Oregon
3. Planning Commissioner Legal Training

PUBLIC HEARING

DISCUSSION ITEMS

4. Planning Commission Work Plan 2024

COMMUNICATIONS**ADJOURNMENT**

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

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

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER AND ROLL CALL

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

Present: 7 – Chari Stoll, Vice Chair Dirk Schlagenhauser, Commissioner Daphne Wuest, Commissioner Paul Espe, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Chris Staggs

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter; Deputy City Attorney Carrie Richter

ELECTION OF OFFICERS

Clarification was asked from Chair Stoll regarding Commissioner Staggs being in attendance when his term was completed in December. Community Development Director Hurd-Ravich explained that it has been the City's practice to allow a Commissioner to stay in a position until the position is filled. Deputy City Attorney Richter confirmed this practice.

A nomination was made by Vice Chair Schlagenhauser and seconded by Commissioner Wuest to make Commissioner Stoll the Chair for 2024. The motion carried by the following vote:

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

Nay: 1 – Commissioner LaSalle

A nomination was made by Commissioner LaSalle and seconded by Commissioner Staggs to make Commissioner Espe the Vice Chair for 2024. The motion carried by the following vote:

Yea: 7 – Commissioner LaSalle, Commissioner Wuest, Commissioner Espe, Commissioner Laws, Commissioner Staggs, Commissioner Schlagenhauser, Commissioner Stoll

PUBLIC COMMENT

None.

MEETING MINUTES APPROVAL

1. Planning Commission Minutes Approval for December 11, 2023.

A motion was made by Commissioner LaSalle, seconded by Commissioner Staggs to approve the meeting minutes with the correction to show Chair Stoll only as 'absent' and Vice Chair Schlagenhauser as present. The motion carried by the following vote:

Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Staggs, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

PUBLIC HEARING

2. GLUA-23-00039 / ZC-23-00004: Zoning Text Amendment to I - Institutional District

Director Hurd-Ravich and Deputy City Attorney Richter explained the difference between the Legislative and Quasi-Judicial decisions and why this is coming in as a Quasi-Judicial proceeding.

Planning Manager Pete Walter gave the presentation for the Zoning Text Amendment to change the wording to 17.39.030 Accessory uses. Adds "F. A city-managed recreational vehicle park for Clackamette Park."

Discussion followed about definitions of recreational vehicles and what "city-managed" means. There were some other concerns mentioned, but they are items that would be handled by Parks and not items to be addressed with this code amendment.

A motion was made by Commissioner LaSalle, seconded by Commissioner Laws to approve the GLUA-23-00039/ZC-23-00004 Zoning Text Amendment to I Institutional District.

Discussion followed about a concern seeing this as a monopoly by the City. Director Hurd-Ravich explained it would take a year to provide for additional recreational vehicle park code for private development.

Original motion was withdrawn by Commissioner LaSalle.

A motion was made by Commissioner Schlagenhauser to approve the GLUA-23-00039/ZC-23-00004 Zoning Text Amendment to I Institutional District with a condition that the City pursues recreational vehicle zoning amendments to appropriate places in the city. Commissioner LaSalle seconded the motion.

Commissioner Wuest wanted to see the two issues separated and only revise the wording to remove “city-managed and not include a condition to the motion.

Commissioner Schlagenhauser rescinded his motion.

A motion was made by Commissioner Staggs, seconded by Commissioner Espe to approve the GLUA-23-00039/ZC-23-00004 Zoning Text Amendment to I Institutional District with the revision to remove “city-managed” from the wording.

The motion carried by the following vote:

Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Staggs, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

There was further discussion and there was a consensus from the Planning Commissioners to request City Commission to direct Planning Staff to investigate and research what a legislative amendment would look like to add text to zoning areas where it would be appropriate in the City which would allow private developers to have short-term and non-residential recreational vehicle parks.

COMMUNICATIONS

There will be a meeting on January 22 that will include a presentation from Jerry Hermann and Doug Neally, legal training and with some Planning Commission Work Plan discussion.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:08 PM.



CITY OF OREGON CITY

Staff Report

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

To: Planning Commission **Agenda Date:** 01/17/2024
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Jerry Herman and Bob LaSalle presentation on Land Use Planning Legacy in 1970s and 1980s in Oregon

EXECUTIVE SUMMARY:

Jerry Herman and Bob LaSalle had a conversation with Planning staff in December 2023. The conversation centered on the origination of land use planning in Oregon and who was important in those efforts. We discussed what land use planning looks like today and what has changed. They asked to provide this information to the Planning Commission.

Jerry Herman and Bob LaSalle will give a presentation and there will be time for discussion following the discussion.

Land Use Planning Legacy of the 1970's and 1980's

Presentation: By Jerry Herrmann and Bob LaSalle

Governor Tom McCall had a broad past of political and leadership involvement and loved Oregon. He never wanted to see Oregon lost to industries, development, and destruction of farms, forests, and natural areas. He put in place a process through Cabinet Members who had expertise in various areas to get the job done. He involved all parties, including Independents because he wanted to lead through compromise to conclusions that would benefit everyone.

This program will overview his Cabinet Members and people who made a difference. It will give examples of his concerns:

- Loss of farm and agriculture lands
- Loss of forest lands, including improper practices
- Freeways in Oregon who his staff guided should not allow development to go "pell-mell"
- Oregon's beaches were for everyone, not for private development
- Litter was his big enemy. He founded the bottle bill-that founded recycling

THESE THINGS ARE FIRST IN AMERICA AND OREGON RECEIVED CONDONATION AS WELL AS CONGRATULATIONS. HIS EFFORTS WERE REPEATED NATIONALLY BY FOLLOWING PRESIDENTS.

Governor Tom McCall's Cabinet Members

Stafford Hansel

Hogs/Ranching Agriculture

L.B. Day

Jimmy Hoffa of Oregon

Hector McPherson

Grass Seed Farmer and First Land Use Planning

Ed Westerdahl

Military Intelligence and McCall's Chief of Staff

Glenn Jackson

Medford Timber and Agriculture and First Head Oregon Highway Commission

Bob Straub

State Treasurer and Secretary of State; Governor McCall put him in charge of "Greenways"

Victor Atiyeh

Governor; Celebrated the work of Tom McCall, was interested in opening up Oregon to clean industries

John Innskeep

First Federal Extension Agent and Oregon Senate Member; Hunted and flyfished with friend, Governor Atiyeh

Mark O. Hatfield

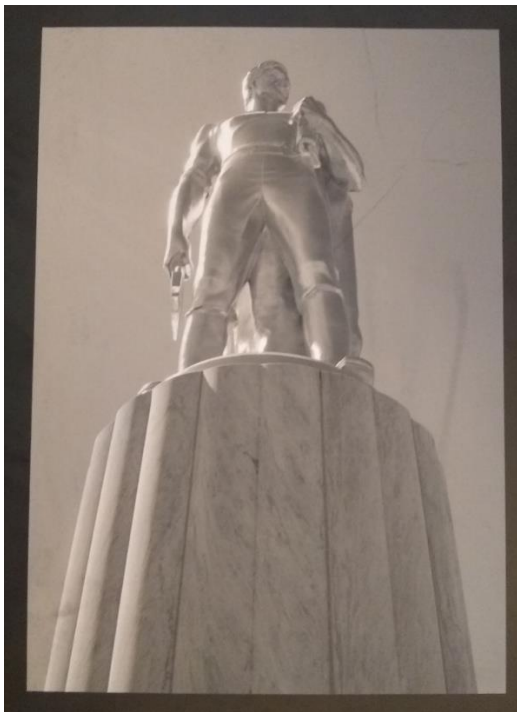
Governor of Oregon from 1959-67; United States Senator; Embraced the first-time land use planning in America of Governor McCall as US Senator



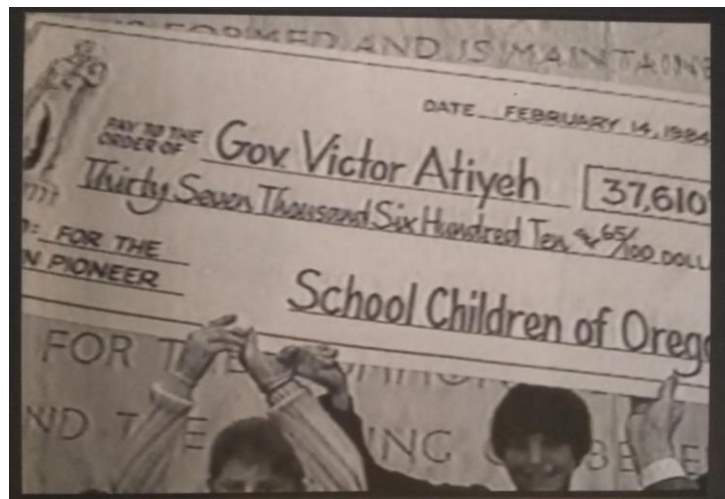
Tom McCall
Oregon Secretary of State (1965-67) & Governor (1967-75)
United States Navy Veteran at aged 31; Writer,
award-winning journalist and TV Commentator



Governor met little Jenny Borden from Salem. She
wanted to make Oregon's Pioneer Man look better.
Jennifer aged 10 is now a career teacher in Oregon City



Governor cared about every detail... little
Jenny wanted the man on the Capitol Tower
To look good again



To her father's disbelief, challenging her to get her school to
contribute a dime or so from each student raised \$37,610.00.
Governor Victor Atiyeh had to receive the check which to this day
keeps the man looking good

December Meeting with Planning Director and her Staff

Bob LaSalle and Jerry Herrmann presented legacy of Tom McCall and many who worked with land use planning circa 1970's/1980's; Bob LaSalle posed these questions to Planning Staff; he will discuss these questions.

- 1. Recent land use legislation was discussed and it was noted that we have to work with what we have.**
- 2. Entry-level homes are now represented by multi-family dwellings rather than detached homes.**
- 3. It was recommended that consultation with builders/developers be solicited to determine how we can work with them and understands each other's challenges and objectives. People need to express what they are passionate about, try to build coalitions, and work together.**
- 4. Variable SDC's were mentioned, possibly based on dwelling sizes.**
- 5. Possible meeting with the Oregon City Business Alliance might be productive.**
- 6. We should look at what other jurisdictions are doing in regard to land use issues. It was noted that Oregon City has topographic challenges that most other cities do not.**
- 7. Further meetings were welcomed by all.**



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
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To: Planning Commission **Agenda Date:** 01/17/2024
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Planning Commissioner Legal Training

STAFF RECOMMENDATION:

Participate in a presentation from Assistant City Attorney, Carrie Richter on the legal parameters of being a Planning Commissioner

EXECUTIVE SUMMARY:

Planning Commissioners are decision makers who must weigh policy options considering the values of the community and evaluate code criteria. The process of Planning and decision making is bound by codes, rules, and regulations. There are rules that govern what Planning Commissioners can consider, how they can use the information, and what mitigating measures they can impose. This presentation will give a broad overview of the parameters within which the Planning Commission operates.

BACKGROUND:

This presentation will generally cover:

- Planning as a process
- Roles and Responsibilities
- Types of land use decisions: such as Administrative, Quasi-judicial, and Legislative
- The connection between conditions of approval and the impact of the proposal
- Effective participation



CITY OF OREGON CITY

Staff Report

625 Center Street
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To: Planning Commission **Agenda Date:** 01/17/2024
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Planning Commission Work Plan 2024

STAFF RECOMMENDATION:

Staff recommends Planning Commission discuss topics they would like to address this calendar year 2024.

EXECUTIVE SUMMARY:

In the fall of 2023 several topics of interest were brought up by Planning Commissioners. Rather than discuss topics haphazardly as they came up and, in an effort, to focus the Planning Commission's efforts and time, the suggestion was made to develop a work plan. In years past the Planning Commission had work plans to focus their efforts. Tonight's discussion will focus on topics of interest that at least 4 Planning Commissioners (a majority) wish to discuss further. Staff will bring back these topics at the next meeting for prioritization and to identify what question the Planning Commission seeks to answer or what problem there is to solve.

Topics that have been raised thus far include:

- Infrastructure funding that can support housing development
- Employment lands in the City and how to promote the development of those areas
- Transportation funding for new roads through training and/or information
- Molalla/7th Street view corridor protection looking west toward to West Linn
- Commercial uses on the first/bottom/ street level floors with residential above along the Mixed-Use Commercial area on Molalla
- Attracting/ increasing activity on Molalla Ave