



# City of Oregon City

625 Center Street  
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## Meeting Minutes Planning Commission

Monday, January 11, 2021

7:00 PM

Commission Chambers

### 1. Convene Regular Meeting and Roll Call

*Chair Mitchell called the meeting to order at 7:05 PM.*

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

**Staffers:** 3 - Community Development Director Laura Terway, Senior Planner Pete Walter, and City Attorney Carrie Richter

### 2. Yearly Selection of Chair and Vice Chair

**A motion was made by Chair Mitchell, seconded by Commissioner Novak, to nominate Dirk Schlagenhauser as Chair for 2021. The motion carried by the following vote:**

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

**A motion was made by Chair Schlagenhauser, seconded by Commissioner Stoll, to nominate Mike Mitchell as Vice Chair for 2021. The motion carried by the following vote:**

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

### 3. Public Comment – None

### 4. Public Hearing

**GLUA-20-00020: CU-20-00002 / SP-20-00043 - Adoption of Findings for Conditional Use Approval of Proposed 30-Bed Residential / Memory Care Facility at 182 Warner Parrott Road**

*Carrie Richter, City Attorney, said the record had been closed for this hearing and the Planning Commission made a tentative decision to approve the application. Staff revised the findings to reflect that decision. She explained the options for Commission action.*

*Pete Walter, Senior Planner, clarified the parking agreement with the church was not required because the application already included the maximum amount of parking on site. If the applicant wished to include an agreement in the future, it would be a separate application for adjustment of the parking standards. The findings also included the testimony related to building orientation and shading. There were also more detailed findings regarding impacts on adjacent properties.*

*There was discussion regarding what was included in the findings and conditions of approval.*

**A motion was made by Commissioner Staggs, seconded by Commissioner Mitchell, to adopt the final findings consistent with the tentative decision for GLUA-20-00020: CU-20-00002 / SP-20-00043 - 182 Warner Parrott Road - Proposed 30-Bed Residential / Memory Care Facility. The motion passed by the following vote:**

**Aye:** 5 - Chair Dirk Schlagenhauser, Commissioner Mike Mitchell, Commissioner Gregory Stoll, Commissioner Patti Gage, and Commissioner Christopher Staggs

**Abstain:** 2 - Commissioner Lisa Novak and Commissioner Daphne Wuest

## **5. General Business**

### **Opportunity for Planning Commission Input on the City Commission Goals and/or Budget (7/1/2021-6/30/2023)**

*Laura Terway, Community Development Director, said the City's budget and goal setting were done on a biennium cycle. In the last biennium, the Planning Commission sent requests to the City Commission for consideration. She asked if there were any requests for the upcoming biennium. She gave a list of the things that must be done in the next biennium and items that had been discussed previously by the Planning Commission.*

*There was discussion regarding keeping affordable housing a priority, parking minimums and maximums, traffic, tree preservation, waiting until the Comprehensive Plan update was done to make suggestions, short term rentals, priority on implementing HB 2001, and staff capacity.*

*Commissioner Staggs and Chair Schlagenhauser would draft the letter to the City Commission and bring it back to the next meeting for approval.*

### **2021 Planning Commission Work Session Topics**

*Ms. Terway discussed possible Work Session topics and asked the Commission if there were topics they would like to add.*

*The Commission suggested the following topics: requiring 3D renderings for applications, parking minimums and maximums and a comparison with other cities, how traffic numbers were generated, and if the 300 foot notification distance for application notices was sufficient.*

## **6. Communications**

*Ms. Terway said the 2020 Planning Commission Report would be given to the City Commission next month. She reported on the Severely Rent Burdened Open House.*

*Commissioner Mitchell said on February 1 the Citizen Involvement Committee would receive a presentation on a proposal for the landfill site.*

## **7. Adjournment**

*Chair Schlagenhauser adjourned the meeting at 8:12 PM.*