



# **CITY OF OREGON CITY PLANNING COMMISSION MINUTES**

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**Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City  
Monday, January 09, 2023 at 7:00 PM**

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## **CALL TO ORDER**

**PRESENT: 6** - Chris Staggs, Karla Laws, Chair Greg Stoll, Daphne Wuest, Paul Espe, Dirk Schlagenhauer

**STAFFERS: 5** - Senior Planner Christina Robertson-Gardiner, Mayor Denyse McGriff, Community Development Director Aquilla Hurd-Ravich, City Attorney William Kabeiseman

## **OATH OF OFFICE**

Mayor Denyse McGriff administered the Oath of Office to Karla Laws and Paul Espe as new Planning Commissioners.

## **ELECTION OF OFFICERS**

### **A. Officers.**

**Motion by Commissioner Staggs, seconded by Commissioner Wuest, to nominate Greg Stoll for chair. The motion carried by the following vote:**

**Yea: Commissioner Staggs, Commissioner Wuest, Commissioner Stoll, Commissioner Laws, Commissioner Espe, and Commissioner Schlagenhauer.**

**Motion by Commissioner Wuest, seconded by Commissioner Laws, to nominate Dirk Schlagenhauer for vice chair. The motion carried by the following vote:**

**Yea: Commissioner Staggs, Commissioner Wuest, Commissioner Stoll, Commissioner Laws, Commissioner Espe, and Commissioner Schlagenhauer.**

## **PUBLIC COMMENT**

James Nicita, resident of Oregon City, objected to the statement in the Oath of Office about them not having power as individuals. He believes that each person on the panel has the authority to procure advice from the city attorney.

## **PUBLIC HEARING**

1. Christina Robertson-Gardiner, 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- Technical Revisions.

- a. Middle housing Setbacks in Commercial Districts
- b. Townhomes and Middle housing Land Division
- c. Driveways

James Nicita, resident of Oregon City, presented with two public comments. The first is he would like the commission to consider a lot size for tiny houses or small houses that could be carved out so that a family could benefit from home value appreciation and have a small house on a small lot. He suggested adopting tiny houses and maximum lot sizes as part of the middle housing process.

His second point was to create a code provision that exempts triplexes from parking requirements if they are within a certain distance from a high-capacity transit stop. Currently, there is a requirement for a certain amount of parking for middle housing development.

**Motion by Commissioner Schlagenhauser, seconded by Commissioner Espe, to recommend approval and forward the proposed technical revisions to the City Commission for review at the next available City Commission meeting and continue GLUA 22-0002/LEG 22-0001 to the January 23, 2023 planning commission hearing. The motion carried by the following vote:**

**Yea: Chris Staggs, Daphne Wuest, Greg Stoll, Karla Laws, Paul Espe, Dirk Schlagenhauser**

2. Christina Robertson-Gardiner, Senior Planner presented the staff report for the agenda item:

Policy Discussion for Package #2 Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update

- a. Land Use Affordability Incentives

Discussion followed about incentives and what exists or could exist. Suggestion was made about incentive promoting a tree canopy. It was confirmed that there is not a demolition/tax incentive. Concern was expressed that affordability incentives would benefit developers more than the buyers. Questions about enforcement mechanisms for incentives were raised and Mrs. Robertson-Gardner advised that many other programs require covenants, report backs and that different programs have different thresholds.

b. Tiny Homes and RV Occupancy Options

Commissioner Laws asked about the enforcement mechanism on the three categories (Tiny Stick built homes, Park models and RVs). Ms. Robertson-Gardner advised that enforcement would be easier with a permit process that is not currently available.

c. Microshelters

There was a request for a definition of “temporary” for this housing option and what do surrounding cities define it as? Ms. Robertson-Gardner found that Corvallis has a 90-day definition while Salem does not define it.

It was also asked if different standards applied to churches and religious organizations for transitional housing. Ms. Robertson-Gardner referred to SB 8 that says if property is owned by a public body or a nonprofit corporation and zoned to allow religious assembly that those lands can be developed for affordable multifamily housing and would go through Oregon City’s Site Plan and Design Review process for multifamily even if the zoning code did not say, “Permitted use multifamily.”

Another question was if a person who owns a parcel of land can put tiny homes on it and rent them out. Ms. Robertson-Gardner said they could as long as the dwelling was off the chassis, hooked up to sewer and water, and paid the SDCs. At that point, it can go through the cluster housing process. Paul Edgar, a resident of Oregon City, a board member for Clackamas County Community Action, and on the veteran’s advisory council for Clackamas County presented a response to transitional housing. Mr. Edgar would like the Planning Commission to consider the concept of a clustered housing community for unsheltered people where safe shelter is available with centralized food services, food closets, showers, restrooms, and locked doors that looks pleasing and is positive.

It was suggested that there be work sessions with City Commission regarding incentives, SDCs and a review of demolition fees directed towards acquisition of open spaces with more research completed including looking at what other cities are doing.

Also suggested that for any temporary housing there would need to be a strong structure around it and maybe help from the state level would be necessary.

It is believed that the amount of density given in SB 2001 offers adequate incentives and that Oregon City is an attractive community where people want to develop and that there is likely affordable housing stock available.

Ms. Robertson-Gardner reviewed that she heard interest in all three topics. She will put her notes together to create an overview of the discussions to provide context and let the Planning Commission review and adjust as needed.

## **COMMUNICATIONS**

The next meeting will be on January 23, 2023 which will include a work session with legal training provided by Deputy City Attorney Carrie Richter.

## **ADJOURNMENT**

Chair Greg Stoll adjourned the meeting at 9:24 p.m.