



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, February 24, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

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

Present: 7 – Chair Paul Espe, Vice Chair Brandon Dole, Commissioner Greg Stoll, Commissioner Bob LaSalle, Commissioner Karla Laws, Commissioner Dirk Schlagenhauser, Commissioner Victoria Meinig

Staffers: 3 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Deputy City Attorney Carrie Richter, Administrative Assistant Kay Neumann

Chair Espe had the commissioners introduce themselves to new Commissioner Meinig.

2. MEETING MINUTES

A. Meeting Minutes for Approval: January 27, 2025.

Question was raised about the names of commissioners not being included in minutes when they asked questions. Administrative Assistant, Kay Neumann, responded with an explanation regarding the creation of summary minutes and not including specific names.

A motion was made by Commissioner LaSalle, seconded by Commissioner Stoll to approve the meeting minutes for January 27, 2025.

The motion carried by the following vote:

Yea: 6 - Commissioner LaSalle, Commissioner Laws, Commissioner Schlagenhauser, Commissioner Stoll, Vice Chair Dole, Chair Espe

Abstain: 1 - Commissioner Victoria Meinig

3. PUBLIC COMMENTS

None

4. DISCUSSION ITEMS

A. 2024 Annual Report of Planning Commission Activities was presented by Community Development Director, Aquilla Hurd-Ravich. She provided a presentation showing Presentations, Discussion Topics and Action Items.

The report will be presented to City Commission on April 2nd. Planning Commission can revisit the work plan after City Commission goals have been finalized for budget.

Request was made to get a presentation from Economic Development about 7th St/Molalla. Director Hurd-Ravich explained that it would be possible to do that once there is more of a plan developed and after City Commission goals are solidified.

Regarding the 7th St/Molalla Corridor, it was asked about having incentives for development there. Director Hurd-Ravich responded that this has been talked about but again it would be something coming from Economic Development once goals are set.

Question was raised about updating the by-laws. Response was that they were updated in 2022.

B. Planning Commissioner Legal Training was provided by Deputy City Attorney, Carrie Richter.

There was some discussion regarding impartiality and how ex parte contact and bias inter-relate. Deputy City Attorney gave direction about how to best to handle a couple of situations that were asked about.

Question was raised about how planners decide if they have enough information or not to deem an application complete. Director Hurd-Ravich explained the balancing act of reviewing an application enough to determine if it is complete or not. We have 30 days to issue a decision, but if incomplete, the applicant has 180 days to respond with additional information or they can say they are not providing anything else.

There was discussion about the Fixed Goal Post Rule which basically states that only the standards and criteria in place when the application was file will apply. This applies to the land use approval for as long as it is not expired. The code says that Land Use Types 1-4 will expire within 3 years unless a building permit has been submitted for. The building permit for the land use has to be issued within 5 years of the approval.

The point was made that decisions have to be made on the standards and criteria, not personal attributes or other outlying information about the applicant or their work. Personal feelings about a project have to be put aside.

5. COMMUNICATIONS

- A. The next meeting will be March 10th to cover the Climate Friendly Equitable Communities results from the public outreach.

6. ADJOURNMENT

Chair Espe adjourned the meeting at 8:32 p.m.

