



CITY OF OREGON CITY PLANNING COMMISSION Minutes

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, February 12, 2024 at 7:00 PM

CALL TO ORDER

Chair Stoll called the meeting to order at 7:12 PM.

Present: 6 - Chair Gregory Stoll, Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Daphne Wuest, Commissioner Karla Laws and Commissioner Brandon Dole

Absent: 1 - Commissioner Bob La Salle, excused

Staffers: 4 - Community Development Director Aquila Hurd-Ravich, Planning Manager Pete Walter, Assistant Planner Molly Gaughran and City Deputy Attorney Carrie Richter

PUBLIC COMMENT

None

MEETING MINUTES APPROVAL

1. Planning Commission Minutes Approval for November 14, 2022 Work Session, November 14, 2022 and January 22, 2024.

A motion was made by Commissioner Espe, seconded by Commissioner Wuest to approve the meeting minutes. The motion carried by the following vote:

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

PUBLIC HEARING

2. GLUA-23-00040 (General Land Use Application), PARK-23-00002 (Planning Commission Parking Adjustment) Adjustment to parking standards at 11731 Longstanding Ct.

Chair Stoll opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. There were none.

Molly Gaughran, Assistant Planner, presented the staff report. The applicant is seeking a Planning Commission adjustment of parking standards, pursuant to OCMC 17.52.015, for a proposed detached triplex development at 11731 Longstanding Court. The maximum parking standards for triplex developments allow up to four on-site parking spaces. The Applicant proposes a total of six on-site parking spaces, within parking garages for the three units.

Some discussion followed with questions from the Commissioners.

The applicant did not have anything to add what Molly presented.

A motion was made by Commissioner Espe, seconded by Commissioner Wuest to approve GLUA-23-00040 and PARK-23-00002 with conditions of approval set by Planning. The motion carried by the following vote:

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

3. GLUA-23-00026 / MAS-23-00002, Sportcraft Landing Marina Master Plan

Chair Stoll opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. Vice Chair Espe explained possible conflicts of interest and stepped down from the Chair for the hearing.

Pete Walter, Planning Manager, presented the staff report. Sportcraft Marina, the applicant, was required to submit for a Master Plan approval as part the terms of their lease with the City executed in March 2023.

In discussions that followed the presentation there were suggestions for amendment to the conditions of approval due to the nonconforming uses on the site. Vice Chair Espe had mentioned that there was a conditional use application in the 1990s which Pete Walter would like to find to add to the record if possible. He had not found it in his initial review.

Applicants provided a small presentation. The request for the master plan seems to be a way that the City could get an inventory of what was on the Site and current uses.

After discussions it was suggested that there be an amendment to the conditions of approval regarding putting a timeline on the additional work that is needed for the nonconforming use. Make amendment to conditions 3 & 4. Add the wording to the ending, "which shall be obtained in final form on or before November 15, 2024."

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Laws to approve GLUA-23-00026 and MAS-23-00002 with an amendment to conditions 3 & 4 to include wording, "which shall be obtained in final form on or before November 15, 2024." The motion carried by the following vote:

Yea: 5 - Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser and Chair Stoll

DISCUSSION ITEMS

4. Climate Friendly and Equitable Communities (CFEC) Parking Reforms

Community Development Director Aquila Hurd-Ravich gave an overview on the CFEC rules adopted by the State. No action was required at this meeting. There will be more updates in the Spring.

COMMUNICATIONS

Next meeting will be February 26, 2024.

ADJOURNMENT

Chair Stoll adjourned the meeting at 9:11 PM.