



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, June 10, 2024 at 7:00 PM

CALL TO ORDER AND ROLL CALL

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

Present: 6 – Chair Stoll, Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Bob La Salle, Commissioner Karla Laws, Commissioner Brandon Dole

Absent: 1 - Commissioner Daphne Wuest

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Deputy City Attorney Carrie Richter

PUBLIC COMMENT

None

MEETING MINUTES

1. Meeting Minutes for Approval: May 13, 2024.

A motion was made by Commissioner Espe, seconded by Commissioner LaSalle to approve the meeting minutes.

The motion carried by the following vote: Yea: 6 - Commissioner LaSalle, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

PRESENTATION

2. Presentation from representatives from the Housing Authority of Clackamas County and Northwest Housing Alternatives.

Community Director Aquilla Hurd-Ravich introduced the presentation. This was identified as an item on the workplan that the commission desired to understand better. She described the difference between Affordable Housing and Housing Affordability.

Devin Ellen, Clackamas County Housing Authority and Trell Anderson, NW Housing Alternatives provided information about their programs and how they assist with Affordable Housing in the area.

Trell explained that Housing Affordability is seen as a household not spending

more than 30% of their income on housing including utilities. Section 8 program provides rent assistant vouchers that travel with a household and assist in the affordability of their housing.

Affordable Housing is simply “bricks and sticks” (front door and roof) for a household. Public Housing units that the county has. Regulatory agreements are in place. Local jurisdictions can engage in assisting in getting Affordable Housing. An example is applying an excise tax to other developments that is then put into a trust fund to be used for future affordable housing projects.

Commissioners expressed interest in what happens to the people in the current housing that is being taken down and rebuilt in the Park Place area. Section 18 provides rental assistance and placement services for those who are being displaced due to the re-development.

Trell provided some resources for jurisdictions looking for additional information. Strong Towns, a national non-profit, has a toolkit. The city of Milwaukie has a toolkit and a good example of an Affordable Housing Action Plan.

PUBLIC COMMENT

- A. Michael Doran of Oregon City spoke about the future of the Oregon City View Manor 20 acres on Holcomb Blvd and the continued issues of traffic on Holcomb Blvd. Lots of construction already going on and when that public housing land is eventually sold, what happens to the roads and infrastructure? Talk about Holly Lane and Swan Ave extensions, but that is not known if/when that will happen.

DISCUSSION

3. Park Place Concept Plan Code Refinement

Community Development Director Aquilla Hurd-Ravich explained that this was accidentally listed on the agenda as a Public hearing, but it is a Discussion item and a continuation of the May 13 meeting. She reminded everyone that this is not changing the Concept Plan but is changing the Municipal Code and how the Concept Plan is implemented.

Planning Manager Pete Walter briefly reviewed the background of the PPCP to date and explained that we have not started the legislative process yet. He also highlighted the 11 Key Elements. The goal is to have the legislative process begin late summer/early fall.

Deputy City Attorney Carrie Richter walked the commissioners through some legal parameters to keep in mind while reviewing the Code amendments. State laws have changed since the original Concept Plan was adopted. A Memorandum outlining the issues was provided in the Agenda Packet and covered 1) Extension of Holly Lane and Swan Avenue, 2) Limitations to the Regulation of Housing, 3) Provisions of Parkland, 4) Protecting the Neighborhood Commercial Zone and 5) Green On-Site Stormwater Treatment.

Community Director Aquilla Hurd-Ravich went through the Key Elements and options outlined in the staff report and got feedback from the Commissioners.

Key Element 1 received a consensus for Option 2.

Key Element 2 will be addressed in code amendments.

Key Element 3 received a variety of feedback from the commissioners. This element will be looked at when they get to the code amendment section.

Key Element 4 will also be looked at further when the commercial code chapter is amended.

Key Element 5 suggests using lot density which is something that was removed by the Commission already and do not believe it is a desire to add it back in. The 2nd option will come up in the code amendments.

Key Element 6 would be a combination of options 1 & 3.

Key Element 7 has been discussed with the City Engineer and there is not more to be done as code has been adopted.

Key Element 8 is covered by the NROD and Geo Hazard chapters which were already adopted.

Key Element 9 is tricky due to topography. Consensus is to keep the Streets and Buildings oriented for solar access out of the code.

Key Element 10 would require analysis if the commission wants to pursue this amendment. One commissioner suggested not pursuing this.

Key Element 11 will be addressed further in the code amendments at a future meeting.

PUBLIC COMMENT

- A. Michael Doran of Oregon City spoke about there are other alternative ideas for getting roads built. Neighbors are concerned about traffic on Holcomb and Redland Rd, about fires and getting people out of these areas. Infrastructure should be an emphasis.
- B. Garrett Stephenson of Portland spoke about the questions the commissioners are wrestling with have to do with Development constraints versus what the Concept Plan requires. There are so many competing priorities which makes it difficult for development. Recommends a sit-down with ICON to talk about the detailed engineering work that they have done already. Secondly, he spoke about the practicality of code and not having abstract code which is difficult to meet.

DISCUSSION cont.

3. Park Place Concept Plan Code Refinement

Planning Manager Pete Walter continued to outline the proposed code amendments for Chapters 17.04 – Definitions, 17.10 – Medium Density Residential Districts and 17.21 – Residential Design. Chapter 17.21 will be continued at the next meeting.

COMMUNICATIONS

Reminder about the Volunteer event in July 30 at Pioneer Community Center, Remember to RSVP and nominate fellow volunteers.

Next meeting will be June 24. John Lewis will present infrastructure and how development is programmed into that, and then additional work on the PPCP revisions.

ADJOURNMENT

Chair Stoll adjourned the meeting at 10:00 p.m.

