



# CITY OF OREGON CITY PLANNING COMMISSION MINUTES

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Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City  
Monday, July 8, 2024 at 7:00 PM

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## CALL TO ORDER AND ROLL CALL

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

Present: 7 – Chair Greg Stoll, Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Bob La Salle, Commissioner Daphne Wuest, Commissioner Karla Laws, Commissioner Brandon Dole

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

## MEETING MINUTES

1. Meeting Minutes for Approval: June 24, 2024.

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

**The motion carried by the following vote: Yea: 7 - Commissioner LaSalle, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Commissioner Wuest, Vice Chair Espe and Chair Stoll**

A comment was made about the meeting minutes being different from what they were getting but that they are well done.

## PUBLIC COMMENT

None

## DISCUSSION

2. Park Place Concept Plan Code Refinement continuation

Planning Manager, Pete Walter, introduced the chapter revisions to be discussed: 16.12.026 – Street Design – Alleys, 17.08 – Low Density Residential Districts, and 17.62.061/16.08.043 – Additional public park, trail and open space requirements in Park Place Concept Plan Area.

Section 16.12.026- Street Design- Alleys has had a lot of feedback from developers and

the neighborhood association. Due to Natural Resources Overlay and Geologic Hazards Overlay districts, having the Alleys in some areas is difficult for developers but the neighborhood wants to hold onto the standards because of the overall standards established. Adding a modification option for properties with an overlay has been suggested as a change to the code.

The table for dimensional standards in 17.078.040 was updated to be more readable and to outline the new minimum separation between existing dwelling units abutting the PPCP boundary and new dwelling units.

There was some discussion about alleys, setbacks and people parking vehicles in the alley which affects the alley's effectiveness. Some of it would be dependent on the lot depth.

The minimum lot size section which states the standards are not eligible for modification or variance was questioned by Deputy City Attorney Richter. Due to overlays, could they be modified or varied through a Master Plan was the question. Planning Manager Walter suggested maybe going through a Type 3 process would be a possible way to allow some modification. Discussion followed with the Commission.

CD Director Hurd-Ravich asked the Commission about repeating changes made here to this low-density code to the medium density code where applicable, and the Commission was agreeable.

Section 17.62.061/16.08.043 – Additional public park, trail and open space requirements are new sections of code, so no red-lines. Questions were raised about wording regarding the minimum park size for the north village and why in the south village the code said there could be a park less than the City's 3 acre minimum.

Planning Manager Walter indicated that the Trails Dedication requirements will need more work. We used another city's standards as a place to start. Probably need additional language but need to have more flexibility. Commissioners talked about connectivity to other trails and materials used for trails. There will be more conversation with the Parks Department, and we may need to leave this at a higher level as trail land may be acquired piecemeal and so the trail would not get constructed until the pieces were in place. The Commission requested an emailed version of the Parks Master Plan.

Planning Manager Walter transitioned to discussing the results of the Johnson Economic Report which was shared briefly at the last meeting. He provided a summary of the out-takes of those results. They also provided suggested economic impacts of the Design Standard requirements. We need to consider this report but also balance it with the vision of the future. Consensus was to not remove the Neighborhood Commercial code but maybe allow more flexibility in residential use and enhanced home occupation.

Upcoming Steps: At the next meeting, there will be a presentation from City Engineer, Dayna Webb, about TSP projects and how items are prioritized. There will be a review of the code changes recommended so far by the Planning Commission and there will be more to review on the Trail code after the staff receives input from the Parks Department.

## **COMMUNICATIONS**

Next meeting is July 22<sup>nd</sup>.

Reminder of the Volunteer event on July 31<sup>st</sup> at 6:30 p.m. at the Pioneer Center.

## **ADJOURNMENT**

*Chair Stoll adjourned the meeting at 8:35 p.m.*

