



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

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

CALL TO ORDER AND ROLL CALL

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

Present: 7 –Vice Chair Paul Espe, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Brandon Dole, Commissioner Karla Laws, Commissioner Dirk Schlagenhauser, Chair Greg Stoll (Virtual)

Absent: 0

Staffers: 3 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Deputy City Attorney Carrie Richter

MEETING MINUTES

1. Meeting Minutes for Approval: July 22, 2024.

A motion was made by Commissioner Laws, seconded by Commissioner LaSalle to approve the meeting minutes for July 22, 2024.

The motion carried by the following vote:

Yea: 7 - Commissioner Dole, Commissioner Wuest, Vice Chair Espe, Commissioner LaSalle, Commissioner Laws, Commissioner Schlagenhauser, Chair Stoll

Nay: 0

PUBLIC COMMENT

None

DISCUSSION

6. Park Place Concept Plan Code Refinement continuation

Planning Manager Pete Walter walked through the last 2 chapters of code amendments which covers NC Neighborhood Commercial Zone and the Park & Trail Standards.

An additional definition was added to the code for “Shed Roof” as requested by the commission.

For Section 17.24.025 two conditional uses were added specific to Park Place. One was for parks, playgrounds and playfields and the second was for stormwater facilities.

Additional permitted uses were modified to better outline live/work facilities, and it also added off-site stormwater facilities and their requirements.

In section 17.24.035 the prohibited use of Mobile food units or vendors was removed from the list. Modified the prohibited use of residential use that exceeds 50 percent of the total building square footage to be 75 percent.

The landscaping section had LID (Low Impact Development) stormwater facilities added to it as an item that could be counted toward the minimum required landscaping.

Question was asked about LID being in the definitions, and Pete confirmed it is already defined along with the standards in the stormwater and drain standards that have been adopted.

Updated the Pedestrian Elements for canopies and awnings regarding size from full width of building to 50% of width, and that any that project into easements and right-of-way would require permitting.

Also, in the Pedestrian Elements - Sitting spaces, wording was added for ADA accessible seating for sitting space and it removed the requirement to have seating incorporated with Public Art.

For the Park and Trail Standards section, planning has been working with the Parks department on the language, but there is some additional clarification needed regarding some assumptions they made when they did the Parks Master Plan.

Question was raised about having the Parks and Trail standards be in a localized place in the code rather than in a specific zone because they could apply universally. Director Hurd-Ravich explained that if the Neighborhood Commercial land had to be used for stormwater facilities that it would take away from the main street public access feel, and having this wording in the PPCP would help mitigate the loss.

The Trails Dedication section is currently set at the national standard. Planning will be working with Parks to make sure what is being used is what they are using in the new Parks Master Plan.

Question was asked about the location of the trail dedications and if there should be wording about who can make the decision about the specific locations. Planning Manager Walter explained that the review would be done when a subdivision application was submitted to the planning department.

Commissioner asked about keeping the surface materials for the soft surface trail more open ended and not just limited to ¼ minus gravel or bark dust. Planning Manager

Walter indicated that the list could be expanded.

Commissioner asked if the standards for trails applied city-wide and where did the standards come from. Planning Manager Walter replied that this is for the Park Place Concept Plan and the standards came from the Parks Master Plan and Parks staff. This wording was added for the purpose of making the standards “clear and objective.”

It was noted that throughout the document, City Commission and the City should be capitalized.

Suggested that the kennels being listed as a prohibited use might need to be teased out a bit more as far as what is outright prohibited because many things can be associated with “kennel” – grooming, boarding, etc.

Questioned if the mobile food units include mobile auto detailing or mobile salon. Planning Manager Walter explained that this is very specific to food units as listed in the definitions.

Also had a question about parking landscape elements – number of trees, ground cover, etc. The landscape details are listed in chapter 17.52.

There was a question about 17.24.50.E5. What does ‘Upper-story residential use as permitted with no limitation’ mean? Director Hurd-Ravich explained that the Thimble Creek section was added into the document because there was a reference to it somewhere else. This would not actually apply to Park Place.

Commissioner asked about landscape coverage of 20% and if that amount is consistent with other areas of the City. This is slightly a higher allowance than Mixed Corridor or Industrial, but it also lists out items that count towards the coverage amount.

COMMUNICATIONS

Next meeting scheduled is September 23rd which will be the First Public Hearing for the legislative file for the Park Place Concept Plan.

The Parks Master Plan will be coming up as well, but it is not scheduled yet.

Commissioner Wuest spoke about the recent Street of Dreams visit she did. It was not a typical Street of Dreams, and she went to look at some of the Middle Housing that was done. She encouraged other commissioners to go see them because it was still happening for another weekend. She mentioned that there are container homes in Oregon City.

Commissioner Laws let the commissioners know that the container homes in Oregon City are on Warner Street if anyone wanted to check them out. There were affordable at the time, but it did take the neighbors awhile to get used to them.

ADJOURNMENT

Vice Chair Espe adjourned the meeting at 8:00 p.m.

