



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Monday, October 28, 2024, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Chair Stoll called the meeting to order at 7:02 PM.

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

Absent:0

Staffers: 3 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Deputy City Attorney Carrie Richter, Assistant Planner Christina Robertson-Gardner, City Engineer/Public Works Director Dayna Webb

2. MEETING MINUTES

A. Meeting Minutes for Approval: September 23, 2024.

A motion was made by Commissioner La Salle, seconded by Commissioner Dole to approve the meeting minutes for September 23, 2024.

The motion carried by the following vote:

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

Nay: 0

3. PUBLIC COMMENT

- A. Mayor Denyse McGriff gave a brief update on the work she has been involved in with regards to the current county courthouse building and plans for it when the new courthouse opens. The past two years have been spent on convincing the county that there is a need to be proactive in what happens with the historic building once it is vacated. This year, the county has agreed that a quick small taskforce be assembled which includes representatives from the Clackamas County Commission, Chamber of Commerce, the Downtown Oregon City Association (DOCA) and the Oregon City Business Alliance. Mayor Denyse is co-chairing it with County Commissioner Smith. James Graham, Oregon City's Economic Development director, is involved as well.

The building is historic and is a result of the local workforce and materials. The discussions have started about the opportunities and the constraints of the building. The county has done deferred maintenance through the years. Discussion will conclude in the next meeting regarding if the building should stay “as is”, be rehabilitated or be demolished. The task force appears to be leaning towards the rehabilitation option.

Mayor Denyse has been pushing since 2019 for the county to work with the city and be proactive about the plans for the building, rather than reactive. Her goal was to be in a working relationship with them. The community relies on that building and the taskforce feels that it needs to be re-activated and continues to contribute to our City center. We don't want this valuable asset to remain vacant, allowed to deteriorate further and that a partnership be established with the County.

She will keep the Commission updated with the taskforce's decision.

The commissioners had a few questions about the integrity of the building, the idea of a outright sale of the building versus a lease option, the cost of running the building, constraints in the use of the building versus change in occupancy.

4. PUBLIC HEARING

4A. LEG-24-01 – Park Place Concept Plan Code Amendments

Director Aquilla Hurd-Ravich gave a brief introduction about how we got here and that we are here to review Code Amendments following the LUBA direction to provide clear and objective standards to the Concept Plan. There is not an application at this time. She also covered when it is best to provide public comments and how to know when to do that.

Planning Manager Pete Walter presented the staff report for the continued Park Place Plan Code Amendments hearing. He reviewed some main points about Alleys and Garage Orientation Standards, Housing Diversity Obligations and the Parks and Trails Land Dedication and Fee-in Lieu that were outlined in his staff report. He explained that there is not double-dipping in the SDCs for parks as previously pointed out as a concern by the Commission.

Pete continued doing an overview of revisions to the various code chapters that had already been addressed by the Planning Commission in previous meetings. Chapters and sections revised included:

- a. From the last meeting, there was a concern about the perimeter transition lots section which has now been revised to outline that this only applies to city properties.
- b. 17.21.090(B).(3) – Corrects the code section cross-referenced for mitigation to applicable chapter of design standards.
- c. 17.21.105 – Housing Diversity Standards – revised to require lots be identified at the time of subdivision rather than units.

PUBLIC COMMENT

- A. Kelly Poindexter from the Trailview Neighborhood spoke to the concern about adding two more roads to the development is a safety concern with the number of vehicle trips it will add to the existing roads. Adding traffic is a detriment for emergency responders as well as to residents when there is eminent danger. Purchasing a home on a dead-end street was purposeful and bringing streets through it makes her want to move out of Oregon City.

- B. Tyler Gill on Holly Crest Lane moved to Oregon City for a rural setting to raise a family. At the time of purchase, they were not made aware of the concept plan. There are pros for high density housing in some areas, and they already exist. There are plenty of areas to develop but their backyards are not one of them. Schools are already underfunded. They are on septic; how do you plan to treat the wastewater of so many more properties. Feels like this has been done behind the scenes as they were not made aware of any of this when they moved in 2 ½ years ago. Respectfully asks the commission to listen to the neighbors and not the big developers.
- C. Megan Keough from Holly Crest Lane is concerned about the impact of decisions being made will have on the local economy and quality of life. She counted 9 vacant businesses on Main St alone, and the City should be focusing more on filling what already exists before expanding a new development. Building a commercial area on the hill of rural Livesay Rd lacks destination quality and does not create a community appeal. The new Maple Lane apartments has already had a significant impact on traffic and there are other potential development in the area that will have a ripple effect. Please be mindful of each decision and how it affects the daily lives of the residents. Asking for thoughtful balanced growth that will benefit the community not Icon's pockets.
- D. Tom Geil from Oregon City as president of Trailview HOA. He provided a map of the area in question. He believes traffic should be part of the code. He spoke about the traffic the area would be dealing with if the Park Place area is developed. There is one way out and it took hours to get out a few years ago when there was fire danger. Development should not be allowed to build without adding another road to Redland.
- E. Jane Nitschky is concerned about the traffic flow on Holcomb and the intersection at Redland is already getting bad. There should be more traffic flow study done before more development is allowed.
- F. Joyce Carlson talked about how the developments are destroying Oregon City's charm. Wildlife is disappearing, traffic is increasing, children are in more danger due to the narrow streets and the increase in traffic.
- G. Christine Kosinski provided a copy of her testimony which was distributed. Items included on that memo included requests for: 1) A trip cap, 2) SB762 be part of the concept plan, 3) an evacuation plan be part of the concept plan, 4) release all homeowners on Holly Lane from liability and 100% of any and all losses from any landslides if Holly Lane is to take on added traffic from development, 5) that all meeting notices regarding PPCP go to all homeowners on Holly Lane.
- H. Bradley King is an Oregon City resident and also represents some property owners along Livesay Rd. The delay in development in this area has been difficult for the property owners who purchased the property years ago as an investment with hopes to develop it someday. He reminded people that at some point in time when their home was built, it was a development and that was a disruption to those who lived in the area at that time. So there are negative aspects for building, but there are also negatives for others when there is not building.
- I. Harlan Borow from the acquisition and development manager for Icon. He spoke about the Standard Design Elements are going to increase the costs of homes and cause delays. He asked if the aesthetic preference that the City made in 2006 are relevant in today's market and whether those aesthetic preferences are worth increasing the cost of the homes by 20-50%. They look forward to working with the City about these issues and how to get Holly from Holcomb to Redland.

Commissioner Wuest is concerned that the language for the SDCs still seems that it is double-dipping. So how can that be cleaned up to make it clearer. Deputy City Attorney, Carrie Richter,

explained the process and how it works so that there is not double-dipping. It was also noted that this is a one-off to have this structure for Park Place. It makes sense to apply this to future developments.

Commissioner LaSalle spoke about the 400+ pages sent out in preparation of this meeting and that many of those were from ICON arguing to change the concept plan. The purpose of the meeting again tonight is to approve the changes and the wording of the concept plan to achieve clear and objective standards.

Commissioner Schlagenhauser asked about how the city is applying clear and objective standards to other projects in the City. Deputy City Attorney, Carrie Richter, explained that there was a program in the past that put in objective standards for the regular code.

There was also a question about zoning dictating development. Director, Aquilla Hurd-Ravich, explained that property is not annexed into the city without property owner initiation. Once annexed and zone, then development could occur should the market demand it. There is not a timeline for a concept plan, but if there was, it would come from Metro.

Do churches have to follow the same guidelines as far as transportation studies, etc.? Director, Aquilla Hurd-Ravich, explained that a lot of the land in the concept plan is in the county. If a church is in the county, it would follow county guidelines, not ours. If the City knows of a county application, we can comment as an interested party.

Commissioner Laws asked for confirmation that Main Street Village as part of the concept plan has not changed. Planning Manager, Pete, confirmed that it is the case. She also asked about traffic safety analysis was being done recently and thought Holcomb Blvd and wondered if that was the case. Planning Manager, Pete indicated that the City does regular studies and posts them on the website, but those are not the same as what the developers do when they submit an application.

There was also mention of DEI training that traffic safety was mentioned. Will future applications be looking at equity as we have so many people working from home, but others are not. Planning Manager, Pete, responded that equity considerations is taken into account in some ways in zoning and Transportation System Plan. It is important and should be taken into account in the next TSP update.

Commissioner Laws also asked if the City has a natural disaster erosion plan for areas that could be prone to landslides? Park Place is a volatile area and there are no tree policies currently that would help with erosion. Planning Manager, Pete, indicated that there is the geological overlay district and it was just amended to include a 200 ft buffer which is part of the design criteria. Public Works will respond to any current slide issues that are emergency. There are tree regulations in the overlay districts on steep slopes and that is reviewed on applications.

There was discussion about the garage orientation code. Concerned that it adds a lot of impervious surfaces, and it also adds 20% to the cost to have a long driveway with a detached garage in the back. Is there another way to achieve the design standards. Planning Manager, Pete, indicated that there is a way to apply for a modification through the land use process, but Planning Commission can choose to add additional exemptions for certain housing types. Pete has talked to Engineering and they don't have a stand one way or another about alleys. There is not application at this time to review for standards. Further conversation indicated that more explicit wording would be a good revision to the code.

There was a question if we require so many lots be middle housing, and therefore, the applicant could request a mandatory adjustment. Planning Manager, Pete, indicated that yes, so many lots must be designated on the plat for middle housing dependent on the number of acres which is outlined in the Diversity Standard.

We are trying to promote affordable housing. Is there a way to incentivize or encourage more detached housing that would be affordable. Planning Manager, Pete, responded that as a City we cannot act as a Housing Authority, but we can develop land use guidelines that encourage housing units.

Chair Stoll closed the Public Record.

Discussion followed about cost of doing alleys.

A motion was made by Commissioner Espe, seconded by Commissioner Dole to recommend adoption of the Park Place Concept Plan code amendments with modifications for greater clarity with respect to location of garages that they may be attached or detached as long as they are side or rear entry for all housing types including middle housing townhouses, but it won't change the modification provisions that authorizes variations in those standards.

The motion carried by the following vote:

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

Nay: 1 - Commissioner Schlagenhauser

This will be taken to City Commission on December 4, 2024.

4B. GLUA-24-00023/LEG-24-00002 Legislative: McLoughlin Blvd Enhancements: an update to the Transportation System Plan

Chair Stoll opened the public hearing and read the hearing statement. He then asked for any conflicts of interest by any of the Commissioners. There were none stated.

Senior Planner, Christina Robertson-Gardner, presented the staff report. She gave an overview of the project and the timeline of the process so far. She also provided a couple of updates after the 9/23/2024 meeting due to a site visit to Larry Morton's Transmission Service. Secondly, there was a combined PRAC/NRC regarding providing additional language for the plan.

Nick Gross with Kittleson and Associates explained how over the last year, the alternative process and recommended long span came to be. Lots of additional information was brought in to hone in the details of the recommended long span. He also showed streetscape improvements north of 10th Street which includes greening the corridor, widening sidewalks, connecting downtown across McLoughlin to the waterfront, etc.

There has been comprehensive public involvement in this process including online open houses, in-person outreach and interested party interviews.

Public Works Director, Dayna Webb, updated the commission about two grants that are being proposing and submitting for. First, Metro has Regional Flexible fund – applied for design and construction of the streetscape portion of the project. That application has made it to the next step of review so we are working on refined submittal. Second, working on an application for a Step 2 Grant (same program that funded the Molalla Ave Streetscape) asking for project development for the streetscape and bridge which would be the plans for the project.

PUBLIC COMMENT

- A. Paul Edgar, a resident of Oregon City, is wondering how we get people who come in to see the Long Span across McLoughlin. There is a major design flaw right now. Need an overpass to get over McLoughlin. Putting in a crosswalk is going to back traffic up awful. We need people to come back into the business area of the City. This is critical to the City and needs to be figured out.

Discussion about overpass and underpass ensued.

A commissioner wanted to know about communication with Fish & Wildlife and was told that there is an environmental specialist on the team and those conversations will become more pertinent as the project progresses.

Vehicle and maintenance will be addressed. The current plan has the bridge wide enough for a vehicle to be on. They have been working with ODOT about maintenance access.

There are other long-span bridges and they have been reviewed for what worked and not worked.

If there was a flood, the bridge would be underwater. It may need to be supported in the middle. There is more work to be done in the details, but they were working on the concept with the end-to-end attachments.

Question was raised about the probability of the old Arch Bridge falling in an earthquake and taking out the Long-Span. There is no way to know at this time.

A motion was made by Commissioner Espe, seconded by Commissioner LaSalle to recommend adoption of GLUA-24-00023/LEG-24-00002 and send to City Commission.

The motion carried by the following vote:

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

Nay: 0

This will be taken to City Commission on November 20, 2024.

4C. GLUA-24-00026/ZC-24-00002/LEG-24-00003 Legislative: OCMC 17.47 Erosion and Sediment Control Text Amendment

A motion was made by Commissioner LaSalle, seconded by Commissioner Espe to continue GLUA-24-00026/ZC-24-00002/LEG-24-00003 to date certain of November 18, 2024.

The motion carried by the following vote:

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

Nay: 0

5. COMMUNICATIONS

Next meeting scheduled is November 18 because November 11 is a holiday. There will also be a meeting on November 25.

Commissioner Wuest's term is coming to an end and she will be on vacation for the month of November. Since there are no meetings currently scheduled for December, Director Aquilla Hurd-Ravich expressed thanks to Commissioner Wuest for her years of volunteer service.

Commissioner LaSalle asked about when the construction for acoustics will begin and where will our meetings be held during the construction. Aquilla was not sure about the plan or timing. It was also asked about Captions being used during meetings. We will check with the City Recorder about using that feature.

6. ADJOURNMENT

Chair Stoll adjourned the meeting at 9:50 p.m.

