



# CITY OF OREGON CITY PLANNING COMMISSION WORK SESSION MINUTES

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Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City  
Monday, April 14, 2025, at 6:00 PM

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## 1. CALL TO ORDER AND ROLL CALL

*Vice Chair Dole called the meeting to order at 6:20 PM.*

Present: 6 – Vice Chair Brandon Dole, Commissioner Greg Stoll, Commissioner Karla Laws (Virtual), Commissioner Dirk Schlagenhauer, Commissioner Victoria Meinig (Late), Chair Paul Espe (Late)

Absent: 1 - Commissioner Bob LaSalle – excused

Staffers: 7 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Senior Planner Christina Robertson-Gardiner, Asst Planner Jude Thaddaeus, Deputy City Attorney Carrie Richter, City Attorney Missy Ryan, Administrative Assistant Kay Neumann

## 2. PRESENTATION

- a. **Thimble Creek Market Assessment and Development Scenarios Update and Next Steps** Christina Robertson Gardner, Senior Planner, and Ann Griffin, Economic Development Coordinator, presented an update on the Thimble Creek concept plan market assessment. The assessment was funded by a Metro grant and aimed to identify barriers to redevelopment in the area and potential city actions to reduce or remove these barriers.

Ms. Robertson Gardner explained that the Thimble Creek concept plan area, originally known as the Beaver Creek Road concept plan, was brought into the urban growth boundary around 2002-2003 and adopted as a concept plan in 2008. Implementing zoning was adopted in 2020. The plan focuses on marrying jobs and housing, with employment areas designated for campus industrial and job-oriented approaches.

Ms. Griffin emphasized the importance of employment land for Oregon City, highlighting the need for sustainable wages, a jobs-to-household balance, and complete communities. She noted that having employers pay taxes contributes to the overall fiscal health of the community.

Factors impacting the pace of development were discussed, including lot sizes, future transportation networks, and public infrastructure costs. The presenters outlined policy considerations ranging from minor code updates to more significant interventions like partnering with Clackamas Community College or offering financial incentives for infrastructure development.

Potential development code changes were presented, including:

- Allowing more outdoor storage space

- Decreasing buffer requirements between residential zoning and development
- Adjusting setback requirements
- Permitting warehousing and distribution as an accessory use
- Reviewing and potentially reducing sustainability requirements

Ms. Griffin discussed various infrastructure funding options, such as state loans or grants, local improvement districts, and tax increment financing.

The presenters concluded by outlining next steps, including the appointment of City Commission champions (Mayor McGriff and Commissioner Mitchell) to oversee the project's progress. The market assessment document will be adopted by resolution in May, acknowledging its receipt and potential for future work plans.

Commissioners asked questions about local improvement districts, tax increment financing, and urban renewal districts. Ms. Griffin and Ms. Robertson Gardner provided clarifications on these topics.

Inquiries were made as to if the city owned any property in the Thimble Creek area, to which the response was negative. They were also asked about feedback from prospective developers, and Ms. Robertson Gardner mentioned that cost of development, building size, and outdoor storage were significant concerns. She also noted that restrictions on development under BPA power lines had increased since the initial concept plan, potentially necessitating adjustments to outdoor storage allowances.

## **5. COMMUNICATIONS**

A. None.

## **6. ADJOURNMENT**

*Vice Chair Dole adjourned the work session at 6:50 p.m.*

