



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, April 14, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

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

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

Absent: 1 - Commissioner Bob LaSalle – excused

Staffers: 5 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Asst Planner Jude Thaddaeus, City Attorney Missy Ryan, Administrative Assistant Kay Neumann

2. CEREMONIES

A. Oath of Office for new Planning Commissioner - Victoria Meinig

Mayor McGriff administered the oath of office to new Planning Commissioner Victoria Meinig. The mayor expressed hope that Commissioner Meinig would enjoy her tenure and learn a lot in her new role.

Mayor McGriff also reminded commissioners about completing ethics training.

3. APPROVAL OF MINUTES

A. Approval for Meeting Minutes from 3/10/2025

A motion was made by Commissioner Stoll, seconded by Vice Chair Dole to approve the meeting minutes for March 10, 2025.

The motion carried by the following vote:

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

4. PUBLIC COMMENTS

A. None.

5. PUBLIC HEARINGS

A. Initial Hearing on Climate Friendly and Equitable Communities Code Amendments – LEG-25-00002

Chair Espe introduced the legislative hearing on Climate Friendly and Equitable Communities (CFEC) code amendments. He explained the hearing procedure and approval criteria.

Pete Walter, Planning Manager, presented an overview of the proposed CFEC code amendments. He noted technical difficulties with displaying slides, so paper copies were provided.

Brian Davis from Studio Davis provided background on the CFEC rules and Oregon City's process for implementing them. He explained the city chose to eliminate minimum parking requirements within a half-mile of frequent transit service and implement other required reforms.

Mr. Walter reviewed the proposed code amendments chapter by chapter, highlighting key changes related to definitions, parking requirements, landscaping, electric vehicle charging, and other areas. He noted revised conditions of approval were recommended based on clarifications requested by the applicant.

The Planning Commission discussed options for measuring the half-mile transit buffer area - either using a straight line method or a "walkable" distance method. Commissioners expressed support for using the walkable distance method.

A motion was made by Commissioner Stoll, seconded by Commissioner Laws, to recommend approval of modifications to the proposed CFEC code amendments to the City Commission, and also recommended the use of "walking distance" measurement for the half-mile transit corridor.

The motion carried by the following vote:

Yea: 6 - Commissioner Laws, Commissioner Schlagenhauser, Commissioner Stoll, Commissioner Meinig, Vice Chair Dole, Chair Espe

B. GLUA-24-00020/MAS-24-00001: Clackamas Community College Master Plan 2024-44

Chair Espe introduced the quasi-judicial hearing on the Clackamas Community College Master Plan. He explained the hearing procedure and asked commissioners to declare any ex parte contacts or conflicts of interest. No conflicts were declared.

Jude Thaddaeus, Assistant Planner, presented the staff report. He outlined the key elements of the proposed 20-year master plan, including approximately 106,000 square feet of new building area in two phases. Mr. Thaddaeus reviewed the approval criteria and staff's recommended conditions of approval, including revised conditions 9 and 10 based on clarifications from the applicant.

Ben Schoenberger, representing Clackamas Community College, provided an overview of the master plan. He explained it provides a framework for future development, with specific projects to be reviewed later through detailed development plans. Mr. Schoenberger noted enrollment declines due to the pandemic have reduced anticipated impacts from new development compared to previous projections.

Tim Cook, President of Clackamas Community College, discussed changes in higher education and how the master plan reflects evolving student needs. He highlighted key projects like the Natural Resource Center of Excellence and improvements to campus trails and open spaces.

Commissioners asked clarifying questions about trail improvements, sewer connections, and future building plans. There were no public comments.

A motion was made by Commissioner Stoll, seconded by Commissioner Schlagenhauser, moved to approve GLUA-24-0002- and MAS-24-00001 with revised conditions as provided.

The motion carried by the following vote:

**Yea: 6 - Commissioner Laws, Commissioner Schlagenhafer, Commissioner Stoll,
Commissioner Meinig, Vice Chair Dole, Chair Espe**

6. COMMUNICATIONS

- A. Staff announced an upcoming April 28th meeting to review legislative amendments related to the Parks and Recreation Master Plan.
- B. It was noted this would be Aquilla Hurd-Ravich's last meeting as she was leaving her position. Commissioners thanked her for her service.

7. ADJOURNMENT

Chair Espe adjourned the meeting at 8:30 p.m.

