



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Final

Planning Commission

Monday, September 23, 2019

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 4 - Tom Geil, Vern Johnson, Patti Gage and Greg Stoll

Absent: 2 - Mike Mitchell and Dirk Schlagenhauser

Staffers: 2 - Laura Terway and Christina Robertson-Gardiner

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

3a. Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001): Amendments to the Recently Adopted Code for Clarifications, Corrections of Errors, or Improvements

Vice Chair Gage opened the public hearing.

Laura Terway, Community Development Director, stated these were draft code amendments that would clean up the recently adopted code. They included allowing the City Engineer approval of modifications to standards for tree preservation purposes, clarifying single family and duplex residential design standards did not apply to manufactured homes within established parks but did apply on individual lots, clarifying manufactured home park design standards, clarifying the Neighborhood Commercial District permitted and prohibited uses, clarifying the Mixed Use Downtown District permitted uses, clarifying the Willamette River Greenway Overlay District exceptions, clarifying off street parking and loading requirements, and site plan and design review for mechanical equipment. She then explained the next steps and schedule.

There was discussion regarding modifying the standards for tree preservation.

3b. LEG 19-00003 - Beaver Creek Road Concept Plan- Code and Zoning Amendments- (Geologic Hazards, Upland Habitat, Master Planning)

Vice Chair Gage opened the public hearing.

Christina Robertson-Gardiner, Senior Planner, gave a background on the Beaver Creek Road Concept Plan zoning and code amendments.

Josh Wheeler, Assistant City Engineer, provided a presentation on the Geologic Hazards Overlay District in the Beavercreek concept area. He explained when a detailed analysis was required, exemptions from the Geologic Hazard Code, Geologic Hazard Code standards, and new geologic hazard state standards.

There was discussion regarding the safety of future development on slopes greater than 25% and areas that were prone to landslides.

Ms. Robertson-Gardiner discussed the current upland habitat regulations under the Natural Resource Overlay District. Staff did not recommend any revisions to these regulations. She also discussed the master planning requirement for clear and objective standards for housing. Staff recommended amending the Beavercreek Road Concept Plan text to no longer require implementation through the master plan process.

There was consensus to move forward with staff's recommendations.

Christine Kosinski, resident of unincorporated Clackamas County, discussed her concern about the use of Holly Lane as a route to I-205 and how buildings in landslide areas could not get landslide insurance. She thought the City's landslide regulations should be changed.

3c. GLUA-19-00021: Annexation, Zone Change and 7-Lot Subdivision on Maplelane Road (Continuance)

Vice Chair Gage opened the public hearing.

Ms. Terway said staff was requesting a continuance of the hearing to October 28, 2019.

A motion was made by Commissioner Stoll, seconded by Commissioner Geil, to continue GLUA-19-00021: Annexation, Zone Change and 7-Lot Subdivision on Maple Lane Road to October 28, 2019. The motion carried by the following vote:

Aye: 4 - Tom Geil, Vern Johnson, Patti Gage and Greg Stoll

4. Communications

Ms. Terway discussed upcoming agenda items and interviews for the open Commission seat.

5. Adjournment

Vice Chair Gage adjourned the meeting at 8:38 PM.