



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
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## Meeting Minutes

### Planning Commission

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Monday, September 9, 2019

7:00 PM

Commission Chambers

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#### 1. Call to Order

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

**Present:** 5 - Tom Geil, Vern Johnson, Patti Gage, Dirk Schlagenhauser and Greg Stoll

**Absent:** 1 - Mike Mitchell

**Staffers:** 3 - Laura Terway, Christina Robertson-Gardiner and Pete Walter

#### 2. Public Comments

*There were no public comments on non-agenda items.*

#### 3. Public Hearing

##### 3a. LEG 19-00003 - Beaver Creek Road Concept Plan- Code and Zoning Amendments (Select Topics)

*Vice Chair Gage opened the public hearing.*

*Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was to review and get direction on the Beaver Creek Road Concept Plan zoning and code amendments. The first was to increase the setback of the southern property line to 40 feet to preserve a grove of trees. She added two additional redline clarifications for the southern boundary into the record. The next was to have a 25 foot setback on the northern property line when abutting residential uses. The next was a concern that ancillary warehousing and distribution would not be allowed in the Beaver Creek Road Concept Plan CI zone, however she clarified that distribution/warehousing of items constructed or assembled as part of the permitted use was allowed. The next was a map change request to rezone a property to residential and she clarified it was a Title 4 designated industrial area and any rezoning would require Metro approval and staff did not recommend that at this time. The next was adopting new City Comprehensive Plan and Zoning Maps which would be added into the record this evening. The last one was to expand home occupation uses within the mixed use and residential areas, and staff did not recommend any changes at this time.*

*James Nicita, resident of Oregon City, discussed a previous City Commission vote in 2011 to add more cottage manufacturing to the Beaver Creek Road Concept Plan area and he thought that vote was binding on this process.*

*Elizabeth Grasier-Lindsey, resident of the hamlet of Beaver Creek, said when this area*

*was brought into the Urban Growth Boundary it was envisioned for industry and jobs, but the concept had changed and there was a lot of residential now. She thought the jobs should come in before the residential, and cottage manufacturing would help combine jobs and residential and would help reduce traffic. She thought the home occupation should not be as service oriented, but that the trades could be involved as well.*

*There was discussion regarding home occupations and cottage manufacturing in this area.*

*Mr. Nicita said at the time this was being discussed the emphasis was not on the residential, but on the manufacturing uses. He suggested doing outreach to people who were not in Oregon City but who would want this type of model and this would be an incentive for them to come to the City. He also suggested staff find examples of this type of use in other cities.*

*There was discussion regarding getting more information about additional industrial uses being allowed in the residential areas and how that might affect CC&R's.*

*There was consensus for staff to look into options to encourage more cottage industrial inside the residential districts and to create a definition and requirements for cottage industrial.*

*There was discussion regarding staff's recommendations for the southern property line, northern property line, definition of warehouse, map change request, and zoning maps. There was consensus to move forward with those items as recommended by staff.*

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

*Pete Walter, Senior Planner, said new Code language became effective in August, however Code clean-up was needed to correct errors and clarify existing adopted standards. The changes included clarification to lot size reduction and how the percentage would be rounded down, definition changes to food cart and net density, correction to the cross-reference for front porch requirements for townhomes, clarification for MUC mixed use corridor district that 1-2 residential units were permitted in conjunction with non-residential uses and that bus stops were not included in the definition of passenger terminals, correction to the MUD mixed use downtown permitted use list and clarification that bus stops were not a conditional use, cross-referencing the existing 15% landscape requirement for the Institutional District, clarification that the 30 day completeness review began upon receipt of all review fees plus land use application form, clarification for off street parking and loading fleet parking calculation and perimeter and building buffer landscaping standards with respect to drive aisles, and corrections to the supplemental zoning regulations including perimeter and building buffer landscaping standards with respect to drive aisles, projections may be limited by easements, subgrade retaining walls/safety railings, mobile food carts, and home occupations (commodity sales). There were also changes regarding mobile food carts, changing "cart" to "unit," removing conflicting language for health regulations, clarifying standards applicable to external site features, removing exterior materials required for food units, clarifying screening requirements for generators, and clarifying the site permit was issued to the property owner and individual units applied for business licenses. There were revisions to the site plan and design review to clarify the*

*applicability of the standards to manufactured home parks, clarifying the screening of mechanical equipment, and clarifying that vinyl and powder coated chain link fencing was allowed for specific park uses. He then discussed the next steps/schedule.*

*The Commission asked clarifying questions about these proposed changes.*

**3c.****Heritage Tree Code Amendments OCMC 12.32**

*Mr. Walter gave a background on the Heritage Tree Code and summarized the proposed revisions which would simplify the process for the voluntary nomination and designation of heritage trees and encourage more voluntary nominations. Some of the changes included removal of the requirement for a certified arborist report regarding the tree condition, owner consent would be required in all situations for both private and public owned property, modification of some definitions and reorganization of some sections, clarification of the notice requirements, and all nominations would be submitted to the Natural Resource Committee prior to December 31 and processed as a batch with the recommendations declared concurrently with Oregon Arbor Week. A tree mitigation table was also added indicating the number of replacement trees required if a heritage tree was removed. Native heritage trees must be replaced with heritage tree species. He gave an overview of the process for nominating a heritage tree. He asked for any feedback about these changes. The City Commission would adopt these changes by ordinance.*

*Dorothy Dahlsrud, resident of Oregon City, discussed how difficult it was to get nominations due to the arborist report requirement. She recommended they not allow hybrid trees to be planted, but only native trees and that the fine for removal of a heritage tree be increased.*

*The Commission supported the changes presented by staff.*

**4. Communications****5. Adjournment**

*Vice Chair Gage adjourned the meeting at 9:35 PM.*