

City of Oregon City
Meeting Minutes
Planning Commission

Monday, March 9, 2020

7:00 PM

Commission Chambers

1. Call to Order and Roll Call: At 7:00 PM by Michael Mitchell

Members: Verne Johnson, Dirk Schlagenhauser, Gregory Stoll, Michael Mitchell, Patti Gage, Christopher Staggs. Tom Geil arrived at 7:22 PM.

Staff: Pete Walter, Planner, AICP; Diliانا Vassileva, Assistant Planner; Christina Robertson-Gardiner, Senior Planner; Laura Terway, Community Development Director; Carrie Richter, Assistant City Attorney

2. Public Comments

- 2a. Paul Edgar, Oregon City resident: Mr. Edgar would like to arouse interest among the Planning Commission (PC) in a review of the building codes, specifically in relation to landslide areas, and create discussion regarding culpability in the case of death and injury in a landslide. Mr. Edgar entered a copy of his communications regarding these matters with various city officials to the public record for review by PC.

3. Public Hearing

- 3a.** PC 20-030 GLUA-19-00044/MP-19-00004/VAR-19-00014: 2-Lot Minor Partition with Variance to Minimum Lot Size

Michael Mitchell performed due diligence in requesting conflicts of interest among PC members: Verne Johnson and Mr. Mitchell had made site visits, but no committee member had had ex parte contact, and there were no conflicts of interest disclosed.

Ms. Vassileva summarized proposal for lot adjustments and variance. She explained that while the lots would not meet the minimum lot size criteria, they would meet all criteria for lot size variance. Based on this, Staff recommends approval of PC 20-030 GLUA-19-00044/MP-19-00004/VAR-19-00014: 2-Lot Minor Partition with Variance to Minimum Lot Size.

Ben Altman and Lou Glapin, Project Engineer, of Pioneer Design Group, with applicant Chuck Grant, were invited to speak. Mr. Altman stated that the staff summary was very accurate and made himself available for questions from PC. There were none.

Christine Kosinski, resident of unincorporated Clackamas County, commented that in newer subdivisions that cars are parking on the street. She asked that PC plan room for at least two vehicles to be parked on the property when considering this sort of issue and would like the City to move towards keeping cars from parking on the street, both for safety and aesthetic reasons.

Motion to approve PC 20-030 GLUA-19-00044 with conditions made by Dirk Schlagenhauser and seconded by Patti Gage.

All in favor: Verne Johnson, Dirk Schlagenhauser, Gregory Stoll, Michael Mitchell, Patti Gage, Christopher Staggs

All opposed: none

Abstained: Tom Geil due to his late arrival and missing the presentations.

Commented [DM1]: I'm not sure about this spelling. The person didn't speak, and is not listed on Pioneer Design Group's website, but was mentioned as present and available for questions by Ben Altman.

Result: Motion carries.

3b. PC 20-029 LEG 19-00003 - Beavercreek Road Concept Plan- Code and Zoning Amendments- Formal Planning Commission Recommendation

Ms. Robertson-Gardiner stated that she was there to request a formal recommendation from PC to the City Commission for this project. She reviewed the history and revisions of the project, including funding processes. She then outlined the next steps if PC approves this plan.

Christine Kosinski, resident of unincorporated Clackamas County, submitted three documents to the public record: an email from Commissioner Rachel Burns regarding potential landslide issues, and email from John Lewis to Paul Edgar regarding City code and development regulations in areas prone to landslides, and a hazard document stating that the City Comprehensive Plan must meet State Land Use Goal 7. She asked that Holly Lane be removed from the Transportation System Plan (TSP) as she feels that it would disqualify it from FEMA approval. She encouraged reading up on "concurrency" as an alternative to the current plan.

Paul Edgar spoke stating that Holly Lane doesn't have the capacity for the increased traffic, and that they are "fooling everyone" into thinking that the current plan solves the traffic issues with Beavercreek Road.

Mr. Mitchell requested review of Exhibit 4 Proposed Amendments to Title 16 and 17 of the Oregon City Municipal Code. Ms. Robertson-Gardiner reminded PC that nothing on this document has been changed since they last reviewed it and that it had been extensively reviewed last fall. Committee members asked clarifying questions and Ms. Robertson-Gardiner either answered questions or noted changes to be made.

Recommendation from Natural Resource Committee to limit regulation outside of the Natural Resource District was discussed, including Exhibit 24g Upland Habitat vs GEO-NROD Overlay Map and comments from Dr. Nancy Broshot. Density transfers for these areas and conservation areas were discussed.

PC addressed added traffic concerns from members of the public and clarified whether there will be further development in that area. Geographic hazard areas were reviewed on the map, and slide mitigation was discussed.

Christopher Staggs moved to recommend approval of LEG 19-00003 – Beavercreek Road Concept Plan – Code and Zoning Amendments to the City Commission with five changes as identified in discussion . The motion was seconded by Verne Johnson.

All in favor: Verne Johnson, Dirk Schlagenhauser, Gregory Stoll, Michael Mitchell, Patti Gage, Christopher Staggs

All opposed: none

Abstained: Tom Geil due to still having some concerns regarding the plan.

Result: Motion carries.

4. Communications

Laura Terway: Announced that a request to add a consultant for a comprehensive plan update has been released. Also, State of the City address on February 25, 2020 at the Museum of the Oregon Territory at 6:00 PM.

Mr. Mitchell: Oregon City Business Alliance will have a round table on System Development Charges, February 25, 2020.

5. Adjournment – 9:24 PM by Michael Mitchell