



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes - Final

Planning Commission

Monday, January 28, 2019

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 6 - Robert Mahoney, Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

Absent: 1 - Tom Geil

Staffers: 4 - Laura Terway, William Kabeiseman, Pete Walter and Kattie Riggs

2. Public Comments

There were no public comments on non-agenda items.

3. Electronic Messaging Policy Explanation

Kattie Riggs, City Recorder, reviewed the City's updated email policy and explained public records maintenance. All Planning Commissioners had been given a City email address for City business use.

4. Public Hearing

4a. GLUA-18-00040 (General Land Use Application), GEO-18-0005 (Geologic Hazards), FP-18-00001 (Floodplain), MAS-18-00005 (Master Plan), MAS-18-00006 (Master Plan), SUB-18-00003 (Subdivision), and NROD-18-00013 (Natural Resources Overlay District) for the Cove

Chair Mitchell opened the public hearing and read the hearing statement. He asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or statements to declare including a visit to the site.

Commissioner Mahoney occasionally drove by the site. He talked with Jerry Herrmann about the Natural Resource Overlay District.

Commissioner Johnson occasionally drove by the site.

Commissioner Stoll also occasionally drove by the site and attended the Natural Resources Committee meeting in January where this topic was discussed.

Commissioner Schlagenhauser drove by the site a week ago.

Commissioner Gage drove by the site this weekend.

Chair Mitchell visited the site this weekend. He served on the Urban Renewal Commission and this project had come before the Urban Renewal Commission in public hearings and executive sessions.

Pete Walter, Planner, presented the staff report. This was a master plan amendment to the Cove Project for Phase 2. The proposed amendment included: early grading, changes to the master plan's building program, changes to the phasing of the development, new street sections for Agnes Avenue, adjustments to the code, increasing apartment units to 404, reducing office space, 3,750 square feet of quality restaurant use, 3,750 square feet of high-turnover restaurant, and 6,800 square feet of retail. He then reviewed each of the proposed adjustments which included adjustments to the fences and walls, ground floor transparency for live-work units, vehicular access and connectivity, on site pedestrian circulation, screening of mechanical equipment, minimum wall articulation, multi-family building pedestrian circulation, architecture and material, diversity of unit types, window design, outdoor lighting standards, gravel parking lot, and parking lot landscaping. Staff thought all of the adjustments could meet code as conditioned in the staff report. Staff recommended approval of the application. He explained the recommended modifications to Condition #21.

Read Stapleton, land use planner with DOWL representing the applicant, introduced the project team. The upcoming code updates would resolve some of the issues where they were requesting adjustments. Due to needing to push the application forward for the construction season, they had to submit the application under the current code and request the adjustments.

Mike Towle, project engineer with DOWL, discussed the building height which would roughly be the same scale as Phase 1 and how they would regrade the gravel parking lot and get it back to the condition it was in Phase 1. He confirmed the grading along the waterfront would not extend beyond the ordinary high water line. With the grading there would be a substantial amount of erosion control measures that would be required.

John Van Staveren, environmental consultant with Pacific Habitat Services, explained in response to Jerry Herrmann's letter how the property would be graded to have a more natural connection between the water and land. They would also be planting thousands of trees and shrubs along the shoreline.

Diego Arguea, Transportation Engineer for Kittelson and Associates, discussed the safety of angled parking as opposed to parallel parking and how there was nothing more dangerous about angled parking in the right location than parallel parking.

Mr. Towle said the intent of the diagrams for the angled parking in the application were to show that the angled parking worked. There would also be a dedicated bike lane. He thought based on the classification of the road that it would be a 25 mph area. There would be crosswalk locations as well.

Doug Neeley, Natural Resources Committee Chair, requested that the native plantings extend beyond the 50 foot barrier through the pathway and up to the esplanade.

Dorothy Dahlsrud, resident of Oregon City, requested the natural environment and plantings go passed the 50 feet and into the 200 feet for the wildlife. They also needed more tall trees to be planted. Mr. Neeley also recommended planting conifer trees.

There was discussion regarding the trees and wildlife in the cove.

Mr. Stapleton said they were comfortable with a condition of approval that would extend the native plantings beyond the NROD zone between the buildings and the water.

Mr. Van Staveren said no trees would be removed on the peninsula. They planned to take out the Cottonwood trees adjacent to the proposed development and plant Maple and Oak. They did hear the request for conifers.

Mr. Neeley agreed the Cottonwoods should be removed.

Chair Mitchell closed the public hearing.

Laura Terway, Community Development Director, reviewed the draft condition of approval amendments to Conditions #21 and #43, and adding a new Condition #45.

A motion was made by Commissioner Mahoney, seconded by Commissioner Gage, to approve GLUA 18-00040 with the conditions of approval as specified. The motion carried by the following vote:

Aye: 6 - Robert Mahoney, Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

5. Communications

Ms. Terway gave announcements to the Commission.

There was discussion regarding the use of the Commission's City emails.

6. Adjournment

Chair Mitchell adjourned the meeting at 8:55 PM.