



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, June 24, 2019

7:00 PM

Commission Chambers

1. Call to Order

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

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

Absent: 1 - Vern Johnson

Staffers: 4 - Laura Terway, William Kabeiseman, Kelly Reid and James Band

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

- 3a. Public Safety Building: GLUA-19-00011 (General Land Use Application), CI-19-00001 (Code Interpretation), CU-19-00001 (Conditional Use) SP-19-00037 (Site Plan and Design Review), VAR-19-00002 and VAR-19-00003 (Variances) at 1232 Linn Avenue & 698 Warner Parrott Road.

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

Commissioners Mahoney and Stoll had visited the site. Commissioner Geil was familiar with the site. Commissioners Schlagenhauser and Gage had been by it many times, but not recently. Chair Mitchell had been by the site recently.

Kelly Reid, Planner, presented the staff report. This was a request for a code interpretation to consider a police station to be similar use to a fire station which was a conditional use in the Institutional zone, a conditional use for a police station, site plan and design review for a 33,900 square foot public safety building, public plaza, and two new parking lots, variance to building placement and frontage standards, and variance to selected building design standards. She gave a background on the application and discussed the code interpretation, Conditional Use criteria, site plan, proposed variances and variance criteria, and recommended conditions of approval. Staff recommended approval with conditions.

Laura Terway, Community Development Director, discussed an amendment to Condition #54, to allow either the undergrounding of the overhead utilities or paying a

fee in lieu.

Jim Band, Police Chief, was the applicant. He discussed the public process and input that went into this building project.

John Pete, FFA Architecture, explained the design concept for the building. They agreed with all of the recommended conditions of approval.

There was discussion regarding the mid-block crosswalks, the use of cross laminated timber, lighting in the parking lot, right turn in and right turn out on Linn Avenue, use of the lobby, and secure parking and public parking.

Rita Mills, resident of Oregon City, was glad to see the playground area would be preserved. She hoped they would salvage some of the building materials to be reused by Habitat for Humanity.

Paul Edgar, resident of Oregon City, thanked everyone who had been involved in this project. He was fully in support. He thought it would be good to have an entrance off of Linn Avenue.

George Izzet, resident of Oregon City, asked about the maintenance of the easement area on Marshall. He was concerned that it would become a through street and he would lose his privacy. He was also concerned about light pollution from the parking lots and where the trees would be planted. Ms. Reid did not know who was supposed to be maintaining the easement currently. Any future development would make the easement become a public street to connect to Marshall.

Gloria Singletor, resident of Oregon City, said the secure parking would be behind her lot. She was concerned about the light pollution and the drainage. Ms. Reid responded the site would be connected to the City storm system and an underground storage detention tank would also be installed to slowly release the stormwater to the pipe at the same flow rate as today.

Nathan Patterson gave rebuttal on the stormwater approach to the project and how it would not increase flows into the existing pipe.

There was discussion regarding the amount of impervious surface on the site.

Mr. Pete explained how they were meeting all of the lighting trespass requirements.

Chair Mitchell closed the public hearing.

There was discussion and consensus for approval on the Code interpretation and variance requests.

A motion was made by Commissioner Geil, seconded by Commissioner Mahoney, to approve the Public Safety Building: GLUA-19-00011 (General Land Use Application), CI-19-00001 (Code Interpretation), CU-19-00001 (Conditional Use) SP-19-00037 (Site Plan and Design Review), VAR-19-00002 and VAR-19-00003 (Variances) at 1232 Linn Avenue & 698 Warner Parrott Road with the recommended conditions of approval and amended Condition #54. The motion carried by the following vote:

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

4. Historic Review Board Policy Changes

Ms. Reid reviewed the Historic Review Board policy changes. The changes included removing gray areas, adding modern products, and a new policy for solar. She explained the process to update the policies and summarized the proposed policies and next steps.

There was discussion regarding the authority of the HRB, Planning Commission, and City Commission as well as staff to make decisions on applications, open house that was held on these policies, wood windows, and letting all property owners know about the changes.

Paul Edgar, resident of Oregon City, discussed how some of the changes were not compatible with the historic district. He thought this item should be continued so the Commission could read the document he sent them regarding the significance of the Canemah National Register District. He did not want to have the relevance of the district altered.

Mackenzie Strawn, resident of Sublimity, owned Stayton Wood Windows. He had an interest in maintaining historic architectural details in this region. He discussed how traditional wood windows were best and his concern about allowing other types of windows.

There was discussion regarding the energy efficiency of wood windows.

5. Communications

Ms. Terway gave an update on the Code amendments.

There was discussion regarding affordable housing.

6. Adjournment

Chair Mitchell adjourned the meeting at 9:11 PM.