



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, August 26, 2019

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 5 - Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

Absent: 1 - Tom Geil

Staffers: 4 - Laura Terway, Carrie Richter, Christina Robertson-Gardiner and Kelly Reid

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. Marquis Parking Lot Expansion: GLUA-18-00031 (General Land Use Application), PARK-18-00001 (Parking Adjustment); SP-18-00119 (Site Plan and Design Review) with VAR-18-00002 (Type III Planning Commission Variance)

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 any other statements to declare.

Commissioner Johnson visited the site.

Commissioner Stoll had a family member there five or six years ago and in the course of his work he dropped off and picked up patients there. They did generate business for his employer.

Commissioner Schlagenhauser drove by the site a lot.

Chair Mitchell visited the site.

Kelly Reid, Planner, presented the staff report. This was a request for site plan and design review for a parking lot expansion from 43 to 63 spaces, a parking adjustment to exceed the maximum number of parking spaces permitted, and a variance to allow new parking spaces in front of the building. She gave a background on the subject site, proposed site plan, and parking adjustment. She explained how the applicant showed the need for more parking and how staff recommended limiting the parking to 58 total spaces on the site. She then discussed the variance request. Because there were no other areas on the site for the extra parking, staff recommended approval with

mitigation in the form of additional pedestrian amenities (one per new space in front of the building). Staff also recommended a condition that an alternative landscaping plan may be approved by staff if the perimeter parking lot landscaping was less than five feet wide after right-of-way dedication. She added emails from the Planning Commission into the record.

Tricia Clark and Scott Miller, applicants, stated they would like to be able to put in 63 parking spaces. This was not an assisted living facility, but a memory care and post acute rehab facility. The parking ratios were different and they required more staff. Most of the time people had a hard time finding parking at the site and they would like as much parking as possible. They knew there were requirements for landscaping, setbacks, and trees and tying into the Molalla Avenue project.

There was discussion regarding the amount of staff and residents on site, long term plans, locations of the new parking spaces, traffic flow and driveway access onto Molalla, using the word "shall" or "must," increasing the number of pedestrian amenities to three, and future improvements to Molalla.

Chair Mitchell closed the public hearing.

There was support to allow more parking spaces up to 63 and an amendment to Condition #30 regarding pedestrian amenities.

A motion was made by Commissioner Stoll, seconded by Commissioner Schlagenhauser, to approve the Marquis parking lot expansion: GLUA-18-00031 (General Land Use Application), PARK-18-00001 (Parking Adjustment); SP-18-00119 (Site Plan and Design Review) with VAR-18-00002 (Type III Planning Commission Variance) with the conditions as amended for up to 63 parking spaces and 3 pedestrian amenities. The motion carried by the following vote:

Aye: 5 - Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

3b. LEG 19-00003 - Beavercreek Road Concept Plan- Code and Zoning Amendments- (Process Moving Forward, Topics of Future Meetings)

Chair Mitchell opened the public hearing.

Christina Robertson-Gardiner, Senior Planner, introduced the tracking matrices, provided an overview of the August 13 City Commission Work Session, and discussed the identified future topics and calendar. She entered an email from Lori Bell into the record.

A motion was made by Commissioner Stoll, seconded by Commissioner Gage, to continue LEG 19-00003 - Beavercreek Road Concept Plan- Code and Zoning Amendments to September 9, 2019. The motion carried by the following vote:

Aye: 5 - Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

4. Communications

Laura Terway, Community Development Director, discussed advertising for the open Planning Commission seat and TGM grant for the Comprehensive Plan update.

5. Adjournment

Chair Mitchell adjourned the meeting at 8:23 PM.