



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, October 14, 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, Vern Johnson, Patti Gage, Mike Mitchell, Dirk Schlagenhauser and Greg Stoll

Staffers: 3 - Laura Terway, Carrie Richter and Christina Robertson-Gardiner

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a Request for Continuance: Planning Files GLUA-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment) - Milner Veterinary Clinic Parking Lot and Parking Adjustment

Chair Mitchell opened the public hearing.

A motion was made by Commissioner Gage, seconded by Commissioner Geil, to continue Planning Files GLUA-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment) - Milner Veterinary Clinic Parking Lot and Parking Adjustment to October 28, 2019. The motion carried by the following vote:

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

3b Planning Files: GLUA 19-00002: LEG 19-00001 & LEG 19-00005: Updates to the Oregon City Stormwater and Grading Design Standards and Stormwater Master Plan.

Chair Mitchell opened the public hearing.

Christina Robertson-Gardiner, Senior Planner, discussed the project scope and approval criteria.

Alissa Maxwell, Brown and Caldwell, gave an update on the Stormwater Master Plan including the stormwater system, planning context, recommendations, proposed capital projects, cost estimates, future planning areas, and design standards clarification.

There was discussion regarding the capital projects, peak flow vs. flow duration, flow control, infrastructure funding, and development of the plan.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Geil, seconded by Commissioner Johnson, to recommend approval of Planning Files: GLUA 19-00002: LEG 19-00001 & LEG 19-00005: updates to the Oregon City Stormwater and Grading Design Standards and Stormwater Master Plan to the City Commission. The motion carried by the following vote:

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

3c.

Planning Files: LEG 19-00003 - Beaver Creek Road Concept Plan- Code and Zoning Amendments- (Parks, Enhanced Home Occupation/Cottage Industry, Concept Plan Renaming)

Chair Mitchell opened the public hearing.

Ms. Robertson-Gardiner discussed new topics regarding the Beaver Creek Road Concept Plan zoning and code amendments. These included parks acquisition code, linear park elements, conservation area elements, trail corridor, and expanded home occupation/cottage industry.

There was discussion regarding acquisition of park land and fee in lieu, allowing retail sales as a home occupancy with restrictions, no support for outdoor storage associated with a business, allowing parking of limited size commercial vehicles in residential areas, no support for work performed outdoors, allowing up to three outside employees working at the residence with an hours limitation, and allowing the use of a majority of a residence for a business up to 50%.

Elizabeth Graser-Lindsey, resident of Oregon City, discussed the problems with the restrictions in the current code in regard to home occupancies. She supported the code changes and flexibility that would allow more home businesses. She gave examples of businesses that would benefit from these changes. She was also in favor of the suggested renaming of the plan to the Thimble Creek Concept Plan.

Ms. Robertson-Gardiner explained the concept plan renaming options. Staff was recommending Thimble Creek.

There was consensus to move forward with renaming it the Thimble Creek Concept Plan.

Ms. Robertson-Gardiner then reviewed the next steps in the process.

3d.

Development Code Amendments Including Equitable Housing: General Amendments for Clarification, Correction of Errors, or Improvements

Chair Mitchell opened the public hearing.

Laura Terway, Community Development Director, gave a background on the code amendments. There were clarifications and additions to the requirements for 3-4 plexes, cluster housing, fences, hedges, walls, and retaining walls, marijuana businesses, and outdoor lighting.

There were no changes suggested to these amendments.

4. Approval of the Minutes

4a. Approval of Planning Commission Minutes for 2.25.2019 and 4.08.2019

A motion was made by Commissioner Geil, seconded by Commissioner Stoll, to approve the Planning Commission minutes for February 25, 2019 and April 8, 2019. The motion carried by the following vote:

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

5. Communications

Ms. Terway discussed the items on the next agenda and upcoming hearings schedule.

6. Adjournment

Chair Mitchell adjourned the meeting at 9:32 PM.