



City of Oregon City

625 Center Street
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Meeting Minutes - Final

Planning Commission

Monday, November 25, 2019

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 4 - Tom Geil, Vern Johnson, Mike Mitchell and Dirk Schlagenhauer

Absent: 2 - Patti Gage and Greg Stoll

Staffers: 2 - Laura Terway and Christina Robertson-Gardiner

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. Planning Files: LEG 19-00003 - Beaver Creek Road Concept Plan- Code and Zoning Amendments- (Beaver Creek Road Design, Transportation Analysis, Speed Zones within the Concept Plan)

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was in regard to the Beaver Creek Road Concept Plan code and zone amendments and the topics for discussion tonight were road design, transportation analysis, and speed zones. She gave a background on the Beaver Creek Road design options, research done on roundabouts, public survey results, Holly Lane extension, conceptual cost estimates, and City Commission direction.

John Repplinger, Transportation Engineer, explained the transportation analysis for this concept plan area which updated prior analyses undertaken earlier and focused on the difference between development assumptions from the Transportation System Plan in 2013 and the Beaver Creek Road Concept Plan in 2008 and 2016. The difference was an additional 750 housing units and 4,095 additional employees. The conclusion of the analysis was that the projects in the TSP would provide adequate capacity to meet the mobility standards to accommodate development in this area and adding more lanes or using roundabouts or signals on Beaver Creek also met the requirements.

There was discussion regarding the funding, projects in the Transportation System Plan, how future applications would have to do a traffic study and traffic improvements, signals vs. roundabouts, pedestrian and bicycle safety, three lanes vs. five lanes, limiting driveways and left turns on Beaver Creek, and truck traffic and roundabouts.

Ms. Robertson-Gardiner discussed speed zones within the concept plan area and how Senate Bill 558 would affect the speeds in the residential sections.

There was discussion regarding speed study requirements and how the Senate Bill only applied to residential streets within the concept plan.

Todd Mobley with Lancaster Engineering discussed the streets in the southern end of the plan area which would have lower volumes of traffic and everything south of Glen Oak would be limited to a right in, right out movement. Because there would not be much traffic on these roads, there should be flexibility in the way they could be constructed, not over-designed or oversized. He thought the streets did not need to be collectors, but local streets.

Christine Kosinski, resident of unincorporated Clackamas County, thought the City should remove the Holly Lane extension from the Transportation System Plan and remove the hazardous landslide areas of Thayer Road and Maple Lane. They should also change the trip counts coming out of the development located at the old bus barn so they would not be automatically directed to use Holly Lane. The City needed to follow the FEMA Natural Hazard Mitigation Plan and statewide land use planning goals, especially Goal 7.

Elizabeth Graser-Lindsey, resident of unincorporated Clackamas County, discussed the traffic on Beavercreek Road and how it should be developed to five lanes. The City's SDCs should be high enough to pay for these improvements to make sure the road could function properly. She did not think roundabouts were appropriate for the large amount of thru traffic that was on this road. They were also not beneficial to pedestrians and bicyclists.

Ms. Robertson-Gardiner discussed the upcoming meetings for this item.

There was consensus to move forward with the City Commission's direction to transition from 5 lanes to 3 lanes, however there was concern that the lanes needed to be reduced at the appropriate place so it would not back up traffic. There was consensus to use traffic signals instead of roundabouts and not to renegotiate with ODOT to remove the Holly Lane extension from the TSP. There was discussion regarding including SB 558 to reduce residential streets to 20 mph, the need for physical separation between sidewalks and bike lanes and the street section, and changes to the home occupation code.

4. General Business

4a. Planning Commission Yearly Update to the City Commission

Chair Mitchell led a discussion on what would be included in the Planning Commission annual report to the City Commission which would be given on December 18.

5. Communications

Ms. Terway announced upcoming meetings.

6. Adjournment

Chair Mitchell adjourned the meeting at 9:16 PM.