



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, October 28, 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: 3 - Laura Terway, William Kabeiseman and Pete Walter

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 Stoll, seconded by Commissioner Johnson, 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 November 18, 2019. The motion carried by the following vote:

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

3b. GLUA-19-00021: Annexation, Zone Change, 7-Lot Subdivision and Minor Variance Request for 14576 S. Maplelane Road

Chair Mitchell opened the public hearing. He read the hearing statement and 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.

Chair Mitchell walked by the site every day as he lived about two blocks from the site.

Pete Walter, Senior Planner, presented the staff report. This was a request for annexation of one acre, zone change to R-3.5, 7-lot subdivision, and minor variance

request for 14576 S. Maplelane Road. He discussed the background of the application and subject site, subdivision layout, minor variance to the lot depth for Lot 2, district/boundary changes, comments received, and approval criteria. Staff recommended approval with conditions.

Desiree Roland, applicant, discussed how the utilities would be curved for the sidewalk.

Chair Mitchell closed the public hearing.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Stoll, to recommend approval of GLUA-19-00021: Annexation, Zone Change, 7-Lot Subdivision and Minor Variance Request for 14576 S. Maplelane Road with conditions to the City Commission. The motion carried by the following vote:

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

4. General Business

4a. Buildable Land Inventory and Preliminary Housing Needs Analysis Presentation

Mr. Walter gave a presentation on the Buildable Land Inventory and Preliminary Housing Needs Analysis. He discussed the scope of the project, findings of the inventory, housing forecast, Oregon City housing mix, median house price and median gross rent, cost burdened households, housing units needed, housing need by income level and by type, summary of the analysis, and next steps.

There was discussion regarding how the City needed more multi-family land, Metro requirements for density, how developers would meet these goals, affordable housing, and Comprehensive Plan update.

Ms. Terway said the Planning Commission's annual report would be given to the City Commission in December. There would be a Planning Commission goal setting meeting in January.

5. Adjournment

Chair Mitchell adjourned the meeting at 8:02 PM.