



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, November 13, 2023 at 7:00 PM

REGULAR MEETING OF THE PLANNING COMMISSION

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the Planning Commission but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Chair/City Staff. The Commission does not generally engage in dialog with those making comments but may refer the issue to the City Staff. Complaints shall first be addressed at the department level prior to addressing the Commission.

MEETING MINUTES

1. Meeting Minute Approval for 2023

PUBLIC HEARING

2. GLUA 21-00029 / LEG 23-00001: Legislative Zoning Code Text Amendment to the MUC - Mixed-Use Corridor Zone District

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

**Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, January 09, 2023 at 7:00 PM**

CALL TO ORDER

PRESENT: 6 - Chris Staggs, Karla Laws, Chair Greg Stoll, Daphne Wuest, Paul Espe, Dirk Schlagenhauer

STAFFERS: 5 - Senior Planner Christina Robertson-Gardiner, Mayor Denyse McGriff, Community Development Director Aquilla Hurd-Ravich, City Attorney William Kabeiseman

OATH OF OFFICE

Mayor Denyse McGriff administered the Oath of Office to Karla Laws and Paul Espe as new Planning Commissioners.

ELECTION OF OFFICERS

A. Officers.

Motion by Commissioner Staggs, seconded by Commissioner Wuest, to nominate Greg Stoll for chair. The motion carried by the following vote:

Yea: Commissioner Staggs, Commissioner Wuest, Commissioner Stoll, Commissioner Laws, Commissioner Espe, and Commissioner Schlagenhauer.

Motion by Commissioner Wuest, seconded by Commissioner Laws, to nominate Dirk Schlagenhauer for vice chair. The motion carried by the following vote:

Yea: Commissioner Staggs, Commissioner Wuest, Commissioner Stoll, Commissioner Laws, Commissioner Espe, and Commissioner Schlagenhauer.

PUBLIC COMMENT

James Nicita, resident of Oregon City, objected to the statement in the Oath of Office about them not having power as individuals. He believes that each person on the panel has the authority to procure advice from the city attorney.

PUBLIC HEARING

1. Christina Robertson-Gardiner, Senior Planner presented the staff report for the agenda item:

Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update- Technical Revisions.

- a. Middle housing Setbacks in Commercial Districts
- b. Townhomes and Middle housing Land Division
- c. Driveways

James Nicita, resident of Oregon City, presented with two public comments. The first is he would like the commission to consider a lot size for tiny houses or small houses that could be carved out so that a family could benefit from home value appreciation and have a small house on a small lot. He suggested adopting tiny houses and maximum lot sizes as part of the middle housing process.

His second point was to create a code provision that exempts triplexes from parking requirements if they are within a certain distance from a high-capacity transit stop. Currently, there is a requirement for a certain amount of parking for middle housing development.

Motion by Commissioner Schlagenhauser, seconded by Commissioner Espe, to recommend approval and forward the proposed technical revisions to the City Commission for review at the next available City Commission meeting and continue GLUA 22-0002/LEG 22-0001 to the January 23, 2023 planning commission hearing. The motion carried by the following vote:

Yea: Chris Staggs, Daphne Wuest, Greg Stoll, Karla Laws, Paul Espe, Dirk Schlagenhauser

2. Christina Robertson-Gardiner, Senior Planner presented the staff report for the agenda item:

Policy Discussion for Package #2 Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update

- a. Land Use Affordability Incentives

Discussion followed about incentives and what exists or could exist. Suggestion was made about incentive promoting a tree canopy. It was confirmed that there is not a demolition/tax incentive. Concern was expressed that affordability incentives would benefit developers more than the buyers. Questions about enforcement mechanisms for incentives were raised and Mrs. Robertson-Gardner advised that many other programs require covenants, report backs and that different programs have different thresholds.

b. Tiny Homes and RV Occupancy Options

Commissioner Laws asked about the enforcement mechanism on the three categories (Tiny Stick built homes, Park models and RVs). Ms. Robertson-Gardner advised that enforcement would be easier with a permit process that is not currently available.

c. Microshelters

There was a request for a definition of “temporary” for this housing option and what do surrounding cities define it as? Ms. Robertson-Gardner found that Corvallis has a 90-day definition while Salem does not define it.

It was also asked if different standards applied to churches and religious organizations for transitional housing. Ms. Robertson-Gardner referred to SB 8 that says if property is owned by a public body or a nonprofit corporation and zoned to allow religious assembly that those lands can be developed for affordable multifamily housing and would go through Oregon City’s Site Plan and Design Review process for multifamily even if the zoning code did not say, “Permitted use multifamily.”

Another question was if a person who owns a parcel of land can put tiny homes on it and rent them out. Ms. Robertson-Gardner said they could as long as the dwelling was off the chassis, hooked up to sewer and water, and paid the SDCs. At that point, it can go through the cluster housing process. Paul Edgar, a resident of Oregon City, a board member for Clackamas County Community Action, and on the veteran’s advisory council for Clackamas County presented a response to transitional housing. Mr. Edgar would like the Planning Commission to consider the concept of a clustered housing community for unsheltered people where safe shelter is available with centralized food services, food closets, showers, restrooms, and locked doors that looks pleasing and is positive.

It was suggested that there be work sessions with City Commission regarding incentives, SDCs and a review of demolition fees directed towards acquisition of open spaces with more research completed including looking at what other cities are doing.

Also suggested that for any temporary housing there would need to be a strong structure around it and maybe help from the state level would be necessary.

It is believed that the amount of density given in SB 2001 offers adequate incentives and that Oregon City is an attractive community where people want to develop and that there is likely affordable housing stock available.

Ms. Robertson-Gardner reviewed that she heard interest in all three topics. She will put her notes together to create an overview of the discussions to provide context and let the Planning Commission review and adjust as needed.

COMMUNICATIONS

The next meeting will be on January 23, 2023 which will include a work session with legal training provided by Deputy City Attorney Carrie Richter.

ADJOURNMENT

Chair Greg Stoll adjourned the meeting at 9:24 p.m.



CITY OF OREGON CITY

PLANNING COMMISSION

Work Session Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, January 23, 2023 at 6:00 PM

CALL TO ORDER

Chair Stoll called the work session to order at 6:00 PM.

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest (late arrival), Commissioner Chris Staggs (late arrival)

Absent: 1 – Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

DISCUSSION

1. Planning Commissioner Legal Training

Oregon's Land Use Planning Presentation was presented by Deputy City Attorney Carrie Richter.

COMMUNICATIONS

1. The Planning Commissioner Legal Training work session will be continued in future work session.

ADJOURNMENT

Chair Stoll adjourned the work session at 7:00 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Monday, January 23, 2023 at 7:00 PM

CALL TO ORDER

Chair Stoll called the meeting to order at 7:06 PM.

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs

Absent: 1 – Commissioner Paul Espe, excused absence for prior commitment

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

Commissioner LaSalle requested that in future meetings, if a commissioner calls in for an absence that it be noted that they are excused and in some cases the reason why.

James Nicita, resident of Oregon City, suggested that a Neighborhood Meeting or some kind of public process be part of an application process for development for Type II applications to possibly facilitate the concern about the decision timeline deadlines.

James Nicita, resident of Oregon City, spoke also about ex parte. Any communication between staff and commission, in a land use proceeding, taken place outside of the hearing process is not considered ex parte, and he believes it should be. Also included in that is communication between the applicant or an opponent and staff. For transparency sake, it should be disclosed and all be put into the record.

Aquilla Hurd-Ravich, Community Development Director confirmed that regarding the application process that the Neighborhood Meeting is a completeness item and that the time frame for a decision for Type II is 120 days. Also confirmed that if there is not an established Neighborhood Association, then they would present to the CIC.

PUBLIC HEARING

1. Christina Robertson-Gardner, Senior Planner presented the staff report for the agenda item:

Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001-HB 2001 Housing

She noted that the presentation to the City Commission was to occur earlier in the month, but due to scheduling issues, it will now happen the first of February.

James Nicita, resident of Oregon City, presented an illustration for considering tiny home clusters for affordable housing options for young families. MUC1 zone does not have a minimum lot size. Reviewing SDCs and allowing these cottage houses on a lot would help with housing shortages.

Discussion amongst Commissioners regarding the 2 topics that City Commission chose not to pursue.

1. Should the city allow additional accessory dwelling units with a single-family primary dwelling? The decision was made to remand back to the City Commission to have additional conversation. Memo will be created by Senior Planner Christina Robertson-Gardner based on notes taken to be presented at the March combined work session.
2. Should the city expand or limit the lot averaging provisions?

Motion made by Commissioner Schlagenhauser, Seconded by Commissioner LaSalle to continue Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update to February 13, 2023. The motion carried by the following vote:

Yea: 6 - Commissioner Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Wuest, Commissioner Staggs

COMMUNICATIONS

1. Work Session on February 13, 2023 to continue the legal training.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:45 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Work Session Minutes - DRAFT

Virtual

Monday, February 13, 2023 at 6:00 PM

CALL TO ORDER

Chair Stoll called the work session to order at 6:00 PM.

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Daphne Wuest, Commissioner Chris Staggs, Commissioner Bob LaSalle (late arrival)

Absent: 1 – Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

DISCUSSION

1. Planning Commissioner Legal Training continuation from January 23.

Oregon's Land Use Planning Presentation was presented by Deputy City Attorney Carrie Richter.

COMMUNICATIONS

ADJOURNMENT

Chair Stoll adjourned the work session at 7:00 PM.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Virtual Only via Zoom
Monday, February 13, 2023 at 7:00 PM

CALL TO ORDER & ROLL CALL

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs

Absent: 1 – Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

PUBLIC HEARING

1. Christina Robertson-Gardner, Senior Planner presented the staff report for the agenda item:

Summary of Middle Housing Policy Discussion Topics (Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update)
Options tonight are to 1) adopt the policy memo as is; 2) provide additional edits which would then be reviewed at the next Planning Commission meeting, or 3) provide edits but then approve the memo with the directed edits to be applied by staff. Joint work session with City Commission is set for March 7th.

Included in the packet is an updated report regarding System Development fees which was done State-wide and Oregon City was a participant. The report provided an overview of both the housing and equity inequalities related to SDCs as well as the more practical public works and how we build our public improvement projects.

Commissioners discussed the draft memo and gave staff direction regarding edits.

A motion was made by Commissioner LaSalle, seconded by Commissioner Laws to approve the draft memo with the noted edits for the staff to make regarding the

System Development fees and the Housing in Oregon sections. The motion carried by the following vote:

Yea: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Staggs, Commissioner Wuest

A motion was made by Commissioner Staggs, seconded by Commissioner Wuest to continue GLUA-22-0002/LEG-22-0001 to March 13, 2023 following the work session with the City Commission. The motion carried by the following vote:

Yea: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Staggs, Commissioner Wuest

APPROVAL OF MEETING MINUTES

2. Planning Commission Minutes Approval for Nov 10, 2008; Jan 25, 2010; Oct 11, 2010; Jun 25, 2012; Jul 9, 2012; Jul 23, 2012; Jan 14, 2013; Jan 28, 2013; Feb 11, 2013 and Feb 25, 2013.

It was noted by Commissioner LaSalle that all of these are listed on the City Website and are approved. The only 2 that should need to be approved are Jun 25, 2012 and Jul 9, 2012.

A motion was made by Commissioner LaSalle, seconded by Commissioner Schlagenhauser to approve Jun 25, 2012 and Jul 9, 2012. The motion carried by the following vote:

Yea: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Staggs, Commissioner Wuest

COMMUNICATIONS

1. Discussed adding verbiage to Planning Commission agendas similar to that used on City Commission agendas with participation instructions and deadlines.
2. Ways to participate in this public meeting:
 1. Attend in person, location listed above.
 2. Register to provide electronic testimony email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register
 3. Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
 4. Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045

Consensus was to add the wording to future agendas.

3. No meeting on Feb 27.
4. There will be a Work Session and Meeting on March 13. The Work Session will be a presentation from Department of Land Development about Land Use and the legislation and Oregon City's needs analysis. The meeting will be the continuation of the GLUA-22-0002/LEG-22-0001 as the motion was approved earlier.
5. Throughout the year there will be different training and discussion topics for work sessions as there are not a lot of land use decisions coming up or big projects like legislative actions.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:00 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Work Session Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, March 13, 2023 at 6:00 PM

CALL TO ORDER

Chair Stoll called the work session to order at 6:00 PM.

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Daphne Wuest, Commissioner Bob LaSalle, Commissioner Paul Espe

Absent: 1 – Commissioner Chris Staggs

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner

PUBLIC COMMENT

DISCUSSION

Information session on Housing related statues from Department of Land Conservation Development staff.

Kelly Reid and Thea Chroman from DLCD (Department of Land Conservation & Development) gave a presentation on housing in Oregon City.

COMMUNICATIONS

ADJOURNMENT

Chair Stoll adjourned the work session at 7:00 PM.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, March 13, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 7 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs, Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

Andy Holthouse provided comment regarding public housing or low income housing. He would like to see more single family homes rather than duplexes, condos, etc. Smaller homes on smaller lots would make for a better way to raise families. He does not care for multi-family housing as it increases transient living rather than homes where families can settle down.

Commissioners commented explaining that the State has provided regulations. Cottage clusters is one option that is closer to what Andy is talking about which is now an option in Oregon City.

PUBLIC HEARING

1. Christina Robertson-Gardner, Senior Planner presented the staff report for the agenda item:

Recap of Joint March 7, 2023 Planning Commission/City Commission Work session for Policy Recommendations (Package #2 of Legislative File: GLUA 22- 0002/LEG-22-0001- HB 2001 Housing Choice Code Update)

Discussion followed regarding the results of the work session. Clarification was requested regarding multi ADUs being allowed on a property as there was confusion regarding consensus or not consensus by the City Commission at the Work session. Director Hurd-Ravich agreed to check with the City Manager on that point.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Espe to close Legislative File: GLUA-22-0002/LEG-22-0001 as long as doing so does not end the ability to re-address the multiple ADUs. The motion carried by the following vote:

Yea: 7 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner LaSalle, Commissioner Staggs, Commissioner Wuest, Commissioner Espe

APPROVAL OF MINUTES

2. Planning Commission Minutes Approval for Nov 10, 2008; Jul 9, 2012; Jun 25, 2012; Jan 25, 2010; Jan 28, 2013; Feb 11, 2013; Oct 11, 2010; Feb 25, 2013; Jul 23, 2012; Jan 14, 2013; and Feb 28, 2022.

A motion was made by Commissioner Wuest, seconded by Commissioner Staggs to approve listed meeting minutes.

Discussion ensued regarding the difference in amount of information provided in the different minutes.

Motion was amended by Commissioner Wuest, seconded by Commissioner Staggs to approve all of the minutes except February 28, 2022 which they would like to see those improved and be more comprehensive. The amended motion carried by the following vote:

Aye: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner Staggs, Commissioner Wuest, Commissioner Espe

Nay: 1 – Commissioner LaSalle

COMMUNICATIONS

1. No March 27 meeting.
2. Commissioner Wuest shared a State of the Community invite for Mar 16, 2023.
3. Commissioner Stoll shared about a video that is posted on YouTube that he highly recommended watching - Development 101 (20 minutes).

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:45 PM.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, April 10, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 7 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs, Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

PUBLIC HEARING

1. Christina Robertson-Gardner, Senior Planner presented the staff report for the agenda item:

GLUA-22-00028 VAR-22-00003 A Variance to the lot size of a 10-lot townhome subdivision located in the R-2 High-Density Residential District -Pleasant Avenue

Discussion followed.

A question was asked about how an underwater detention system work for the stormwater disposal. There may be an underwater tank with mechanical cleaning. The builder will do some above ground if they can, but due to the complexity of the property, they will do some underground as well.

Questions were asked about the neighborhood association's response and some of their concerns. Traffic analysis was not triggered due to the size of the project. Request was made to have more information about how the traffic analysis is completed at a future meeting.

Applicant, William Winkenbach, presented their project. Blake, the engineer, also spoke and just highlighted a couple of key items.

Public Comment

Alex Borho, from Oregon City, owns a home on Pleasant Ave. Wanted to be sure he would have enough parking for his tenants. There is a shared driveway. Applicants explained they would be addressing that and his tenants would have enough parking.

Discussion followed.

A motion was made by Commissioner Espe, seconded by Commissioner Staggs to approve GLUA-22-00028 VAR-22-00003 A Variance to the lot size of a 10-lot townhome subdivision located in the R-2 High-Density Residential District -Pleasant Avenue. The motion carried by the following vote:

Yea: 7 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner Staggs, Commissioner Wuest, Commissioner Espe, Commissioner LaSalle

Approval of Minutes

2. Planning Commission Minutes Approval for Mar 11, 2013; Mar 18, 2013; Mar 25, 2018; Apr 8, 2013; Oct 24, 2016; Jan 8, 2018; Feb 26, 2018; Mar 12, 2018; and Mar 26, 2018.

Feb 26, 2018 and Mar 26, 2018 have mis-spelled names of people who spoke. Deputy City Attorney Richter spoke to the reason for minutes and that we are only required by State public records laws to do action minutes.

A motion was made by Commissioner Wuest, seconded by Commissioner Espe to approve listed meeting minutes.

Motion was amended by Commissioner Wuest, seconded by Commissioner Espe to approve the listed minutes with the correction of misspelled names in the Feb 26, 2018 and Mar 26, 2018 minutes. The motion carried by the following vote:

Yea: 7 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner Staggs, Commissioner Wuest, Commissioner Espe, Commissioner LaSalle

COMMUNICATIONS

1. No meeting scheduled for April 24, 2023. There will be a meeting on May 8th.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:05 PM.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, June 26, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 5 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Paul Espe

Absent: 2 - Commissioner Chris Staggs, Commissioner Daphne Wuest

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter; Deputy City Attorney Carrie Richter

PUBLIC COMMENT

PUBLIC HEARING

1. Pete Walter, Planning Manager presented the staff report for the agenda item: GLUA-23-00012 / MAS-23-00001 Clackamette Park Master Plan / General Development Plan

It was discovered on the day of the meeting that the zoning for the movement of the RV Parking of the Park is incorrect. The zoning change and a text amendment will need to be addressed as a separate Type IV Process at a later date.

Discussion followed with questions to the Planning Manager. There were suggestions from NRC in the staff report that would need to be adopted by the Planning Commission for them to be part of the conditions of the approval. Many questions were to be addressed by the applicant. This is the first step as a Development Plan so many of the details will be provided later in the process.

Applicants, Brian Martin (Project Manager with Lango Hansen Landscape Architects), Kendall Reid (Parks & Rec Director) and Jonathan Waverly (Parks and Cemetery Maintenance Manager), gave a presentation and addressed some of the Commissioner's questions.

Commissioners provided some feedback to the presentation and asked some additional questions about boat ramp, connection to McLoughlin, funding, native plants, security, RV dump station and horseshoe pits.

Public Comments:

- 1) Online: Ken Gilbert from Halsey Oregon, President of the Oregon Horseshoe Pitcher Association, spoke to the desire to have Horseshoe Pits be a part of the new Park Plan.
- 2) Jerry Herrmann from Oregon City had a handout that was passed to the commissioners. He spoke on behalf of the Oregon City Park Alliance expressing support for the new plan.
- 3) William Gifford from Oregon City spoke to some technical aspects about the application that was presented as well as other items regarding the park plan.

Applicants rebutted the comments made.

Discussion followed.

A motion was made by Commissioner Espe, seconded by Commissioner Laws to continue GLUA-23-00012 / MAS-23-00001 Clackamette Park Master Plan / General Development Plan to date certain of July 10, 2023. The motion carried by the following vote:

Aye: 5 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner Espe, Commissioner LaSalle

COMMUNICATIONS

1. There will be a July 10th meeting.
2. Provided information about the Preservation Training happening August 11th that the commissioners are invited to attend.
3. Reminded that July 25th is the Volunteer Recognition night at the Pioneer Community Center at 7:00 p.m.

ADJOURNMENT

Chair Stoll adjourned the meeting at 8:52 PM.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, July 10, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Daphne Wuest, Commissioner Chris Staggs, Commissioner Paul Espe

Absent: 1 – Commissioner LaSalle, excused

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Deputy City Attorney Carrie Richter

PUBLIC COMMENT

PUBLIC HEARING

1. Pete Walter, Planning Commissioner presented the staff report for the continued from June 25 agenda item:

GLUA-23-00012 / MAS-23-00001 Clackamette Park Master Plan / General Development Plan

Further research determined that the two lots where the RV Park will be moved would require 3 steps through a Type IV Process: 1) Comprehensive Plan amendment to P-Public; 2) Rezone to I – Institutional; and 3) Text amendment to zoning code to allow RV park use.

Applicant, Brian Martin, answered some questions raised by the commissioners.

A motion was made by Commissioner Espe, seconded by Commissioner Schlagenhauser to approve GLUA-23-00012 / MAS-23-00001 Clackamette Park Master Plan / General Development Plan. The motion carried by the following vote:

Yea: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Laws, Commissioner Staggs, Commissioner Wuest, Commissioner Espe

COMMUNICATIONS

1. Deputy City Attorney Richter gave an update on the Park Place Crossing Master Plan which was appealed to LUBA following City Commission's denial. LUBA remanded back to the City due to LUBA finding errors in how the City made their decision.
2. Commissioners were reminded to attend the Volunteer Recognition event is July 25th at 7:00 p.m. at the Pioneer Center.
3. No July 24th meeting.

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:50 PM.



CITY OF OREGON CITY

PLANNING COMMISSION

Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, September 25, 2023 at 7:00 PM

CALL TO ORDER

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

Present: 6 – Chair Greg Stoll, Commissioner Dirk Schlagenhauer, Commissioner Paul Espe, Commissioner Karla Laws, Commissioner Bob LaSalle, Commissioner Daphne Wuest (Virtual)

Absent: 1 – Commissioner Chris Staggs

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner; City Engineer Dayna Webb

PUBLIC COMMENT

PRESENTATION

1. Willamette Falls Path/OR 99E Enhancement: 10th Street to Railroad Avenue Project (CI 22-002) Overview

Presentation was given by City Engineer Dayna Webb and Senior Planner Christina Robertson-Gardner. They are in the process of presenting the update to the various boards and commissions explaining the process that will be taking place over the next year in order to present a conceptual plan and apply for additional grant funds.

The project has two main goals that address barriers to investing and revitalizing properties that front McLoughlin Boulevard in Oregon City:

- Close the gap and provide safe pedestrian and bicycle access.
- Provide a conceptual complete street design for McLoughlin Boulevard (both sides) from 10th Street to the 99E tunnel/Railroad Avenue.

The Presentation explained what has happened in the previous 2 phases and what Phase 3 encompasses. ODOT had originally planned on working on the viaduct system under 99E, but they have since said that is not in their plans which affects what is possible and not possible. ODOT is not interested in cantilevering a walk off of the existing structure but the City is still pursuing it to get an official decision from ODOT.

Opportunities for Community Participation and Feedback will begin soon. There is a

Commissioners asked a few clarifying questions regarding the process and mentioned some items that they would like to see incorporated such as some artwork with nod to the history of the fisherman and “The Wall” and the 8th St dock, etc.

The highway is owned by ODOT, but the City received a grant to do a design on their highway. ODOT are the final determiner of the design. They have different design standards than the City would have. They have to accept the design but it is up to the City to build it and to maintain it.

PUBLIC HEARING

MEETING MINUTES

1. Planning Commission Minutes Approval for Oct 25, 2021; Jun 27, 2022; May 8, 2023; May 22, 2023; Sept 11, 2023.

A motion was made by Commissioner La Salle, seconded by Commissioner Laws to approve the meeting minutes. The motion carried by the following vote:

Yea: 6 - Chair Stoll, Commissioner Schlagenhauser, Commissioner Espe, Commissioner Laws, Commissioner LaSalle, Commissioner Wuest (Virtual)

COMMUNICATIONS

1. There will not be an October 9th meeting. There will be a public hearing for a legislative amendment to the Mixed Used Corridor proposed by an applicant, not by the City for October 23rd.
2. Regular updates about the Willamette Falls Path/OR 99E Enhancement project are scheduled over the next year. Currently listed for Nov, Dec, Mar, Jul and then holding times for adoption next Aug-Nov. The months listed are subject to adjustment depending on how the project proceeds.

ADJOURNMENT

Chair Stoll adjourned the meeting at 7:46 PM.



CITY OF OREGON CITY

PLANNING COMMISSION WORK SESSION

MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, October 23, 2023 at 6:00 PM

CALL TO ORDER AND ROLL CALL

Vice Chair Schlagenhauer called the work session to order at 6:05 PM.

Present: 5 – Commissioner Bob LaSalle, Commissioner Daphne Wuest, Commissioner Chris Staggs, Commissioner Dirk Schlagenhauer, Commissioner Karla Laws (late arrival),

Absent: 1 – Chair Gregg Stoll (excused), Commissioner Paul Espe

Staffers: 3 – Community Development Director Aquilla Hurd-Ravich, Deputy City Attorney Carrie Richter

DISCUSSION ITEMS

1. Legislative Review from the 2023 Session was presented by Community Development Director Aquilla Hurd-Ravich and Deputy City Attorney Carrie Richter.

The Commissioners asked questions of staff and discussed some of the topics

COMMUNICATIONS

1. There will be a November 13, 2023 meeting with a Legislative Text Amendment

Several Commissioners brought up ideas for future agenda discussion topics:

- Can the Planning Commission look at ways to protect view corridors going down (looking toward West Linn) Molalla Aven
- Look into regulations requiring retail/ commerce on the first floor with residential above in the mixed-use portions of Molalla Avenue
- Does the City have the power to invest in alternative energy? Can the City purchase the North End master plan area for solar energy?
- Can the Planning Commission look at incentives for developers to make more aesthetically pleasing developments and plant more native trees?
- A suggestion was made to have a discussion at the beginning of the calendar year to establish a work plan for all of the above discussion items and any other items that may be of interest to the Planning Commission.

ADJOURNMENT

Vice Chair Schlagenhauser adjourned the work session at 7:30 PM.



CITY OF OREGON CITY

Staff Report

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

To: Planning Manager
From: Pete Walter, Planning Manager

Agenda Date: 11/13/2023

SUBJECT:

GLUA 21-00029 / LEG 23-00001: Legislative Zoning Code Text Amendment to the MUC - Mixed-Use Corridor Zone District

STAFF RECOMMENDATION:

Staff recommends the Planning Commission review the materials and provide a recommendation to the City Commission for consideration. After reviewing the criteria for a text amendment including a review of applicable Comprehensive Plan policies, staff recommends the Planning Commission provide a recommendation of approval of the proposed text amendment to the City Commission.

EXECUTIVE SUMMARY:

PGE proposes a Legislative Code Text Amendment to Chapter 17.29 – Mixed Use Corridor, Section 17.29.030 E. of the Oregon City Municipal Code (OCDC) to recognize its existing Operations Center as a Conditional Use in the MUC-1 District, including the outdoor storage and maintenance activities that are a part of that use. If approved, the Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.

The proposal is to amend 17.29.030 and .040 as follows:

17.29.030 - Conditional uses—MUC-1 and MUC-2 zones.

E. Public utilities and services, and utility facilities, including substations (such as buildings, plants and other structures) and outdoor storage associated with the conditional use;

17.29.040 - Prohibited uses in the MUC-1 and MUC-2 zones.

B. Outdoor storage unless permitted under OCMC 17.29.030.E;

Commented [PW1]: We did not direct the applicant to request this, but I think it needs to be part of the amendment for clarity.

BACKGROUND:

The PGE Operations Center is located at 209 Warner Milne Road and occupies two tax lots, indicated in the aerial photo below. It currently occupies 6.59 acres along the north side of Warner Milne Road, across from the Beaver Creek Road intersection. The site is identified as Tax Lots 100 and 201 on map 3-2E-06DA.

The use of the property is legally non-conforming within the Mixed Use Corridor zone district. A public utility facility requires a Conditional Use permit in order to expand in the MUC-1 zone district. The MUC-1 zone district also prohibits Outdoor Storage, which is a necessary component of the Operations Center.

Section 17.29.040 B. of the MUC-1 District prohibits outdoor storage. PGE's proposal states that "outdoor storage of equipment and material that is required for the electric power system is part of the Operations Center and is essential to its function as a power system management and service facility." The proposed Code Amendment would provide for outdoor storage only as associated with that specific Conditional Use.

The proposed amendment would not change the process for review of an expansion to a utility facility in the MUC-1 zone district, which would still require approval of a conditional use application by the Planning Commission through a Type III quasi-judicial land use process including a public hearing pursuant to OCMC 17.56 – Conditional Uses.

This proposal is a Type IV legislative decision. If the Planning Commission recommends approval, staff will prepare an Ordinance for review by the City Commission at a subsequent public hearing.

If the City Commission approves this proposed amendment, PGE will need to make a subsequent application for a Conditional Use Permit to be reviewed by the Planning Commission.

A full staff report and recommendation is included in the agenda packet.

OPTIONS:

1. Recommend approval to the City Commission of files GLUA 21-00029 / LEG 23-00001 as proposed.
2. Recommend approval to the City Commission of files GLUA 21-00029 / LEG 23-00001 with revisions by the Planning Commission.
3. Recommend denial to the City Commission of files GLUA 21-00029 / LEG 23-00001. If this option is proposed, provide direction to staff to revise the recommended findings to support a denial.



LEGISLATIVE STAFF REPORT AND RECOMMENDATION

A preliminary analysis of the applicable approval criteria for a legislative proposal is enclosed within the following report.

November 3, 2022

HEARING DATE: November 13, 2022 - Planning Commission

FILE NUMBER: LEG-22-00001

APPLICATION TYPE: Legislative (OCMC 17.50.170)

APPLICANT/OWNER: Portland General Electric, Attn: Tina Tippin

121 SW Salmon St, Portland, OR 97204

REQUEST: PGE proposes a Legislative Code Text Amendment to Chapter 17.29 – Mixed Use Corridor, Section 17.29.030 E. of the Oregon City Municipal Code (OCMC) to recognize its existing Operations Center as a Conditional Use in the MUC-1 District, including the outdoor storage and maintenance activities that are a part of that use. The Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.

LOCATION(S)

(See Figure 2 on P. 5): This legislative text amendment affects the MUC - Mixed Use Corridor zone district. The mixed-use corridor (MUC) district is designed to apply along selected sections of transportation corridors such as Molalla Avenue, 7th Street, Beavercreek Road, and along Warner-Milne Road.

PROCESS: 17.50.170 - Legislative hearing process.

- A. Purpose. Legislative actions involve the adoption or amendment of the city's land use regulations, comprehensive plan, maps, inventories and other policy documents that affect the entire city or large portions of it. Legislative actions which affect land use shall begin with a public hearing before the planning commission.
- B. Planning Commission Review.
 - 1. Hearing Required. The planning commission shall hold at least one public hearing before recommending action on a legislative proposal. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. The community development director shall notify the Oregon Department of Land Conservation and Development (DLCD) as required by the post-acknowledgment procedures of ORS 197.610 to 197.625, as applicable.
 - 2. The Community Development Director's Report. Once the planning commission hearing has been scheduled and noticed in accordance with OCMC 17.50.090.C and any other applicable laws, the community development director shall prepare and make available a report on the legislative proposal at least seven days prior to the hearing.
 - 3. Planning Commission Recommendation. At the conclusion of the hearing, the planning commission shall adopt a recommendation on the proposal to the city commission. The planning commission shall make a report and recommendation to the city commission on all legislative proposals. If the planning commission recommends adoption of some form of the proposal, the planning commission shall prepare and forward to the city commission a report and recommendation to that effect.
- C. City Commission Review.
 - 1. City Commission Action. Upon a recommendation from the planning commission on a legislative action, the city commission shall hold at least one public hearing on the proposal. Any interested person may provide written or oral testimony on the proposal at or prior to the hearing. At the conclusion of the hearing, the city commission may adopt, modify or reject the legislative proposal, or it may remand the matter to the planning commission for further consideration. If the decision is to adopt at least some form of the proposal, and thereby amend the city's land use regulations, comprehensive plan, official zoning maps or some component of any of these documents, the city commission decision shall be enacted as an ordinance.
 - 2. Notice of Final Decision. Not later than five days following the city commission final decision, the community development director shall mail notice of the decision to DLCD in accordance with ORS 197.615(2).

I. BACKGROUND:

Summary of the Proposal

Portland General Electric Company (PGE) proposes a Legislative Code Text Amendment to Section 17.29.030 E. of the Oregon City Development Code (OCDC) to recognize its existing

Operations Center as a Conditional Use in the MUC-1 District, including the outdoor storage and maintenance activities that are a part of that use. The Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.

Existing conditions

The PGE Operations Center is located at 209 Warner Milne Road and occupies two tax lots, indicated in the aerial photo below. It currently occupies 6.59 acres along the north side of Warner Milne Road, across from the Beavercreek Road intersection. The site is identified as Tax Lots 100 and 201 on map 3-2E-06DA.

The use of the property is legally non-conforming within the Mixed Use Corridor zone district. A public utility facility requires a Conditional Use permit in order to expand in the MUC-1 zone district. The MUC-1 zone district also prohibits Outdoor Storage, which is a necessary component of the Operations Center.



Figure 1. Aerial Photo of Property

The properties are zoned Mixed Use corridor, MUC-1, which is regulated under Oregon City Municipal Code (OCMC) Chapter 17.29.

Description of the proposed amendment

The Mixed Use Corridor district currently includes "Public Utilities and services including sub-stations..." as a Conditional Use, 17.29.030 E. That category provides for "facilities for providing electric power" (See Code Definition, 17.04.985¹) but that does not fully describe the PGE

¹ OCMC 17.04.985 - Public utilities and services.

"Public utilities and services" means facilities for providing electric power, communication, water, sewers and transportation.

Operations Center, which is a power system operations, management and service facility. The proposed text amendment would modify 17.29.030 E. to include the category "Utility Facilities", which provides for the "delivery or furnishing of services" including electric power as a Conditional Use (Definitions, 17.04.1450²). That would include the Operations Center.

The proposed amendment to the text of 17.29.030 E. is the following (added text is underlined and red color font):

17.29.030 - Conditional uses—MUC-1 and MUC-2 zones.

E. Public utilities and services, and utility facilities, including substations (such as buildings, plants and other structures) and outdoor storage associated with the conditional use;

17.29.040 - Prohibited uses in the MUC-1 and MUC-2 zones.

B. Outdoor storage unless permitted under OCMC 17.29.030.E;

Justification for the proposed code amendment

Section 17.29.040 B. of the MUC-1 District prohibits outdoor storage. PGE's proposal states that "outdoor storage of equipment and material that is required for the electric power system is part of the Operations Center and is essential to its function as a power system management and service facility." The proposed Code Amendment would provide for outdoor storage only as associated with that specific Conditional Use.

The proposed amendment would not change the process for review of an expansion to a utility facility in the MUC-1 zone district, which would still require approval of a conditional use application by the Planning Commission through a Type III quasi-judicial land use process including a public hearing pursuant to *OCMC 17.56 – Conditional Uses*.

² *OCMC 17.04.1450 - Utility facilities.*

"Utility facilities" means buildings, features or any constructed portion of a system which provides for the production, transmission, conveyance, delivery or furnishing of services including, but not limited to, heat, light, water, power, natural gas, sanitary sewer, stormwater, telephone and cable television. Utility facilities do not include stormwater pretreatment facilities.

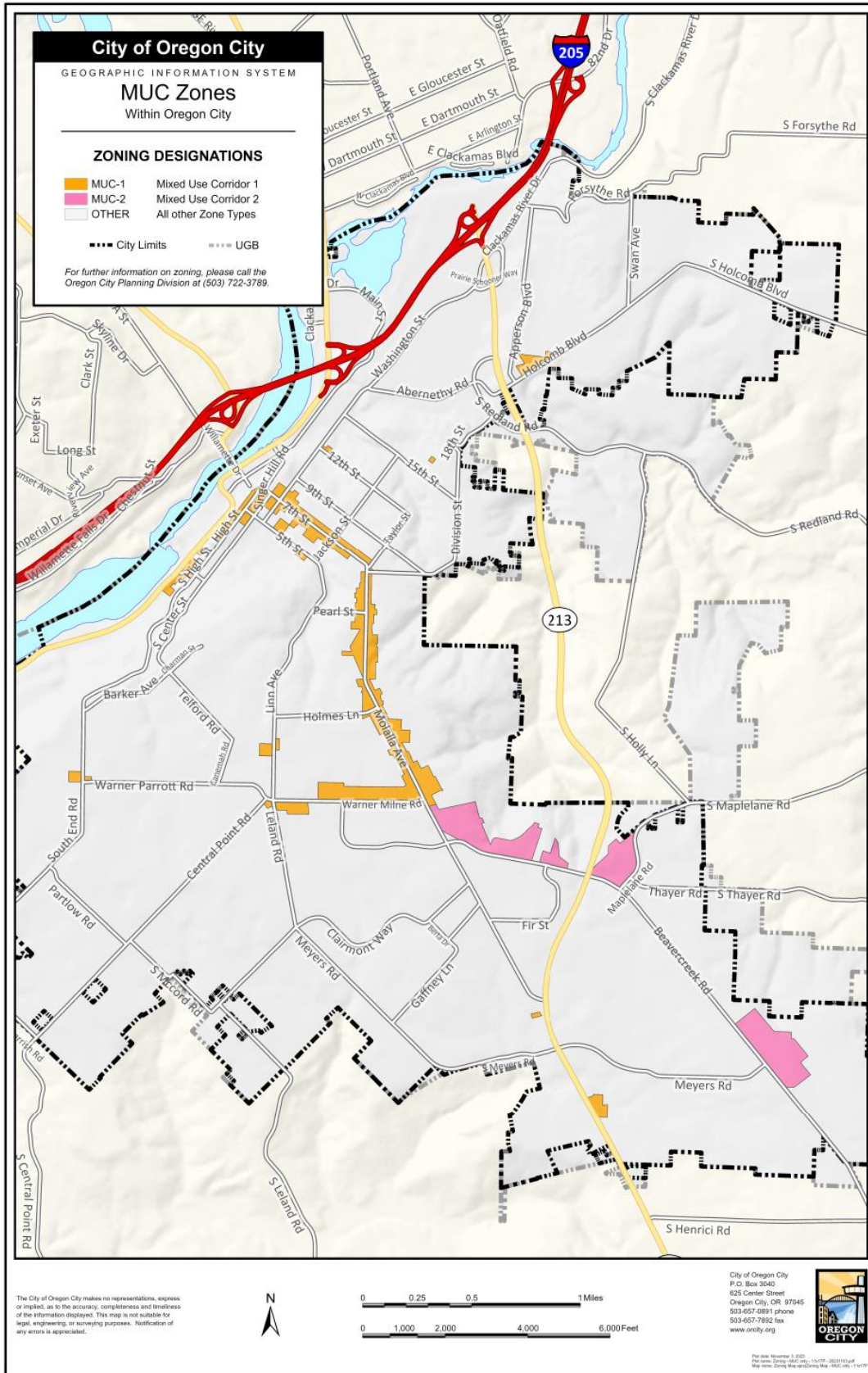


Figure 2. Extent of the MUC Zone District

Public Notice and Comments

This is a legislative action that requires public notice pursuant to OCMC 17.50.090.C. – *Notice of Public Hearing on a Legislative Proposal*. The Community Development Director provided the required Post Acknowledgement Plan Amendment (PAPA) notice to the Oregon Department of Land Conservation and Development (DLCD) on October 3, 2023.

Notice of the November 13, 2023 Planning Commission public hearing was provided to the Citizen Involvement Committee, Neighborhood Associations, and affected service districts, agencies and interested parties by mail and posted on the City website.

Public comments received prior to the date of publication of this staff report are available in the public comment summary exhibit. As of the date of publication of this report, no public comments have been received.

II. APPROVAL CRITERIA

The remainder of this staff report provides findings to demonstrate that the proposed legislative application is consistent with applicable approval criteria. Approval criteria for a Zoning Code amendment are found in Chapter 17.68 of the Oregon City Municipal Code.

Chapter 17.68 – Zoning Changes and Comprehensive Plan Amendments

17.68.010 – Initiation of the amendment.

A text amendment to the comprehensive plan, or an amendment to the zoning code or map or the Comprehensive Plan map, may be initiated by:

- A. A resolution request by the City Commission;*
- B. An official proposal by the Planning Commission;*
- C. An application to the Planning Division; or.*
- D. A Legislative request by the Planning Division.*

All requests for amendment or change in this title shall be referred to the Planning Commission.

Finding: This amendment has been initiated through an application by the property owner and has been referred to the Planning Commission for their recommendation to City Commission. The applicant provides an explanation why this code amendment is legislative in their narrative, which is provided below.

Need for a Legislative Code Text Amendment

The OCMC does not provide a feasible alternative that would allow for the improvement and expansion of the Operations Center including the necessary outdoor storage. Under the current terms of the MUC-1 District

the facility is considered to be a Non-conforming use. The only zoning District that allows outdoor storage is General Industrial (GI, Section 17.36). A proposal to change the land use designation of this site to GI would require a Comprehensive Plan Map Amendment and Zone Change. As a general-purpose industrial zone the GI District would not be consistent or compatible with the zoning and land use pattern in the surrounding area. This understanding is also reflected in the staff Notes report following Pre-Application Conference PA-22-00052, held October 25, 2022, in which it is clear that an application for a Comprehensive Plan Amendment and Zone Change to GI would not be supported. The Notes response to the question of a Plan/Zone Change to GI offers guidance to this proposal.

The proposed text amendment represents a small and limited-purpose change to the MUC-1 District. It would not change the zoning of any property or the zoning pattern of any area. It would limit outdoor storage to that associated with a Utility facility. It would allow for future consideration of a Conditional Use Permit for the improvement and expansion of the existing operations center, but not allow other new types of uses in the District. The proposed text amendment represents the least amount of change that can address this issue and allow PGE to continue providing reliable power to the area.

17.68.015 –Procedures.

Applications shall be reviewed pursuant to the procedures set forth in Chapter 17.50.

17.50.170 – Legislative hearing process.

A. Purpose. Legislative actions involve the adoption or amendment of the city’s land use regulations, comprehensive plan, maps, inventories and other policy documents that affect the entire city or large portions of it. Legislative actions which affect land use shall begin with a public hearing before the planning commission.

B. Planning Commission Review.

1. Hearing Required. The planning commission shall hold at least one public hearing before recommending action on a legislative proposal. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. The community development director shall notify the Oregon Department of Land Conservation and Development (DLCD) as required by the post-acknowledgment procedures of ORS 197.610 to 197.625, as applicable.

C. City Commission Review.

1. City Commission Action. Upon a recommendation from the planning commission on a legislative action, the city commission shall hold at least one public hearing on the proposal. Any interested person may provide written or oral testimony on the proposal at or prior to the hearing. At the conclusion of the hearing, the city commission may adopt, modify or reject the legislative proposal, or it may remand the matter to the planning commission for further consideration. If the decision is to adopt at least some form of the proposal, and thereby amend the city's land use regulations, comprehensive plan, official zoning maps or some component of any of these documents, the city commission decision shall be enacted as an ordinance.

2. Notice of Final Decision. Not later than five days following the city commission final decision, the community development director shall mail notice of the decision to DLCD in accordance with ORS 197.615(2).

Finding: Complies as Proposed. This legislative action is following the procedures found in OCMC 17.50.170.

17.68.020 – Criteria.

The criteria for comprehensive plan amendment or text or map amendment in the zoning code are set forth as follows:

- A. The proposal shall be consistent with the applicable goals and policies of the comprehensive plan;*

The applicable goals and policies of the “Oregon City 2040 Comprehensive Plan” (OC2040) are addressed as follows:

OC2040 CHAPTER 2 – DIVERSE ECONOMY

Diverse Economy Goal 3

Guide growth and development in a manner that implements the City’s 2040 Vision and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period.

Applicant Response: The OC2040 Vision Statement for a Diverse Economy calls for an economy that is vibrant, diversified, and resilient; a thriving city with a robust economy; thriving commercial and industrial districts; a strong tourism industry; good jobs and diverse housing choices.

Achieving the growth and development outcomes of the Vision Statement requires a reliable and resilient power supply that is supported by a local service, maintenance and management system. These are the primary functions of the Operations Center. As the population, economy and housing in the community grows and diversifies during the 20-year planning period the Operations Center must be prepared to deal with expanding requirements for providing power service and the corresponding management and routine maintenance activities, as well as emergency response to localized outages and local and community-wide disaster events.

According to the 2021 Housing Needs Analysis (HNA) the population of the city increased by 14,968 from 1990 to 2019, which was a 131% growth rate. The HNA projects that an additional 7,435 households will be required between 2021 and 2041. The ability to provide for timely power service needs, system maintenance, and appropriate emergency response required by the community depends on having adequate facilities, personnel, and equipment available at appropriate levels. These are requirements that will be addressed by the anticipated improvement and expansion of the existing Operations Center. The improvement and expansion of the Operations Center at its current location in the MUC-1 zone will not affect the Urban Growth Boundary. For these reasons the proposed text amendment is consistent with this Goal.

Finding: The proposal is consistent with the Comprehensive Plan. For clarification, the growth between 1990 and 2019 of 14,968 people is a growth of 131%, not a 131% growth rate.³

Diverse Economy POLICY 3.3

³ See City of Oregon City 2021-2041 Housing Needs Analysis, ECONorthwest, December 2021. P.i. "Oregon City grew from 14,968 people in 1990 to 35,570 people in 2019. This is an addition of 19,242 people or 131% growth."

Designate land uses in a manner that balances opportunities for housing and jobs and ensures development is consistent and compatible with the community's needs and resources.

Applicant Response: The anticipated improvement and expansion of the Operations Center corresponds to the growth of the community that has occurred during the past twenty years, and will prepare for the growth that is projected to occur over the next twenty years. The expansion of the Operations Center at its current location in the MUC-1 zone will maintain a stable land use pattern and it will not affect overall opportunities to provide housing and jobs in the community on lands that are designated specifically for industrial, commercial, or residential use. By providing the opportunity for improved service, maintenance and repair capabilities of the Operations Center at its current location the proposed text amendment is consistent and compatible with the existing and projected needs and resources of the community, in keeping with this policy.

Finding: The proposal is consistent with the Comprehensive Plan. The MUC-1 Zone District allows for public utilities as a Conditional Use. The conditional use review process allows for a discretionary review process of uses that are not permitted outright within the zone district in which they are proposed. The process allows the Planning Commission to evaluate impacts on jobs, housing and other uses within the zone district in which the conditional use is proposed. If the proposed text amendment, and a subsequent conditional use application is approved to allow an expansion of the PGE Operations Center, there will remain significant vacant and re-developable land within the MUC-1 and MUC-2 zone districts along both sides of Beavercreek Road to OR 213 and from Warner-Milne Road down the Molalla Avenue / 7th Street Corridor. Also, all the permitted land uses in the MUC-1 zone district are also permitted in the C-General Commercial Zone District and the MUD-Mixed Use Downtown District. So, the use of the subject properties for expansion of a public utility would not be detrimental to the amount of available land remaining for mixed use development and is compatible with the community's needs and resources.

Diverse Economy POLICY 3.4

Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.

Applicant Response: This policy is a directive to the City. The proposed text amendment will recognize a long-standing existing land use at its existing location. It does not significantly affect the current Land-Use Map designation. It does not propose a change in the Land-Use Map or affect the City's ability to main[tain] the Land-Use Map as the official long-range planning guide for development in the city. The proposal will have no impact on this policy directive.

Finding: The proposal is consistent with the Comprehensive Plan.

OC2040 CHAPTER 3 - CONNECTED INFRASTRUCTURE

Connected Infrastructure Goal 2

Ensure public utilities and infrastructure are maintained and improved to adequately serve all existing areas of Oregon City and can be extended to serve newly developing areas in a logical and fiscally responsible manner.

Applicant Response: The electric power supply and service system is part of the city's essential infrastructure. All parts of the community are connected to the power supply, which requires periodic service and maintenance. The power supply may also require local or city-wide emergency repair and restoration as a result of interruptions caused by human-caused accidents or natural events or disasters. The first response to these scheduled and unscheduled events is provided by the Operations Center. The proposed text amendment will enable a development application to allow the Operations Center to maintain an improved supply of materials and equipment necessary to address the requirements of regular scheduled maintenance as well as emergencies, and to plan and provide for the crews and additional equipment that is required for an effective response to these events. For these reasons the proposed text amendment is in keeping with this Goal to ensure the infrastructure is maintained and improved to adequately serve existing and newly developing areas the city.

Finding: The proposal is consistent with the Comprehensive Plan. The City of Oregon City Addendum to the Clackamas County Multi-Jurisdictional Hazard Mitigation Plan⁴ designates the electrical power system as critical infrastructure that is subject to disruptions due to natural and human-caused events including earthquakes, windstorms and winter weather. The proposed text amendment will allow PGE to maintain and expand its on-site capacity to respond to such events.

Connected Infrastructure Policy 2.4

Increase resiliency to climate change, natural hazard events, and cyber intrusions in public utility infrastructure.

Applicant Response: A result of the proposed text amendment will be to enable PGE to apply for a Conditional Use Permit to improve its facilities at the Operations Center to accommodate service crews, emergency response personnel, and additional materials and equipment, that will be necessary to respond to outages caused by weather events related to climate, human-caused accidents, and natural hazard events. These measures will improve the overall function and resiliency of operations at the facility to provide power system repair and faster restoration of service to the community.

Finding: The proposal is consistent with the Comprehensive Plan.

Connected Infrastructure Goal 3

Serve the health, safety, and welfare of all Oregon City residents through provision of comprehensive public facilities and services.

Applicant Response: The power supply is an essential facility for the public in all parts of the city. The Operations Center provides new connections to the power supply, power supply management, and maintenance and repair throughout the entire city. These functions are consistent with this policy.

Finding: The proposal is consistent with the Comprehensive Plan.

⁴ <https://www.orcity.org/DocumentCenter/View/2680/2019-Oregon-City-Addendum-to-Clackamas-County-Natural-Hazard-Mitigation-Plan-PDF>

Connected Infrastructure Policy 3.4

Coordinate with service providers to ensure high levels of public utility and infrastructure service.

Applicant Response: The City can coordinate with PGE through the development review process and other methods to ensure that new development can be provided with electric power. The proximity of the Operations Center to the City's public works department will also help insure the continuity of high levels of public utility and infrastructure service.

Finding: The proposal is consistent with the Comprehensive Plan. The City includes PGE as an agency partner during the development review process, on capital improvement projects, and throughout the construction process.

Connected Infrastructure GOAL 4

Promote and support energy conservation, sustainability, and resiliency through best practices in infrastructure planning, operations, and management.

Applicant Response: The proposed text amendment complies with this policy by enabling PGE to plan and request approval for improvements to the Operation Center facilities, which will allow for improvement in the conduct and management of its operations including power supply management and distribution, maintenance and service; energy conservation, and resiliency. The anticipated improvements will include facilities to support conversion of the PGE fleet vehicles to electric power, which will promote a transition from fossil fuels and support energy conservation, and sustainability.

Finding: The proposal is consistent with the Comprehensive Plan.

Connected Infrastructure Policy 4.1

Identify and seek opportunities for sustainable practices in management and operation of public facilities and services.

Applicant Response: The expansion of the Operations Center will include looking at opportunities for expanded EV charging for fleet vehicles and the potential for rooftop solar.

Finding: The proposal is consistent with the Comprehensive Plan.

Connected Infrastructure Strategy 4.1.C

Wherever possible, design and develop public facilities to take advantage of solar energy, develop co-generation, and conserve energy in operations and public access.

Applicant Response: The development and integration of electric power generating sources and facilities such as solar and co-generation are system-wide issues that are outside the scope of operations of the local Operations Center. Such sources of power are becoming an increasing part of the mix of power sources that serves the public. The Operations Center works with property owners on planning and coordinating for solar power at their homes or businesses, the installation of EV chargers, in conservation measures such as efficient lighting programs for business and industry, and in power-conserving street lighting. These measures contribute to sustainable practices in the operation and management of public facilities and services.

Finding: The proposal is consistent with the Comprehensive Plan.

OC2040 CHAPTER 4 - PROTECTED ENVIRONMENT

PROTECTED ENVIRONMENT GOAL 3

Ensure the safety of residents and property by supporting plans, programs, and investments that minimize the impacts of future natural hazard events and aid in rapid response and recovery.

Applicant Response: The electric power system is part of the city's essential infrastructure and is recognized as "Critical Infrastructure" in the City of Oregon City Addendum to the Clackamas County Multi-Jurisdictional Hazard Mitigation Plan/Volume II: Oregon City Addendum, March 2019, Table OC-6 Critical Infrastructure in Oregon City, page OC-16. "Critical Infrastructure" means "Infrastructure that provides necessary services for emergency response" (page OC-16). The proposed text amendment will allow an application to request improvement and expansion of the Oregon City Operations Center that will include facilities to manage and support personnel, equipment, and materials that would be critical to restoring electric power that would

be interrupted as a result of natural events and disasters involving weather, geological forces, or other emergencies. Supporting the plans, programs and investments for the Operations Center improvement and expansion will aid in the rapid respond and recovery efforts involved in restoring power to the community and is consistent with this Goal.

Finding: The proposal is consistent with the Comprehensive Plan.

Connected Infrastructure Policy 3.4 –
Prioritize restoration of critical services following a natural hazard event.

Applicant Response: Approving the proposed text amendment to allow an application to improve and expand the Operations Center will prioritize the restoration of electrical service by recognizing the role that additional facilities for emergency response personnel and equipment, and on-site availability of critical materials such as power poles, transformers, wires, etc., will have on the ability to conduct rapid response and restoration of power service to the community.

Finding: The proposal is consistent with the Comprehensive Plan.

Connected Infrastructure Strategy 3.4.B
Ensure that key public services, such as water and sewer; and key public facilities such as police, fire, and hospital structures have the capability to back-up electricity during emergencies.

Applicant Response: Providing back-up electric power to individual uses though the use of measures such as on-site generators, battery back-up, etc., as a temporary measure in an emergency, is typically the choice and responsibility of the user, and would not be the responsibility of the Operations Center.

Finding: The proposal is consistent with the Comprehensive Plan.

Applicant's Summary regarding the City's Comprehensive Plan

The improvement and expansion of the Operations Center is necessary for PGE to meet the needs of the residents and activities of the city. Improvements to the Operations Center

facilities for power system installation, service, maintenance and repair will serve existing and new development and is consistent with the growth of the population and projected increases in housing. It is especially necessary to increase capabilities and preparation for response to emergencies that cause power outages, and for disaster relief and recovery. Recent weather-related incidents such as winter ice storms and the summer heat extremes, the increased awareness of potential major natural disasters, and the massive recovery operations that will be needed in those events, require that operational and service capabilities be updated, improved and expanded. For these reasons and considerations the proposed Code text amendment is consistent with the applicable goals and policies for a Diverse Economy, Connected Infrastructure, and Protected Environment.

Finding: The proposal is consistent with the Comprehensive Plan.

APPROVAL CRITERIA – Continued

17.68.020 - Criteria.

The criteria for comprehensive plan amendment or text or map amendment in the zoning code are set forth as follows:

17.68.020 B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone or plan amendment, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone or plan amendment.

Applicant Response: The proposed zone Code text amendment is to recognize the existing Operation Center as a Conditional Use that is allowed in the zone. It will not provide for any other new uses that are not currently included in the zone. Any additional or new development proposed for the Operations Center will be reviewed in a new, separate Conditional Use application.

The existing Operations Center is provided with all needed public facilities and services, and the existing facilities and services are presently capable of supporting the use. At the time new development or expansion of the Operations Center is proposed the public facilities and services that are needed to support the new development will be determined. A Pre-Application Conference, PA 21-16, held in May, 2021, reviewed the expansion of the

operations center onto adjacent vacant property to the east. The public service requirements that may be needed for a potential expansion were reviewed by Development Services and discussed in its Notes report. In summary, transportation system requirements may include completing sidewalk gaps along Warner Milne Road and the east side of Beaver Creek Road and connecting to a shared use path from Beaver Creek Road to Laurel Lane. Stormwater system improvements and connections may be required. Water system and sewer system infrastructure improvements may be required to serve the new development. The specific requirements to serve the site will be determined when development plans are submitted. The Notes report indicates that all needed services are either presently capable or can be made available to serve the use.

Finding: The proposal is consistent with the Comprehensive Plan. At the time that the Applicant applies for conditional use approval and a site specific proposal is submitted for review, adequacy of available public infrastructure will be determined, and appropriate conditions of approval applied to ensure that any expansion is served with city transportation, water, sewer and stormwater improvements.

17.68.020 C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district or plan amendment; and

Applicant's Response: As noted in the Development Services Notes from Pre-App PA 21-16 Warner Milne Road is functionally classified as a Minor Arterial. No issues were identified regarding the function, capacity or level of service of the road. The only land use authorized by the proposed Code text amendment will be recognition of the existing operations center as a Conditional Use in the MUC-1 zone. Because the Code amendment will only recognize an existing use and there will be no change in the zoning district, it will be consistent with the transportation system serving the district.

Finding: The proposal is consistent with the Comprehensive Plan. The proposed code amendment does not change the functional classification or diminish capacity of the

transportation system. At the time of conditional use review a transportation impact analysis will be required.

17.68.020 D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

Applicant Response: The Comprehensive Plan contains specific policies related to the provision of public services, including electric power, which control the amendment as addressed above in criterion A. The Statewide Planning Goals are not affected by the proposed Code amendment. The proposed Code Amendment will follow the OCMC procedures for citizen involvement and public hearings. The site is not designated as a natural resource or a recreation area, it is not subject to a specific natural hazard, public services can be made available, it is not designated for housing, it will be consistent with the transportation system, and it does not affect the Urban Growth Boundary. The Comp Plan policies control the amendment and the State goals do not need to be addressed in this case.

Finding: The proposal is consistent with the Comprehensive Plan. No statewide planning goals have been identified that are not already controlled by the City's comprehensive plan. Notice of the proposed amendment was provided to the Department of Land Conservation and Development, who did not provide any comments on the proposal.

Chapter 17.50 Administration and Procedures

17.50.050 – Pre-application conference.

A. Pre-application Conference. Prior to a Type II – IV or Legislative application, excluding Historic Review, being deemed complete, the applicant shall schedule and attend a pre-application conference with City staff to discuss the proposal, unless waived by the Community Development Director. The purpose of the pre-application conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal.

- 1. To schedule a pre-application conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee.*

2. *At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans.*
3. *The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the pre-application conference.*

B. A pre-application conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant shall schedule and attend another conference before the City will accept a permit application. The Community Development Director may waive the pre-application requirement if, in the Director's opinion, the development has not changed significantly and the applicable municipal code or standards have not been significantly amended. In no case shall a pre-application conference be valid for more than one year.

C. Notwithstanding any representations by City staff at a pre-application conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

Finding: complies. The required pre-application conference was held. A summary of the meeting is provided with the application.

17.50.055 - Neighborhood association meeting.

Neighborhood Association Meeting. The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

- A. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, Planning Commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the City-recognized neighborhood association in whose territory the application is proposed no earlier than one year prior to the date of application. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.*
- B. The applicant shall request via email or regular mail a request to meet with the neighborhood association chair where the proposed development is located. The notice shall describe the proposed project. A copy of this notice shall also be provided to the chair of the Citizen Involvement Committee.*

- C. *A meeting shall be scheduled within thirty days of the date that the notice is sent. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall host a meeting inviting the neighborhood association, Citizen Involvement Committee, and all property owners within three hundred feet to attend. This meeting shall not begin before six p.m. on a weekday or may be held on a weekend and shall occur within the neighborhood association boundaries or at a City facility.*
- D. *If the neighborhood association is not currently recognized by the City, is inactive, or does not exist, the applicant shall request a meeting with the Citizen Involvement Committee.*
- E. *To show compliance with this section, the applicant shall submit a copy of the email or mail notice to the neighborhood association and CIC chair, a sign-in sheet of meeting attendees, and a summary of issues discussed at the meeting. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, postcard or other correspondence used, and a summary of issues discussed at the meeting and submittal of these materials shall be required for a complete application.*

Finding: complies. The required neighborhood association meeting was held. A summary of the meeting is provided with the application.

III. RECOMMENDATION

Based on the findings in this report, staff recommends approval of file LEG-23-0001. If the Planning Commission recommends approval to the City Commission, staff will prepare an Ordinance for consideration by the City Commission to adopt the proposed code amendments.

IV. EXHIBITS

- 1. Application
- 2. Public Notice
- 3. DLCD Notice
- 4. Map of MUC Zone District



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☒ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____
Proposed Land Use or Activity: Oregon City Development Code Text Amendment to allow for outdoor storage and maintenance activities associated with a utility facility in MUC-1 District through a Conditional Use.

Project Name: PGE Oregon City Operations Center Expansion **Number of Lots Proposed (If Applicable):** 9

Physical Address of Site: 209 Warner Milne Road, Oregon City 97045

Clackamas County Map and Tax Lot Number(s): 32E06DA00201, 32E06DA00100, 32E05CB01100, 32E05CB01200, 32E05CB01300, 32E05CB01400, 32E05CB01402, 32E05CB01500, 32E05CB01600

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Tina Tippin **Date:** 8/18/23

Mailing Address: 121 SW Salmon St., 1WTC1302

Phone: 503.464.7672 **Fax:** _____ **Email:** tina.tippin@pgn.com

Property Owner(s):

Property Owner(s) Signature: 

Property Owner(s) Name Printed: Meredith Armstrong, Manager, PGE Property Rights Organization **Date:** 8/18/23

Mailing Address: 121 SW Salmon St., 1WTC1302

Phone: 503.464.2174 **Fax:** _____ **Email:** meredith.armstrong@pgn.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ **Date:** _____

Mailing Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

**PORTLAND GENERAL ELECTRIC
PROPOSED OREGON CITY DEVELOPMENT CODE TEXT AMENDMENT
OREGON CITY OPERATIONS CENTER EXPANSION**

Summary of the Proposal

Portland General Electric Company (PGE) proposes a Legislative Code Text Amendment to Section 17.29.030 E. of the Oregon City Development Code (OCDC) to recognize its existing Operations Center as a Conditional Use in the MUC-1 District, including the outdoor storage and maintenance activities that are a part of that use. The Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.

Background

The PGE Operations Center is located at 209 Warner Milne Road. It is zoned MUC-1, OCDC Chapter 17.29. This District currently includes "Public Utilities and services including sub-stations..." as a Conditional Use, 17.29.030 E. That category provides for "facilities for providing electric power" (Definitions, 17.04.985) but that does not include the Operations Center, which is a power system operations, management and service facility. The proposed text amendment would modify 17.29.030 E. to include the category "Utility Facilities", which provides for the "delivery or furnishing of services" including electric power as a Conditional Use (Definitions, 17.04.1450). That would include the Operations Center.

Section 17.29.040 B. of the MUC-1 District prohibits outdoor storage. Outdoor storage of equipment and material that is required for the electric power system is part of the Operations Center and is essential to its function as a power system

management and service facility. The proposed Code Amendment would provide for outdoor storage only as associated with that specific use.

The proposed amendment to the text of 17.29.030 E. is the following:

E. Public utilities and services, and utility facilities, including substations (such as buildings, plants and other structures) and outdoor storage associated with the conditional use.

Existing Conditions

The Operations Center has been at this location since the 1950's. There have been periodic updates and improvements since that time. It currently occupies 6.59 acres along the north side of Warner Milne Road, across from the Beavercreek Road intersection. The site is identified as Tax Lots 100 and 201 on map 3-2E-06DA. PGE also owns 2.92 acres adjacent on the east to the existing facility, identified as Tax Lots 1100, 1200, and 1300 on map 3-2E-05CB, and is seeking to acquire adjacent vacant property for the facilities expansion. All of the adjacent vacant property is also zoned MUC-1.

Current facilities include an office building housing administration and operations management activities, a maintenance garage, a materials and equipment storeroom-warehouse, and a covered open storage shed. The facility includes outdoor storage area for materials and equipment, parking for PGE fleet vehicles used for power service installation and system maintenance and repair, and parking for employees.

Future Expansion and Improvements

PGE has undertaken preliminary planning and design studies for an overall redevelopment and improvement of the Operations Center. This process has made evident an immediate need for expansion of the site to provide storage for an inventory of new power poles and associated power system materials and equipment, and to allow for an adequate staging area to enable quicker response

times for storm events and other emergencies. Other elements of the future redevelopment project may include a new, relocated administration/operations building within the site, rearrangement of the on-site maintenance, outdoor storage, and parking facilities, relocation of the site's main access driveway to align with the signal-controlled intersection at Beaver Creek Road, and improvements along the public street frontage. Facilities to support conversion of the PGE fleet vehicles to electric power are also planned. These new and improved facilities will improve the Company's ability to serve its customers, respond to power system emergencies, support disaster recovery activities in the local area, and improve the resiliency of the regional operations supported by this facility.

Need for a Legislative Code Text Amendment

The OCDC does not provide a feasible alternative that would allow for the improvement and expansion of the Operations Center including the necessary outdoor storage. Under the current terms of the MUC-1 District the facility is considered to be a Non-conforming use. The only zoning District that allows outdoor storage is General Industrial (GI, Section 17.36). A proposal to change the land use designation of this site to GI would require a Comprehensive Plan Map Amendment and Zone Change. As a general-purpose industrial zone the GI District would not be consistent or compatible with the zoning and land use pattern in the surrounding area. This understanding is also reflected in the staff Notes report following Pre-Application Conference PA-22-00052, held October 25, 2022, in which it is clear that an application for a Comprehensive Plan Amendment and Zone Change to GI would not be supported. The Notes response to the question of a Plan/Zone Change to GI offers guidance to this proposal.

The proposed text amendment represents a small and limited-purpose change to the MUC-1 District. It would not change the zoning of any property or the zoning pattern of any area. It would limit outdoor storage to that associated with a Utility facility. It would allow for future consideration of a Conditional Use Permit for the improvement and expansion of the existing operations center, but not allow other new types of uses in the District. The proposed text amendment represents the least

amount of change that can address this issue and allow PGE to continue providing reliable power to the area.

OCDC Chapter 17.68 Zone Changes and Amendments

17.68.010 - Initiation of the amendment.

A text amendment to the comprehensive plan, or an amendment to the zoning code or map or the comprehensive plan map, may be initiated by:

- A. A resolution request by the city commission;
- B. An official proposal by the planning commission;
- C. An application to the planning division; or
- D. A Legislative request by the planning division.

All requests for amendment or change in this title shall be referred to the planning commission.

This proposed amendment is initiated by an application to the planning division by the property owner, in keeping with part C.

17.68.020 - Criteria

The criteria for comprehensive plan amendment or text or map amendment in the zoning code are set forth as follows:

- A. The proposal shall be consistent with the applicable goals and policies of the comprehensive plan;

The applicable goals and policies of the "Oregon City 2040 Comprehensive Plan" (OC2040) are addressed as follows:

CHAPTER 2 DIVERSE ECONOMY

Goal 3 Guide growth and development in a manner that implements the City's 2040 Vision and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period.

The OC2040 Vision Statement for a Diverse Economy calls for an economy that is vibrant, diversified, and resilient; a thriving city with a robust economy; thriving commercial and industrial districts; a strong tourism industry; good jobs and diverse housing choices.

Achieving the growth and development outcomes of the Vision Statement requires a reliable and resilient power supply that is supported by a local service, maintenance and management system. These are the primary functions of the Operations Center. As the population, economy and housing in the community grows and diversifies during the 20-year planning period the Operations Center must be prepared to deal with

expanding requirements for providing power service and the corresponding management and routine maintenance activities, as well as emergency response to localized outages and local and community-wide disaster events.

According to the 2021 Housing Needs Analysis (HNA) the population of the city increased by 14,968 from 1990 to 2019, which was a 131% growth rate. The HNA projects that an additional 7,435 households will be required between 2021 and 2041. The ability to provide for timely power service needs, system maintenance, and appropriate emergency response required by the community depends on having adequate facilities, personnel, and equipment available at appropriate levels. These are requirements that will be addressed by the anticipated improvement and expansion of the existing Operations Center. The improvement and expansion of the Operations Center at its current location in the MUC-1 zone will not affect the Urban Growth Boundary. For these reasons the proposed text amendment is consistent with this Goal.

POLICY 3.3 Designate land uses in a manner that balances opportunities for housing and jobs and ensures development is consistent and compatible with the community's needs and resources.

The anticipated improvement and expansion of the Operations Center corresponds to the growth of the community that has occurred during the past twenty years, and will prepare for the growth that is projected to occur over the next twenty years. The expansion of the Operations Center at its current location in the MUC-1 zone will maintain a stable land use pattern and it will not affect overall opportunities to provide housing and jobs in the community on lands that are designated specifically for industrial, commercial, or residential use. By providing the opportunity for improved service, maintenance and repair capabilities of the Operations Center at its current location the proposed text amendment is consistent and compatible with the existing and projected needs and resources of the community, in keeping with this policy.

POLICY 3.4 Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.

This policy is a directive to the City. The proposed text amendment will recognize a long-standing existing land use at its existing location. It does not significantly affect the current Land-Use Map designation. It does not propose a change in the Land-Use

Map or affect the City's ability to main the Land-Use Map as the official long-range planning guide for development in the city. The proposal will have no impact on this policy directive.

CHAPTER 3 CONNECTED INFRASTRUCTURE

Goal 2 Ensure public utilities and infrastructure are maintained and improved to adequately serve all existing areas of Oregon City and can be extended to serve newly developing areas in a logical and fiscally responsible manner.

The electric power supply and service system is part of the city's essential infrastructure. All parts of the community are connected to the power supply, which requires periodic service and maintenance. The power supply may also require local or city-wide emergency repair and restoration as a result of interruptions caused by human-caused accidents or natural events or disasters. The first response to these scheduled and unscheduled events is provided by the Operations Center. The proposed text amendment will enable a development application to allow the Operations Center to maintain an improved supply of materials and equipment necessary to address the requirements of regular scheduled maintenance as well as emergencies, and to plan and provide for the crews and additional equipment that is required for an effective response to these events. For these reasons the proposed text amendment is in keeping with this Goal to ensure the infrastructure is maintained and improved to adequately serve existing and newly developing areas the city.

Policy 2.4 Increase resiliency to climate change, natural hazard events, and cyber intrusions in public utility infrastructure.

A result of the proposed text amendment will be to enable PGE to apply for a Conditional Use Permit to improve its facilities at the Operations Center to accommodate service crews, emergency response personnel, and additional materials and equipment, that will be necessary to respond to outages caused by weather events related to climate, human-caused accidents, and natural hazard events. These measures will improve the overall function and resiliency of operations at the facility to provide power system repair and faster restoration of service to the community.

Goal 3 Serve the health, safety, and welfare of all Oregon City residents through provision of comprehensive public facilities and services.

The power supply is an essential facility for the public in all parts of the city. The Operations Center provides new connections to the power supply, power supply management, and maintenance and repair throughout the entire city. These functions are consistent with this policy.

Policy 3.4 Coordinate with service providers to ensure high levels of public utility and infrastructure service.

The City can coordinate with PGE through the development review process and other methods to ensure that new development can be provided with electric power. The proximity of the Operations Center to the City's public works department will also help insure the continuity of high levels of public utility and infrastructure service.

GOAL 4 Promote and support energy conservation, sustainability, and resiliency through best practices in infrastructure planning, operations, and management.

The proposed text amendment complies with this policy by enabling PGE to plan and request approval for improvements to the Operation Center facilities, which will allow for improvement in the conduct and management of its operations including power supply management and distribution, maintenance and service; energy conservation, and resiliency. The anticipated improvements will include facilities to support conversion of the PGE fleet vehicles to electric power, which will promote a transition from fossil fuels and support energy conservation, and sustainability.

Policy 4.1 Identify and seek opportunities for sustainable practices in management and operation of public facilities and services.

The expansion of the Operations Center will include looking at opportunities for expanded EV charging for fleet vehicles and the potential for rooftop solar.

Strategy 4.1.C Wherever possible, design and develop public facilities to take advantage of solar energy, develop co-generation, and conserve energy in operations and public access.

The development and integration of electric power generating sources and facilities such as solar and co-generation are system-wide issues that are outside the scope of operations of the local Operations Center. Such sources of power are becoming an increasing part of the mix of power sources that serves the public. The Operations

Center works with property owners on planning and coordinating for solar power at their homes or businesses, the installation of EV chargers, in conservation measures such as efficient lighting programs for business and industry, and in power-conserving street lighting. These measures contribute to sustainable practices in the operation and management of public facilities and services.

CHAPTER 4 PROTECTED ENVIRONMENT

GOAL 3 Ensure the safety of residents and property by supporting plans, programs, and investments that minimize the impacts of future natural hazard events and aid in rapid response and recovery.

The electric power system is part of the city's essential infrastructure and is recognized as "Critical Infrastructure" in the City of Oregon City Addendum to the Clackamas County Multi-Jurisdictional Hazard Mitigation Plan/Volume II: Oregon City Addendum, March 2019, Table OC-6 Critical Infrastructure in Oregon City, page OC-16. "Critical Infrastructure" means "Infrastructure that provides necessary services for emergency response" (page OC-16). The proposed text amendment will allow an application to request improvement and expansion of the Oregon City Operations Center that will include facilities to manage and support personnel, equipment, and materials that would be critical to restoring electric power that would be interrupted as a result of natural events and disasters involving weather, geological forces, or other emergencies. Supporting the plans, programs and investments for the Operations Center improvement and expansion will aid in the rapid respond and recovery efforts involved in restoring power to the community and is consistent with this Goal.

Policy 3.4 Prioritize restoration of critical services following a natural hazard event.

Approving the proposed text amendment to allow an application to improve and expand the Operations Center will prioritize the restoration of electrical service by recognizing the role that additional facilities for emergency response personnel and equipment, and on-site availability of critical materials such as power poles, transformers, wires, etc., will have on the ability to conduct rapid response and restoration of power service to the community.

Strategy 3.4.B Ensure that key public services, such as water and sewer; and key public facilities such as police, fire, and hospital structures have the capability to back-up electricity during emergencies.

Providing back-up electric power to individual uses through the use of measures such as on-site generators, battery back-up, etc., as a temporary measure in an emergency, is typically the choice and responsibility of the user, and would not be the responsibility of the Operations Center.

Summary: The improvement and expansion of the Operations Center is necessary for PGE to meet the needs of the residents and activities of the city. Improvements to the Operations Center facilities for power system installation, service, maintenance and repair will serve existing and new development and is consistent with the growth of the population and projected increases in housing. It is especially necessary to increase capabilities and preparation for response to emergencies that cause power outages, and for disaster relief and recovery. Recent weather-related incidents such as winter ice storms and the summer heat extremes, the increased awareness of potential major natural disasters, and the massive recovery operations that will be needed in those events, require that operational and service capabilities be updated, improved and expanded. For these reasons and considerations the proposed Code text amendment is consistent with the applicable goals and policies for a Diverse Economy, Connected Infrastructure, and Protected Environment.

- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone or plan amendment, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone or plan amendment;

The proposed zone Code text amendment is to recognize the existing Operation Center as a Conditional Use that is allowed in the zone. It will not provide for any other new uses that are not currently included in the zone. Any additional or new development proposed for the Operations Center will be reviewed in a new, separate Conditional Use application.

The existing Operations Center is provided with all needed public facilities and services, and the existing facilities and services are presently capable of supporting the use. At the time new development or expansion of the Operations Center is proposed the public facilities and services that are needed to support the new

development will be determined. A Pre-Application Conference, PA 21-16, held in May, 2021, reviewed the expansion of the operations center onto adjacent vacant property to the east. The public service requirements that may be needed for a potential expansion were reviewed by Development Services and discussed in its Notes report. In summary, transportation system requirements may include completing sidewalk gaps along Warner Milne Road and the east side of Beaver Creek Road and connecting to a shared use path from Beaver Creek Road to Laurel Lane. Stormwater system improvements and connections may be required. Water system and sewer system infrastructure improvements may be required to serve the new development. The specific requirements to serve the site will be determined when development plans are submitted. The Notes report indicates that all needed services are either presently capable or can be made available to serve the use.

- C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district or Plan amendment; and

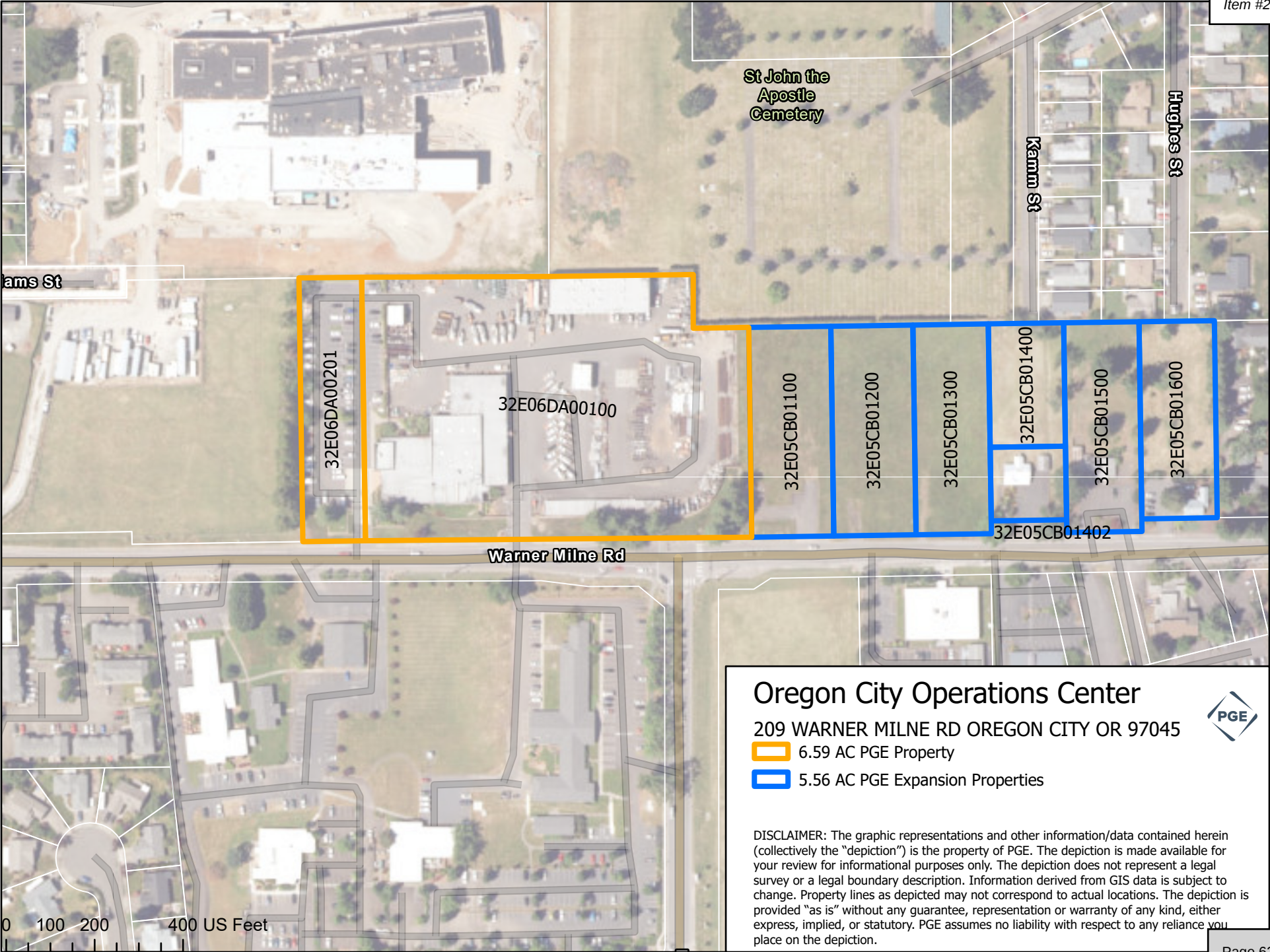
As noted in the Development Services Notes from Pre-App PA 21-16 Warner Milne Road is functionally classified as a Minor Arterial. No issues were identified regarding the function, capacity or level of service of the road. The only land use authorized by the proposed Code text amendment will be recognition of the existing operations center as a Conditional Use in the MUC-1 zone. Because the Code amendment will only recognize an existing use and there will be no change in the zoning district, it will be consistent with the transportation system serving the district.

- D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

The Comprehensive Plan contains specific policies related to the provision of public services, including electric power, which control the amendment as addressed above in criterion A. The Statewide Planning Goals are not affected by the proposed Code amendment. The proposed Code Amendment will follow the OCDC procedures for citizen involvement and public hearings. The site is not designated as a natural resource or a recreation area, it is not subject to a specific

natural hazard, public services can be made available, it is not designated for housing, it will be consistent with the transportation system, and it does not affect the Urban Growth Boundary. The Comp Plan policies control the amendment and the State goals do not need to be addressed in this case.

The proposed text amendment provides for future consideration for the improvement and expansion of the Operations Center as a Conditional Use in the MUC-1 zone. A separate application for a Conditional Use Permit will be required, allowing for the review of a specific development proposal. The Code amendment as proposed does not allow for new or additional uses in the zone. The proposed Code amendment is a small change to the text of the MUC-1 zone, and the specialized nature of the facility it provides for will result in minimal impact to other properties in the MUC-1 District.

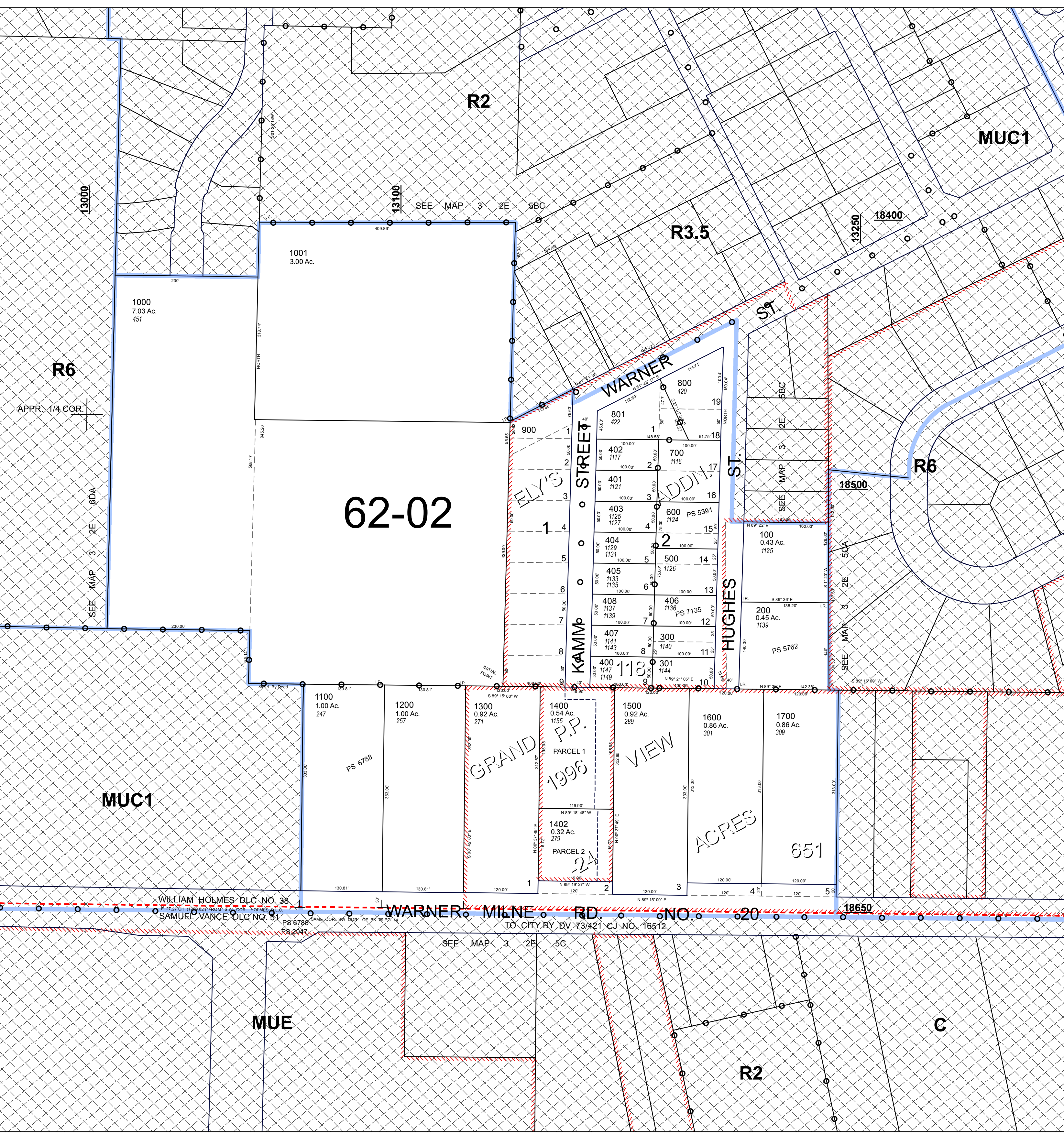


Oregon City Operations Center

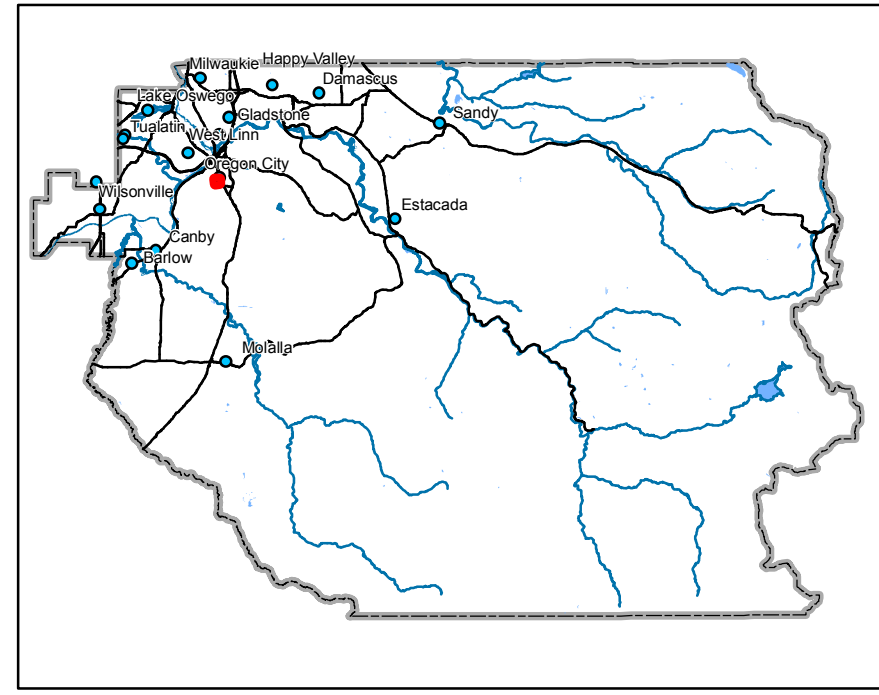
209 WARNER MILNE RD OREGON CITY OR 97045

- 6.59 AC PGE Property
- 5.56 AC PGE Expansion Properties

DISCLAIMER: The graphic representations and other information/data contained herein (collectively the "depiction") is the property of PGE. The depiction is made available for your review for informational purposes only. The depiction does not represent a legal survey or a legal boundary description. Information derived from GIS data is subject to change. Property lines as depicted may not correspond to actual locations. The depiction is provided "as is" without any guarantee, representation or warranty of any kind, either express, implied, or statutory. PGE assumes no liability with respect to any reliance you place on the depiction.

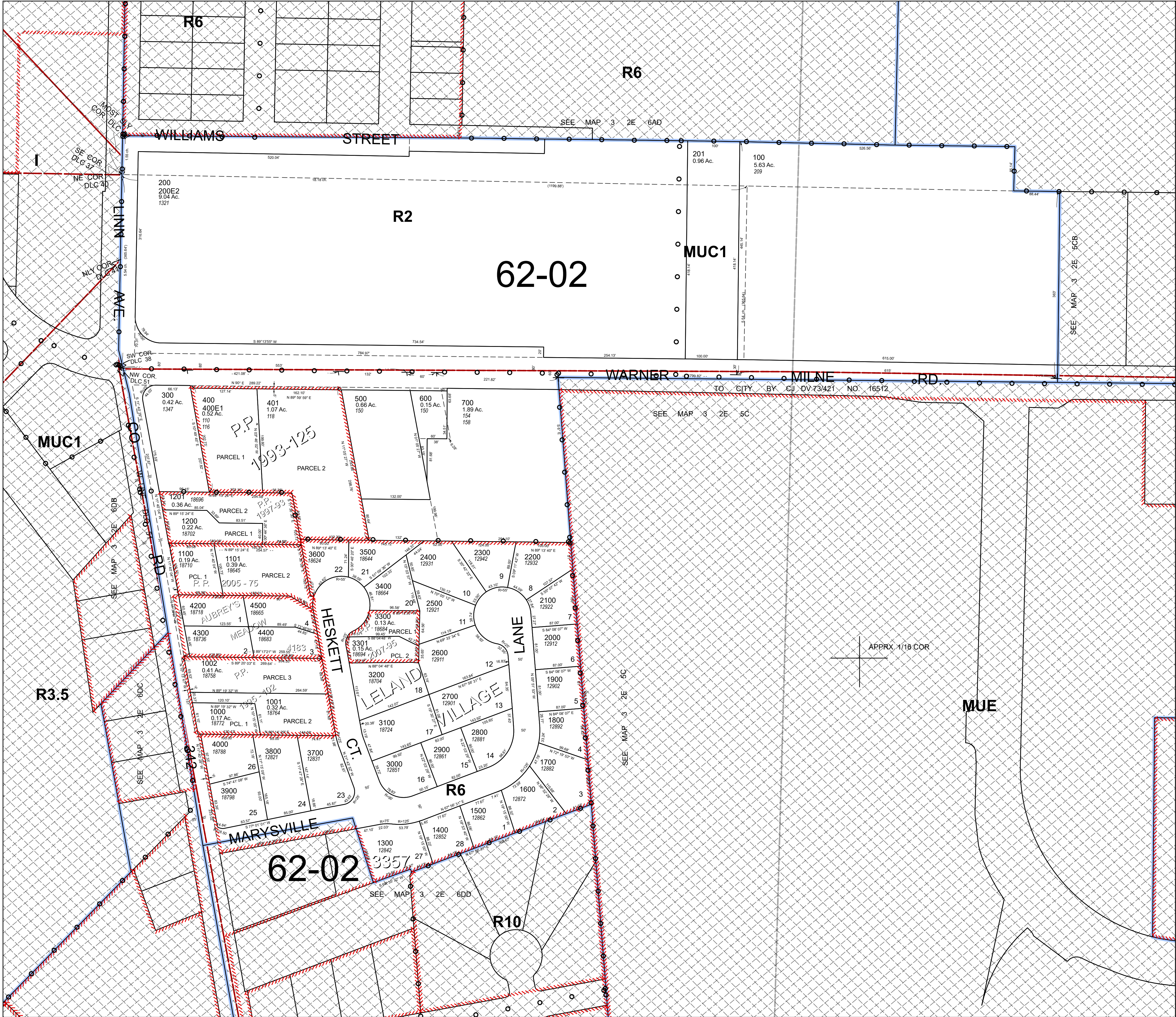


- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY





3 2E 06DA
OREGON CITY

N.E. 1/4 S.E. 1/4 SEC.06 T.3S. R.2E. W. M.
CLACKAMAS COUNTY

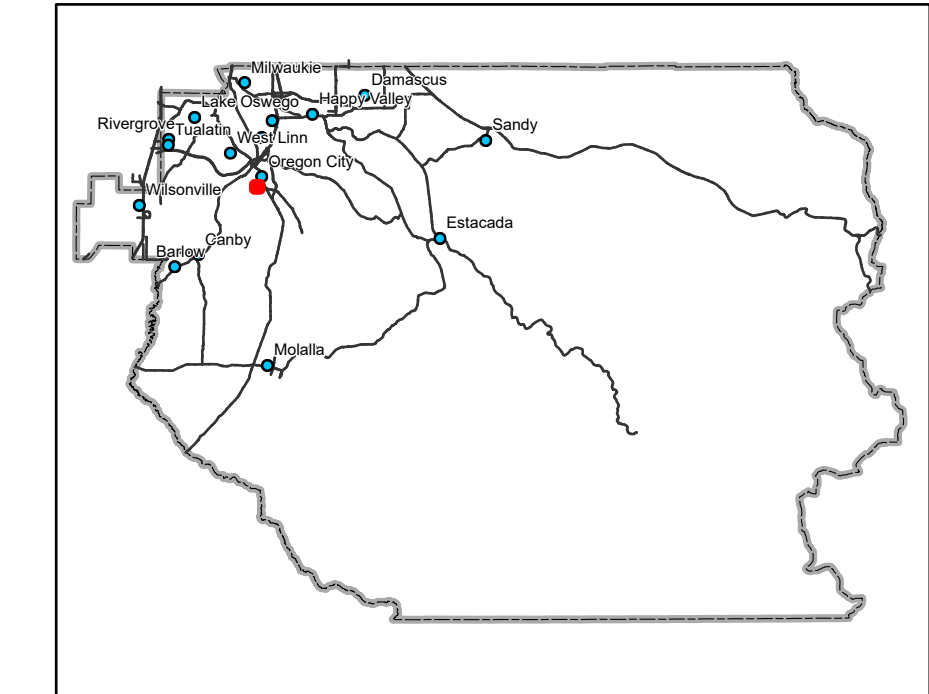
1" = 100'

D. L. C.
WILLIAM HOLMES NO. 38
SAMUEL VANCE NO. 51

Cancelled

- 200E1
- 202
- 901
- 790
- 993
- 990
- 991
- 800
- 801
- 900
- 4100
- 6000

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

3 2E 06DA
OREGON CITY

ELYVILLE NEIGHBORHOOD ASSOCIATION MEETING SUMMARY

On May 9, 2023, PGE attended the regular meeting of the Elyville Neighborhood Association to discuss the proposed Development Code Text Amendment. The Text Amendment would allow PGE to apply for a Conditional Use Permit to expand and redevelop its existing Operations Center on Warner Milne Road.

PGE was represented at the meeting by Meredith Armstrong, Manager Property Services; Tina Tippin, Senior Property Specialist; and Jeff Tross, Tross Consulting, Inc., Land Use Planning.

PGE had invited the adjacent Rivercrest Neighborhood Association to attend the meeting but no one identified with that organization was present.

The meeting was chaired by Karla Laws, Elyville N.A. Chairperson. Four others attended, as shown on the enclosed sign-up list.

Meredith Armstrong discussed the proposed Text Amendment and described the proposed redevelopment and expansion of the existing Operations Center. She stated the project is necessary to serve the current and projected growth of the community; to provide additional outdoor storage space for service, maintenance and repair equipment and vehicles; to provide facilities for additional power line crews; to better prepare for future emergencies that affect the power supply such as the recent heat wave, ice storm, and fires; and to be more resilient to these as well as a major natural disaster such as an earth quake. She also described the intent to re-align the current site access driveway with the signalized intersection at Beaver Creek Road.

Comments from the public were positive. The Chair noted that demand for electric power will increase as the use of other energy sources decreases, and acknowledged the recent weather events that affected the power supply. A comment was made that PGE is a good neighbor. Another comment encouraged PGE to acquire property to the east along Warner Milne Road.

There were no comments objecting to the proposal, and no further questions.

May 8, 2023 Elyville Neighborhood Association sign in sheet

ENA Sign In
5/9/23

Name	Address	email / phone
Karla Lewis	419 Ransom St.	karla.lewis@gmail.com
Carson Mather	7221 Ransom St	carson.mather@gmail.com (parent)
Tina Tippet	131 SW Salmon St Portland, OR 97201	tina.tippett.pgn.com
Meredith Armstrong	121 SW Salmon St Portland, OR 97201	meredith.armstrong.pgn.com
Jeff Trice	1720 Liberty St SE Crown, OR 97332	jefftrice@gmail.com
Lucy Schaffer	304 Cambridge St.	cankeuxstewie@gmail.com
Bertie Adrian	613 Logue St CC	robertadrian@yahoo.com
Gary Avery	451 Warner St OC	
Will Tansley	516 Logue	willtansley@yahoo.com

PhotoScan by Google Photos



Submitted On-line/Sent To DLCD: 09/14/2023

Local File #: GLUA-23-00029 LEG-23-00001

1st Hearing: 11/13/2023 Days Difference: 60

Final Hearing: Days Difference:

Proposal Type:

- ☐ Comprehensive Plan Map Change
- ☐ Zoning Map Change
- ☐ Comprehensive Plan Map & Zoning Map Change
- ☐ Comprehensive Plan Text Change
- ☒ Land Use Regulation Change
- ☐ UGB using Simplified Method (div 38)
- ☐ UGB amendment by city with population less than 2,500 within UGB (div24)
- ☐ UGB amendment of 50 acres or less by a city with population 2,500 or more within UGB (div 24)
- ☐ UGB amendment adding more than 50 acres by city with population 2,500 or more within UGB (div 24)
- ☐ UGB amendment that adds more than 100 acres by Metro (div 24)
- ☐ Urban Reserve designation by Metro or a city with population 2,500 or more within UGB
- ☐ Urban Reserve amendment to add over 50 acres by a city with population 2,500 or more within UGB
- ☐ Urban Reserve designation or amendment by a city with population less than 2,500 within UGB
- ☐ Urban Reserve amendment by Metro
- ☐ Urban Reserve Other
- ☐ Annexation
- ☐ Other
- ☐ Periodic Review Task

Summary of Proposed Change: Portland General Electric Company (PGE) proposes a Legislative Zoning Code Text Amendment to Section 17.29.030 E. of the Oregon City Municipal Code to recognize its existing Operations Center as a Conditional Use in the Mixed Use Corridor (MUC-1) District, including the outdoor storage and maintenance activities that are a part of that use. The Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.

An exception to a statewide planning goal is proposed: No

Goals Subject to Exception:

Total Acres: 12.23

Locations:

Contacts:

Peter Walter

Documents:

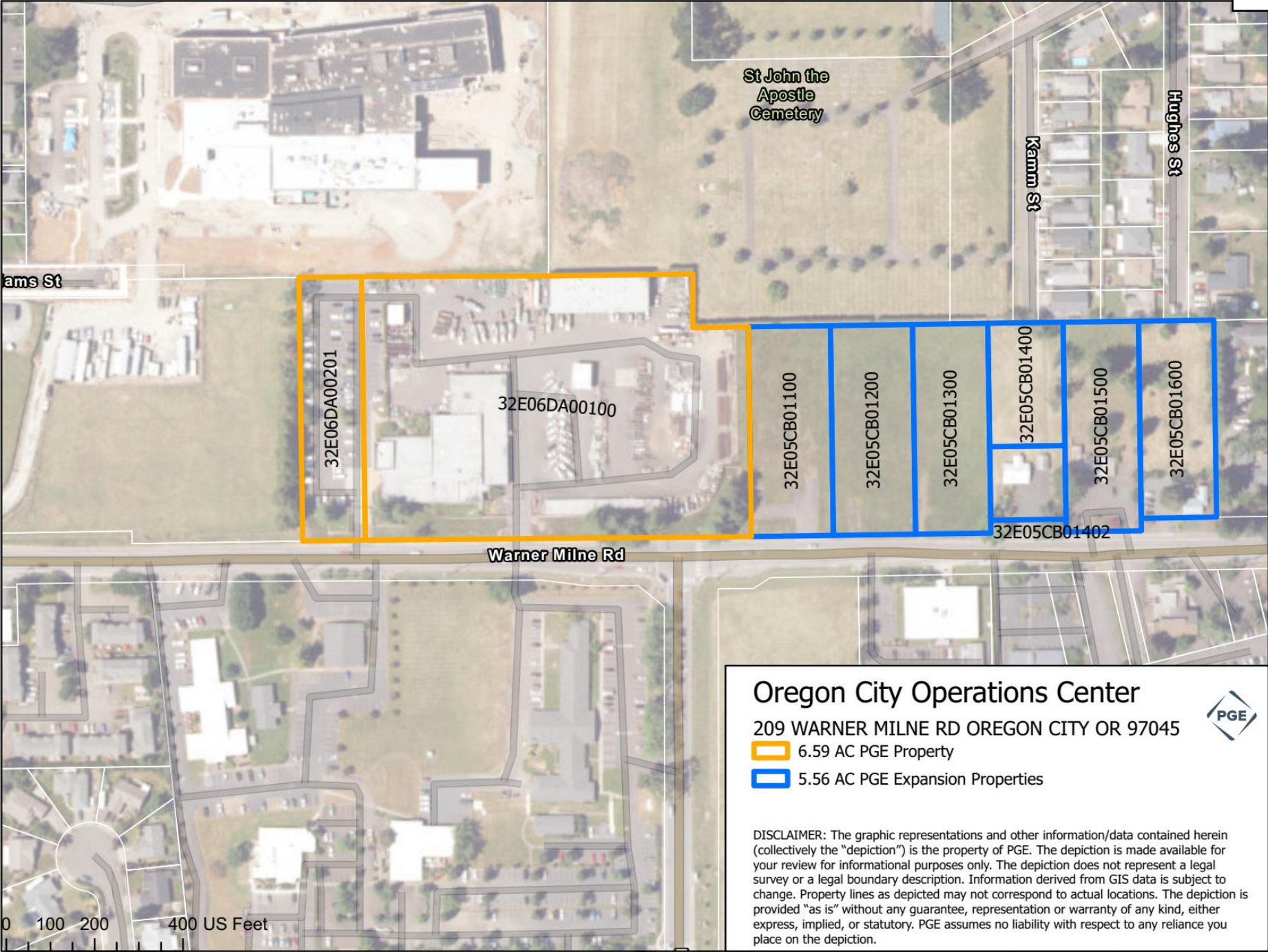
Uploaded	Document Name
09/14/2023	Proposal_Legislative Narrative_2023-09-14_12-44-06.pdf
09/14/2023	Proposal_Aerial of taxlots_2023-09-14_12-44-14.pdf
09/14/2023	Proposal_Land Use app_2023-09-14_12-44-21.pdf
09/14/2023	Proposal_OC2040 Comp Plan Goals and Policies for PGE Expansion_2023-09-14_12-44-30.docx
09/14/2023	Proposal_Tax Maps_2023-09-14_12-44-45.pdf
10/03/2023	Revision_Operations Center Code Amend Narrative 10-2-23 Final_2023-10-03_09-18-19.docx



NOTICE OF PLANNING COMMISSION PUBLIC HEARING

HEARING DATE:	On Monday, November 13, 2023 the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at the Robert Libke Public Safety Building, 1234 Linn Avenue, Oregon City 97045 and virtually on the following Legislative Application. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the hearing. Please contact planning@orc.org to provide virtual testimony. The meeting may be viewed live at www.youtube.com/user/CityofOregonCity . Written comments must be received by the Planning Division by 4pm on November 1 st , 2023 to be included in the staff report. Written comments received after that date will be provided to the Commission but may not be included in the staff report. The agenda and associated report will be posted at www.orcity.org/meetings one week prior to the meeting. The City Commission hearing date for this application will be scheduled once the Planning Commission reaches a formal recommendation.	
FILE NUMBERS:	GLUA 21-00029 and LEG 23-00001: Legislative Zoning Code Text Amendment	
APPLICANT:	Portland General Electric (PGE)	
PROPOSAL:	PGE proposes a Legislative Code Text Amendment to Chapter 17.29 – <i>Mixed Use Corridor</i> , Section 17.29.030 E. of the Oregon City Municipal Code (OCDC) to recognize its existing Operations Center as a Conditional Use in the MUC-1 District, including the outdoor storage and maintenance activities that are a part of that use. The Code Amendment would allow PGE to apply for a Conditional Use Permit to improve and expand the Operations Center. An application for a Conditional Use Permit would follow adoption of the Code Amendment.	
WEBPAGE:	https://oregoncity.teammunicode.com/communitydevelopment/project/glua-23-00029-leg-23-00001	
LOCATION:	289 Warner Milne Rd (3-2E-05CB-01500), No Address (3-2E-06DA-00201), 279 Warner Milne Rd (3-2E-05CB-01402), 301 Warner Milne Rd (3-2E-05CB-01600), 209 Warner Milner Rd (3-2E-05CB-01100), No Address (3-2E-05CB-01300), 1155 Warner Milne Rd (3-2E-05CB-01400), No Address (3-2E-05CB-01200), No Address (3-2E-06DA-00100)	
STAFF CONTACT:	Pete Walter, Planning Manager, Ph: (503) 496-1562 Email: pwalter@orc.org	
NEIGHBORHOOD ASSOC. / CPOs:	Elyville	Date of Meeting: 5/9/2023
CRITERIA:	Oregon City Municipal Code (OCMC) OCMC 17.50 <i>Administration and Procedures</i> , OCMC 17.68 <i>Zoning Changes and Amendments</i> , the <i>Oregon City Comprehensive Plan (2004)</i> , and <i>Statewide Land Use Planning Goals</i> .	
For tips on submitting public comments, please visit www.orcity.org/planning/how-do-i and click on “How do I Make the Most Effective Comments on Development Applications?”. Please do not hesitate to give us a call to learn more about the development process.		

This legislative application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days, 9am-4pm Monday thru Friday. Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close. Notice of the decision shall be sent to all persons submitting comments and providing a return address. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 the City Commission’s Rules of Procedure.



City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

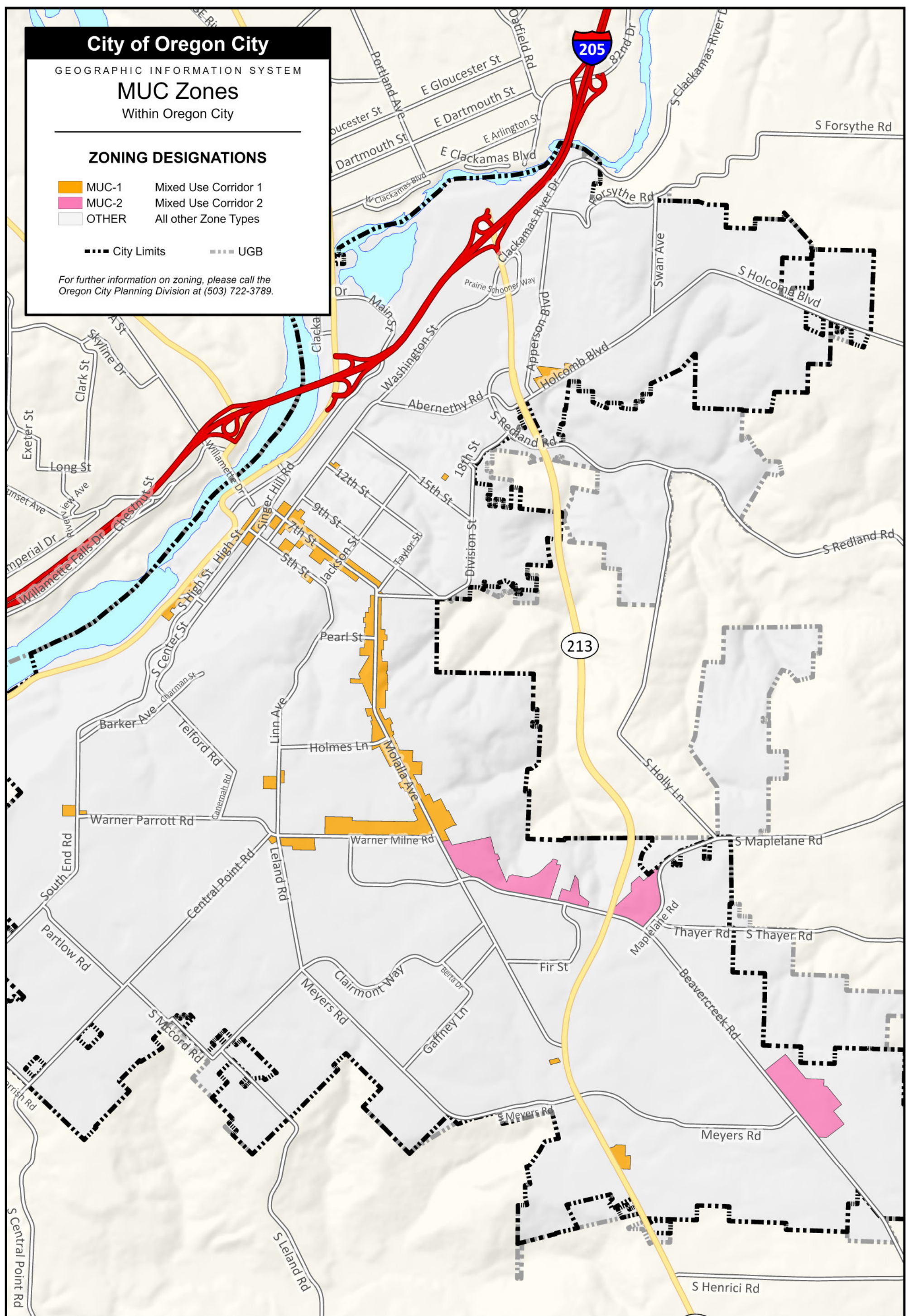
MUC Zones

Within Oregon City

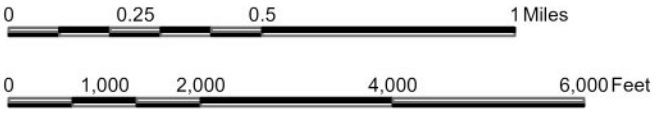
ZONING DESIGNATIONS

- MUC-1 Mixed Use Corridor 1
- MUC-2 Mixed Use Corridor 2
- OTHER All other Zone Types
- City Limits
- UGB

For further information on zoning, please call the Oregon City Planning Division at (503) 722-3789.



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



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