



City of Oregon City

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

Meeting Agenda Planning Commission

Monday, February 24, 2020

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

3. Public Hearing

3a. [PC 20-030](#) GLUA-19-00044/MP-19-00004/VAR-19-00014: 2-Lot Minor Partition with Variance to Minimum Lot Size

Sponsors: Assistant Planner Diliانا Vassileva

Attachments: [Commission Report](#)

[GLUA 19-000044/MP-19-00004/VAR-19-00014 Staff Report and Recommendation](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: GLUA-19-00044/MP-19-00004/VAR-19-00014 Applicant's Narrative and Plans](#)

[Exhibit 3: Public Comments](#)

3b. [PC 20-029](#) LEG 19-00003 - Beavercreek Road Concept Plan- Code and Zoning Amendments- Formal Planning Commission Recommendation

Sponsors: Sr. Planner Christina Robertson-Gardiner

Attachments: [Commission Report](#)

[Public Comment: Nancy Broshot, Ph.D](#)

[Staff Report LEG 19-00003](#)

[Exhibit 1 Vicinity Map](#)

[Exhibit 2 Proposed Oregon City Comprehensive Plan Map](#)

[Exhibit 3 Proposed Oregon City Zoning Map](#)

[Exhibit 4 Proposed Amendments to Title 16 and 17 of the Oregon City Municipal Code](#)

[Exhibit 5 Revisions to the Thimble Creek Concept Plan](#)

[Exhibit 6 Proposed Amendments Parks Master Plan](#)

[Exhibit 7 Proposed Amendments to the Trails Master Plan](#)

[Exhibit 8 Proposed Amendments to the Transportation System Plan](#)

[Exhibit 9 Beavercreek Road Concept Plan Adopted 2008 \(readopted 2016\)](#)

[Exhibit 10 Planning Commission Public Comment Matrix -Revised February 3, 2020](#)

[Exhibit 11 Applicant's Submittal](#)

[Exhibit 12 June 7, 2019 Draft Zoning Code Amendments](#)

[Exhibit 13 June 7, 2019 Revised Draft Zoning Map \(with and without major streets\)](#)

[Exhibit 14 June 7, 2019 Zoning Code Memo](#)

[Exhibit 15 June 7, 2019 Zoning Map Memo](#)

[Exhibit 16 Beaver Creek Road Concept Plan Implementation Acreage Estimate](#)

[Exhibit 17 Economic/Jobs Analysis Memo](#)

[Exhibit 18 Infrastructure Memo](#)

[Exhibit 19 Transportation Memo](#)

[Exhibit 20 Transportation Memo- Beaver Creek Road Design](#)

[Exhibit 21 Transportation Memo- Beaver Creek Road Design Appendix](#)

[Exhibit 22 Public Comment Tracker January 2019-June 2019](#)

[Exhibit 23 Planning Commission Memo February 10, 2020 Hearing](#)

[Exhibit 23a Staff Presentation](#)

[Exhibit 23b Collector Width Survey Results](#)

[Exhibit 23c Email from Mike Mitchell](#)

[Exhibit 24 Planning Commission Memo January 13, 2020 Hearing](#)

[Exhibit 24a Staff Presentation](#)

[Exhibit 24b Natural Resource Committee- Letter to Planning Commission- Upland Habitat](#)

[Exhibit 24c Home Occupations Cottage Industry- Revised Code](#)

[Exhibit 24d Public Park and Open Space Requirements in Beaver Creek Road Concept Plan - Revised Code](#)

[Exhibit 24e Todd Mobley Email- Collector Streets](#)

[Exhibit 24f Todd Mobley Memo- Collector Streets](#)

[Exhibit 24g Upland Habitat vs GEO-NROD Overlay Map](#)

[Exhibit 25 Planning Commission Memo- November 25, 2019 Hearing](#)

[Exhibit 25a Staff Presentation](#)

[Exhibit 25b FAQ- Transportation Planning Rule \(TPR\)](#)

[Exhibit 25c John Replinger Comment](#)

[Exhibit 25d November 18, 2019 ODOT Comment](#)

[Exhibit 25e Staff Memo- November 12, 2019 City Commission Work Session](#)

[Exhibit 25f Staff Presentation - November 12, 2019 City Commission Work session](#)

[Exhibit 25g Roundabout Conceptual Study- November 12, 2019 City Commission Work Session](#)

[Exhibit 25h November 4, 2019 ODOT Comments](#)

[Exhibit 25i Survey Results- Transportation Options](#)

[Exhibit 26 Planning Commission Memo November 18, 2019 Hearing](#)

[Exhibit 26a Staff Presentation](#)

[Exhibit 27 Planning Commission Memo October 14, 2019 Hearing](#)

[Exhibit 27a Staff Presentation](#)

[Exhibit 27b Beaver Creek Road Concept Plan- Cottage Industry-](#)

[Expanded Home Occupation Options Survey Results](#)

[Exhibit 28 Planning Commission Memo September 23 2019 Hearing](#)

[Exhibit 28a Staff Presentation](#)

[Exhibit 28b Development Services Presentation](#)

[Exhibit 28c OCMC 17.44 Geologic Hazards](#)

[Exhibit 28d Metro Title 13 Compliance Letter](#)

[Exhibit 29 Planning Commission Memo September 9, 2019 Hearing](#)

[Exhibit 29a Staff Presentation](#)

[Exhibit 29b City Wide Home Occupation License Worksheet](#)

[Exhibit 30 Staff Presentation- August 26, 2019](#)

[Exhibit 31 Staff Presentation- August 12, 2019](#)

4. Communications

5. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled 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.