



City of Oregon City

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

Meeting Agenda - Final-revised Planning Commission

Monday, February 10, 2020

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

3. Public Hearing

3a. GLUA-19-00053 (General Land Use Application) and SP-19-00141 (Minor Site Plan and Design Review)

Sponsors: Assistant Planner Diliانا Vassileva

Attachments: [Commission Report](#)

[Staff Report and Recommendation](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: Applicant's Narrative and Plans](#)

[Exhibit 3: Public Comments](#)

[Exhibit 4: Staff Report and Notice of Decision from Prior Review \(GLUA-19-00001/PARK-19-00001/SP-19-00007/MP-19-00001\)](#)

3b. GLUA-19-00035 (General Land Use Application), CU-19-00003 (Conditional Use) SP-20-00011 (Site Plan and Design Review), VAR-20-00001 through VAR-20-00003 (Variances) for a temporary construction staging area with a gravel driveway and ten construction trailers at 1321 Linn Avenue.

Sponsors: Planner Kelly Reid

Attachments: [Staff Report and Recommendation](#)

[Commission Report](#)

[Vicinity Map](#)

[Narrative and Code Responses](#)

[Site Plan](#)

[Example Photos](#)

[Traffic Study](#)

[Neighborhood Meeting documentation](#)

[Transportation review from John Replinger](#)

[Conditional use 92-16 staff report](#)

[Public Comment #1 - Mike Mitchell, PC Chair](#)

[Public Comment #2 - Joe Wheeler](#)

3c. LEG-19-00006: Natural Resources Overlay District Map Amendment - Addition of Canemah Wetland to the Natural Resources Overlay District.

Sponsors: Sr. Planner Pete Walter

Attachments: [Commission Report](#)

[Staff Report and Recommendation Revised 2.07.2020](#)

[1. Land Use Application Form](#)

[2. Detailed Project Description 9.19.2019](#)

[3. Project Description 6.11.2019 for Owners](#)

[4. DSL Map of Wetland WD2016-0272final](#)

[5. Preliminary site plan of proposed Canemah cottage development w/ location of wetland, October 2017](#)

[6. Public Notices](#)

[7a. Public Comment - Karen Blaha](#)

[7b. Public Comment - Dennis Anderson 2.3.2020](#)

[7c. Public Comment - Julie Opper](#)

[8. City Commission Meeting Minutes 12/5/18, 12/6/17, 5/9/17, 11/15/17](#)

[9. Canemah Neighborhood Association Meeting Minutes, November 17, 2016](#)

[10. Natural Resources Committee Meeting Agenda, January 9, 2019](#)

[11. Natural Resources Committee Meeting Draft Minutes, February 14, 2018](#)

[12. Video Clip Link to City Commission Work Session, May 9, 2017, Item 3c.](#)

[13. Wetland Delineation Report for 4th and Miller, Oregon City. EVREN Northwest, Inc. and Turnstone](#)

[14. Staff email correspondence with Department of State Lands, 02.03.2020](#)

3d. LEG 19-00003 - Beaver Creek Road Concept Plan- Code and Zoning Amendments- Planning Commission Recommendation and Discussion of Outstanding Item (Collector Street Width)

Sponsors: Sr. Planner Christina Robertson-Gardiner

Attachments: [Commission Report](#)

[Memo February 10, 2020 Hearing](#)

[Revised Beaver Creek Code for February 10, 2020 PC Hearing](#)

[List of Recommended Changes to Ancillary Documents the Comprehensive Plan](#)

[Proposed Oregon City Comprehensive Plan Map](#)

[Proposed Oregon City Zoning Map](#)

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

[Beaver Creek Road Concept Plan Adopted 2008 \(readopted 2016\)](#)

[Vicinity Map](#)

[Applicant's Submittal](#)

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

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

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

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

[Economic/Jobs Analysis Memo](#)

[Infrastructure Memo](#)

[Transportation Memo](#)

[Public Comment Tracker January 2019-June 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.