



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Monday, February 24, 2025 at 7:00 PM**

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- 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

1. CONVENE MEETING AND ROLL CALL

2. APPROVAL OF MINUTES

- a. Approval of January 27, 2025 Meeting Minutes

3. PUBLIC COMMENTS

Please see the public comment guidelines below.

4. DISCUSSION ITEMS

- a. 2024 Annual Report of Planning Commission Activities
- b. Planning Commissioner Legal Training

5. COMMUNICATIONS

6. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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](#) 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 WPMC 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 27, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

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

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

Absent: 1 - Vice Chair Brandon Dole

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner, Deputy City Attorney Carrie Richter (virtual)

2. MEETING MINUTES

A. Meeting Minutes for Approval: January 13, 2025.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner LaSalle to approve the meeting minutes for January 13, 2025.

The motion carried by the following vote:

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

Nay: 0

3. PUBLIC COMMENTS

None

4. PUBLIC HEARINGS

A. Glua-24-00027: MAS-24-00002 (Master Plan Revision to CP 14-02) MAS-24-00010, NROD-24-00030, GEO-24-00006, WRG-24-00001 (Detailed Development Plan to build street network) 419 Main Street, Oregon City, OR 97045

Chair Espe read the quasi-judicial script. He asked for Commissioners to declare any ex parte contact or conflicts of interest. The only disclosure was from Commissioner Laws regarding a recent email and attending the neighborhood association meeting. There were no questions about any of this from the public.

Deputy City Attorney Carrie Richter provided some legal commentary regarding the differences between a “legislative action” and a Quasi-judicial action” and why this file falls under the Type III Quasi-judicial review instead of legislative.

Senior Planner Christina Robertson-Gardner presented the staff report. This project was last before the Planning Commission back in 2014 associated with a zone change. This proposal is to create a framework for future site development that reflects the values of the Confederated Tribes of Grand Ronde Community of Oregon. There is an updated DDP for streets and infrastructure.

Christina covered the revision areas which included: 1) An amendment to Development Review Process, 2) Revision to Framework Plan Map, 3) Public Access/Riverwalk, 4) Retention of structures onsite; 5) transportation and 6) Modifications to fences, streets and interim parking.

There was a presentation from a team from the Confederated Tribes of Grand Ronde Community of Oregon. Kristen introduced the team and presentation. David Harrelson spoke about what this project means to the Grand Ronde community. This effort is about healing this sacred landscape while building a modern tribal village for their descendants.

Kristen acknowledged the great amount of teamwork between many groups to get this project to where it is today and to get the desired modifications information before the Planning Commission. She covered Development Goals, Public Outreach and then the modifications from the 2014 file being requested. There will be spaces on the site for cultural activities and gatherings and foremost, it will connect the land and the people back to the water. Grand Ronde cultural identity will be integrated into the design of buildings and open spaces and infrastructure. There will be lush native plantings and habitats created throughout the site.

Mark Raggett, a planner from GBD architects. They have worked to balance the space. Balancing public access and open space, balancing mixed use development in a series of uses. There will be economic development but with significant restoration to the land as well. They are looking to develop a renewed appreciation and understanding of the falls and landscape of the historic falls site.

Ben Schoenberger, plan use planner, who was involved in the 2014 plan highlighted more recent changes to the site as some of the buildings have gone away. They updated the approval process and now there is a lot more detail which falls back on what the code says and so more things are approvable at staff level with a few exceptions. It refines the timing of the riverwalk and the economic development.

Ryan Webb, engineering and planning manager for the Grand Ronde Tribe, spoke about the Detailed development plan for Block 1. There are new drawings showing the infrastructure and utilities. This will be the first new construction on the site which is exciting. They have received \$2M in congressional funds and in combination with funds the tribe has set aside, they are hoping to break ground this summer.

Commissioner asked about the tribe being accountable to other jurisdictions, such as ODOT and how that works with City codes. Response was that they have been working with ODOT about the frontage on McLoughlin Blvd and making sure that what they are doing works with ODOT and the City. Commissioner further questioned about the construction done on the site, and the response was that they are working with the City to make sure codes are met.

Commissioner asked why the 't' in tumwata is not capitalized. Response was that in the language of the tribe, the written language is all small case, so they kept it as 'tumwata village'.

Commissioner asked about timeline for the actual building construction to start. Response was there is none, but they see the construction of the streets around block one as being a catalyst.

Commissioner asked about the restoration of plants, etc. Response was that they are actively working on remediation work as they are doing restoration and clean-up work. They are looking for more funding sources and hope in the next couple of years to see more of that transformational work to be done but it is funding dependent.

Commissioner asked the materials palette in the packet. Wondering if the tribe is limited to the palette or what is to be reviewed. Senior Planner Christina responded that the palette is not clear and objective. It was included only as background discussion so the Commission and public could understand the depth and level of design that had come into play over the last couple of years. It will not be part of City review.

Public Comment #1: Sarah Thompson, Grand Ronde Tribal Member. She spoke in support of the tumwata village project.

Public Comment #2: John Lewis, Oregon City. He spoke in support of the Planning Commission reviewing this file as a quasi-judicial project. He spoke in support of the tumwata village project, and the changes being proposed.

Public Comment #3: William Gifford, Oregon City. He spoke in support of the master plan revision.

Public Comment #4: Paul Edgar, Oregon City. He spoke about concerns regarding the impact of the travel/trips on McLoughlin Blvd with this project.

Chair Espe closed the public hearing.

Chair Espe re-opened the public hearing so that the applicant could rebut any public comments.

Applicant responded in agreement to the quasi-judicial decision. They are in concurrence with the Conditions of Approval. The Conditions of Approval outlines a methodology should the trip count exceed what has been proposed. They are building less than initially proposed, so they are expecting less trips.

Chair Espe closed the public hearing.

Commissioners deliberated.

A motion was made by Commissioner LaSalle, seconded by Commissioner Schlagenhauser to approve Glua-24-00027: MAS-24-00002 (Master Plan Revision to CP 14-02) MAS-24-00010, NROD-24-00030, GEO-24-00006, WRG-24-00001 (Detailed Development Plan to build street network) 419 Main Street, Oregon City, OR 97045.

The motion carried by the following vote:

Yea: 4 - Commissioner LaSalle, Commissioner Schlagenhauser, Commissioner Stoll, Chair Espe

Abstain: 1 - Commissioner Laws

Nay: 0

B. GLUA-24-030/LEG-24-04 Flood Management Overlay District Code Amendments

Chair Espe read the legislative script. He asked for Commissioners to declare any ex parte contact or conflicts of interest. There were none.

Director of Community Development, Aquilla Hurd-Ravich, presented on behalf of Planning Manager, Pete Walter. Updating code to remain in compliance with the National Flood Insurance Program which allows property owners to receive flood insurance at a discounted rate. Development regulations are split between three departments, Building, Planning and Engineering with the Building Official being the Flood Plain Administrator.

Aquilla provided background information about FEMA getting sued by environmental groups, and they are currently going through a NEPA process. They notified cities and counties to take Pre-Implementation Compliance Measures (PICM) for development review in flood hazard areas.

We need to update the code to allow for a permit-by-permit review of new development within the 100-year Floodplain. The second step will be to adopt the relevant parts of the PICM model floodplain management ordinance by July 2025. Planning staff will be administering this permit-by-permit review. Since we are not experts in this area, we will ask consultants, David Evans and Associates, to review.

She explained “No Net Loss” which applies to floodplain storage, water quality and vegetation. Mitigation assessment goals were outlined.

Section 17.42.010, 17.42.060 and 17.42.080 are being updated. Aquilla covered the text changes and the next steps.

Commissioner asked about “Model” code from early 2020. We did not adopt that. Aquilla did an audit between the “model” code and our code and there were a few differences in definitions, etc.

Commissioner asked about this adding a cost to the developer to do the studies. FEMA is requiring the studies.

Commissioner asked about the burden of proof is on the applicant to come up with a mitigation plan. Response was that the burden of proof is on the applicant and the role of the consultant to review the plan. Deputy City Attorney also spoke to the reservation of the city staff to evaluate the quality or sufficiency of the NOAA net loss report because it is discretionary. And we can only apply clear and objective standards to housing, so we’re delegating that task to the applicant’s expert.

Commissioner asked what makes a person a qualified expert. Response was that the guidance document gives some qualification criteria through an example listed.

Public Comment #1: Ken Baysinger, Oregon City. He spoke not in opposition to what is being proposed as FEMA has not given an option. He spoke about the consequences that are going to fall out from this change.

Public Comment #2: Linda Baysinger, Oregon City. She spoke about the mapping issues and that Canemah has not ever flooded but is in the FloodPlain.

Commissioner asked about the city have a letter of map revision process. Response was that Josh Wheeler processes those and FEMA has put them on hold while this change with FEMA is happening.

Aquilla responded to the public comment that if someone came in wanting to develop and we looked at their property and it didn't show that they were in the Floodplain, they would not be subject to the Flood Hazard Overlay. Some people may have received the notice about the meeting because we mailed to everyone within 300 ft of the floodplain.

Commissioner spoke about the layers of protection. Applicant has to satisfy the City's clear and objective standards. Then there is the state level, water. Then there is FEMA. Questioned if it is up to the City to enforce the State and Federal levels of people's misdoings? Carrie responded is that it is up to what the legislation states. In this case, we need the insurance rates, so we are the sheriff.

Chair Espe closed the public hearing.

Commissioners deliberated.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Stoll to recommend GLUA-24-030/LEG-24-04 Flood Management Overlay District Code Amendments for approval to the City Commission.

The motion carried by the following vote:

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

Nay: 0

5. COMMUNICATIONS

- A. No meeting on February 10th, but there will be an open house for the CFEC group from 6-7:00 PM.
- B. The next meeting will be February 24th.
- C. No update on Planning Commission interviews. City Recorder's office is working on an interview assignment.
- D. We have hired a new assistant planner to replace Molly. Melissa Lopez started on January 21.

6. ADJOURNMENT

Chair Espe adjourned the meeting at 9:40 p.m.



CITY OF OREGON CITY

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

Staff Report

To: Planning Commission **Agenda Date:** February 24, 2025
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

2024 Annual Report of Planning Commission Activities

STAFF RECOMMENDATION:

Receive a presentation of Planning Commission activities from calendar year 2024

EXECUTIVE SUMMARY:

In 2024 the Planning Commission discussed a variety of topics, received several informative presentations, and acted on multiple applications. Actions included recommending approval of five legislative amendments. Other actions included a parking adjustment, master plan review, and code interpretation and non-conforming use review. The bulk of the Planning Commission's time this past year was spent discussing code amendments for the Park Place Concept Plan area. The Planning Commission agreed on a work plan that sets their priorities through 2024 and 2025. Many of the items on the work plan are underway or completed.

The Planning Commission meets on the second and fourth Monday of every month in the Libke Public Safety Building Commission Chambers. Most meetings begin at 7pm and work sessions are scheduled as needed prior to the regular meetings.

BACKGROUND:

See attached memorandum for a description of Planning Commission activities in the past year.

NEXT STEPS:

The 2024 Annual Report will be presented to the City Commission on March 19th, 2025.

OPTIONS:

1. Approve the annual report
2. Approve the annual report with revisions

M E M O R A N D U M

To: Oregon City Planning Commissioners
From: Aquilla Hurd-Ravich, Community Development Director
RE: 2024 Annual Report of Planning Commission Activities
Date: February 24, 2025

Executive Summary:

In 2024 the Planning Commission discussed a variety of topics, received several informative presentations, and acted on multiple applications. Actions included recommending approval of five legislative amendments. Other actions included a parking adjustment, master plan review, and code interpretation and non-conforming use review. The bulk of the Planning Commission's time this past year was spent discussing code amendments for the Park Place Concept Plan area. The Planning Commission agreed on a work plan that sets their priorities through 2024 and 2025. Many of the items on the work plan are underway or completed.

The Planning Commission meets on the second and fourth Monday of every month in the Libke Public Safety Building Commission Chambers. Most meetings begin at 7pm and work sessions are scheduled as needed prior to the regular meetings.

Background

Greg Stoll was elected Chair and Paul Espee elected Vice Chair at the first meeting of the year on January 8, 2024. At the second meeting in January, Mayor McGriff swore in one new Planning Commissioner, Brandon Dole. At the January 2025 meeting Paul Espee was elected Chair and Brandon Doll elected as Vice Chair.

Presentations

Throughout the year, the Planning Commission received multiple presentations on a variety of topics including:

- Legal Training from Assistant City Attorney Carrie Richter- this training is a good reminder and foundational piece to kick off a new year for every Planning Commission.
- Land use planning legacy in the 1970s and 1980s was presented by Jerry Herman and Bob LaSalle
- Public Works staff presented an overview of the NPDES (National Pollutant Discharge Elimination System) and MS4 (Municipal Separate Storm Sewer System) program.
- McLoughlin Blvd Enhancement Project Update

- Public Works Director presented a review of the Transportation System Plan prioritization process. This was in response to questions asked about the collectors roads identified in the Park Place Concept Plan.

Discussion Topics

- Planning Commissioners discussed a work plan with items they wanted to address in calendar year 2024.
- Climate Friendly and Equitable Communities was first discussed early in 2024

Action Items

Items that the Planning Commission acted on included quasi-judicial land use decisions and legislative recommendations.

- Recommended approval for a zoning code text amendment to allow city managed recreational vehicle parks as an allowed accessory use in the Institutional Zone specifically for Clackamette Park.
- Recommended approval of an annexation and zone change on Maplelane Road
- The Planning Commission participated in multiple Park Place Concept Plan Code Amendment reviews from May through the first public hearing in September. Ultimately, after reviewing, discussing, and providing feedback to staff, the Planning Commission recommended approval to the City Commission.
- Recommended approval of a Transportation System Plan amendment to incorporate the McLoughlin Blvd Enhancement plan.
- Recommended approval of a zoning code text amendment to update language in Chapter 17.47 Erosion and Sediment Control
- Approved an adjustment to parking standards for a proposed middle housing triplex to allow increased on-site parking.
- Approved with conditions a Master Plan for Sportcraft Landing Marina that recognized the uses and structures both legal and nonconforming on the site.
- Approved a code interpretation and non-conforming use review request from Lithia Subaru

2024-2025 Proposed Work Plan

Over the course of several meetings in 2023 and 2024, various topics were suggested as discussion items by Planning Commissioners. In order to prioritize work efforts, staff and Planning Commissioners developed a work plan that was presented at the February 26, 2024 meeting when Planning Commissioners prioritized topics. These topics fall into three general categories: Projects Underway, Education/Interdepartmental Coordination, and Future considerations for policy direction.

Projects Underway include:

- Climate Friendly and Equitable Communities

- Public engagement began in the fall of 2024 and concludes in February 2025
- Public hearings are anticipated in April and May 2025
- Code amendments are anticipated to go into effect by June 2025
- Thimble Creek Industrial Site Readiness
 - Planning, Economic Development, and Public Works coordinated work efforts and were awarded a grant to study development barriers along Beaver Creek Road. The final product will include tools and actions the City can take to incentivize employment development.

Education/ Interdepartmental Coordination items were completed with the following presentations:

- Affordable housing and housing affordability were presented to the Planning Commission by representatives from the Housing Authority of Clackamas County and Northwest Housing Alternatives.
- Parks Master Plan update from the Parks and Recreation Director and consultant.
- The Public Works Director and Senior Planner gave an overview of growth assumptions in infrastructure master plans and how that growth was accounted for in middle housing analysis.

Future considerations for policy direction:

- Planning Commission agreed to prioritize 7th Street/Molalla Corridor and look at:
 - Increasing/ attracting activity
 - Commercial uses on ground floor
 - View Corridor protection
- Work on this item has not started as staff has not had capacity due to other projects. There may be capacity this summer of 2025.

Planning Commission 2023-2025 Biennium Work Plan

Working DRAFT

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Projects Underway						
	<u>Employment Land Development</u> Promote development of employment land along Beaver Creek Rd, The Cove, and Rossman Landfill	City has received a grant to study Industrial Land Readiness along Beaver Creek Road in the Thimble Creek area. The outcome of the study will be a strategic plan to identify actions that will encourage development related to employment	Staff has hired a consultant with a background in real estate and economic development to assist in the development of a strategic plan. Planning Commission will receive updates as the project progresses	Joint effort between Planning and Economic Development with a medium amount of effort.	Receive updates and provide input and feedback for staff consideration	Spring 2024-Spring 2025	Resolution of acceptance from the City Commission is anticipated in Spring of 2025
	<u>Parking Dependency</u> Climate Friendly and Equitable Communities Oregon Administrative Rules	CFEC requires the City to make amendments that will comply with OARs. Through this work a discussion could take place about the need for improved public transit	Staff worked with DLCD to finalize a scope of work and hire a consultant to kick off the project.	Planning staff to work with a consultant in a medium to high level of effort.	Receive updates and provide input for consideration	Spring 2024-Spring 2025	Mid-way through Public Engagement; Public hearings anticipated to begin in April 2025

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		DLCD has awarded the City grant funding to hire a consultant that will assist with drafting code language and engaging the community					

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Education/ Inter-Departmental Coordination						
1	<u>Housing</u> - Affordable Housing, Housing affordability, and first-time home buyers - Lot averaging and Middle Housing - Incentivize retaining existing housing to maintain naturally occurring affordable housing - Explore tools to support affordable housing	What programs exist to support first time home buyers? How can the City promote more affordable housing? Is lot averaging a thing of the past with middle housing?	Presentation from housing non-profits and /or Clackamas County Housing Authority Presentation from City staff addressing Middle Housing and lot averaging	Minimal-staff will coordinate with professionals from the affordable housing profession	Receive presentations and engage in discussion	Spring 2024	Present 6/10/2024
As time allows	<u>Infrastructure and growth</u> Review Sewer, Water, and Transportation Master Plans	How do master plans support and account for growth?	Receive information from appropriate City	Minimal-staff will coordinate with	Receive presentations and engage in discussion	Spring/ Summer 2024	Present 6/24/2024

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	• Transportation Funding • Public Works Street Design Standards	How do sewer and water master plans account for growth and specifically middle housing? How can infrastructure be funded to support housing development? How will the Housing Production Strategy inform infrastructure planning? How are new roads funded?	staff about each master plan	appropriate City Staff			
As time allows	• Parks, Open Space, and Growth	How does the Parks Master Plan account for and support growth? How is open space provided in a way that is accessible to new households? How is residential density balanced with open space needs?	Receive information from appropriate City staff about each master plan	Minimal-staff will coordinate with appropriate City Staff	Receive presentations and engage in discussion	Spring 2024	Presented April 8, 2024

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Future considerations for policy direction and code amendments						
1	<u>7th Street/ Molalla</u> - Increasing/ attracting activity - Commercial uses on ground floor - View Corridor protection	Planning Commission discussion to further define problem statement- identify additional information needed- these topics could include: Review setbacks, height limits in MUC- /clear and objective standards. Economic Development- business owner lens/background Review vehicle visibility at intersections Limit types of uses on ground floor of buildings Encourage pedestrian activity along the corridor <u>Considerations:</u>	Staff to coordinate presentations from other City staff to discuss what efforts have been made on 7th Street/ Molalla and then present what can still be done in the corridor. Vertical Housing Tax Credit could be an option.	Medium effort to coordinate presentations. High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Presentation s could begin Spring and Summer 2025	Not started;

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		Identify a geographic area to focus on. Split the problem statement into two different topics 1) pedestrian and vehicle safety and 2) view corridor preservation.					
2	<u>Short-term rentals</u> • Reduce barriers to short term rentals	Analyze existing code requirements to identify barriers and how to make short term rentals more permissive	Consensus from Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative amendment process	High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Summer/Fall 2025	Not started

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
3	<u>Recreational RV Parks</u> Analyze potential appropriate zones for privately run RV Park	Identify appropriate zones for recreational commercial RV Parks	Consensus from Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative amendment process	High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Summer/Fall 2025	Not started



CITY OF OREGON CITY

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

Staff Report

To: Planning Commission **Agenda Date:** February 24, 2025
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Planning Commissioner Legal Training

STAFF RECOMMENDATION:

Participate in a presentation from Assistant City Attorney, Carrie Richter on the legal parameters of being a Planning Commissioner

EXECUTIVE SUMMARY:

Planning Commissioners are decision makers who must weigh policy options considering the values of the community and evaluate code criteria. The process of Planning and decision making is bound by codes, rules, and regulations. There are rules that govern what Planning Commissioners can consider, how they can use the information, and what mitigating measures they can impose. This presentation will give a broad overview of the parameters within which the Planning Commission operates.

BACKGROUND:

This presentation will generally cover:

- Planning as a process
- Roles and Responsibilities
- Types of land use decisions: such as Administrative, Quasi-judicial, and Legislative
- The connection between conditions of approval and the impact of the proposal
- Effective participation

NEXT STEPS:

OPTIONS: