



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Monday, July 27, 2026 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. PUBLIC COMMENTS

Please see the public comment guidelines below.

3. PUBLIC HEARINGS

- a. GLUA-24-SUB-24-03-GEO-24-07-NROD-24-032 - Request for continuation of the Park Place II Subdivision Proposal.

4. DISCUSSION ITEMS

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](https://www.cityoforegoncity.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

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

Staff Report

To:	Planning Commission	Agenda Date:	July 27, 2026
From:	Pete Walter, Planning Manager		

SUBJECT:

Item 3.a. - GLUA-24-SUB-24-03-GEO-24-07-NROD-24-032 - Request for continuation of the Park Place II Subdivision Proposal.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing on July 27, take any testimony, and then continue the public hearing until September 14, 2026, with the record open.

EXECUTIVE SUMMARY:

The applicant submitted further revisions to their NROD report which requires additional time for review by our consultant. The revisions include the removal of the original proposal to cross Tour Creek with a sewer line, but still require a Type III review by the Planning Commission for the stormwater pond impacts. Additionally as of 7/16/2027 the applicant proposes further revisions to the stormwater design to avoid impacting a wetland. The revisions, along with staff's recommendation, will be presented at the September 14 public hearing.

BACKGROUND:

See Executive Summary.

OPTIONS:

BUDGET IMPACT:

Pete Walter

From: Harlan Borow [REDACTED]
Sent: Thursday, July 16, 2026 10:03 AM
To: Pete Walter
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Park Place Crossing 2 PC Meeting
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pete

As we have discussed, we will need additional time to update our NROD report and the application submittal materials.

To allow for sufficient review time by city staff and consultants (DEA), I request an extension from the 7/27 PC meeting to the 9/14 PC meeting.

Please let me know if you have any questions or require additional information.

Thank you.

Best Regards,

Harlan Borow

Land Development and Acquisitions Manager
ICON Construction & Development, LLC

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



CCB #150499