



City of Oregon City

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

Meeting Agenda - Final-revised Planning Commission

Monday, November 23, 2015

7:00 PM

Commission Chambers

1. **Call to Order**

2. **Public Hearing**

- 2a. [PC 15-229](#) File LE-15-0003: Re-adoption of the Beavercreek Road Concept Plan.

Sponsors: Community Development Director Tony Konkol

Attachments: [Commission Report](#)

[BRCP City Attorney Summary Memo](#)

[LE-15-0003 Findings Final.pdf](#)

[Beavercreek Road Concept Plan](#)

[Metro Title 4 Map Ord 1244B](#)

[Beavercreek Road Industrial Lands Map](#)

[CFD1 LTR 11.16.2015.pdf](#)

[OCPD LTR 11.12.2015.pdf](#)

[OCSD LTR 11.17.15.pdf](#)

3. **Work Session**

- 3a. [PC 15-226](#) Cove Phase I Application: Work Session Explaining files CP 15-01: Concept (Master) Plan Amendment, DP 15-01: Detailed Development Plan, NR 15-05: Natural Resources Overlay District Review and US 15-06: Geologic Hazards Overlay District Review

Sponsors: Planner Laura Terway

Attachments: [Commission Report](#)

[Exhibit A: Narrative](#)

[Exhibit A: Application Form](#)

[Exhibit A: Resubmittal Letters](#)

[Exhibit B: Site Circulation With Road Cross Sections](#)

[Exhibit B.1: Architectural Plans](#)

[Exhibit B.1: Civil Plans](#)

[Exhibit B.1: Rendered Drawings](#)

[Exhibit B.3: Lighting Plan](#)

[Exhibit C: Trios and Titles](#)

[Exhibit C: Tax Maps](#)

[Exhibit D.0: PA 15-02 Pre-Application Conference Notes](#)

[Exhibit D.1: 100 Yr Floodplain Map](#)

[Exhibit D.2: Geologic Hazards Map](#)

[Exhibit D.3: Natural Resource Overlay Map](#)

[Exhibit E: TIA](#)

[Exhibit F: Natural Resources Overlay District Report](#)

[Exhibit F.1: Mitigation Plans](#)

[Exhibit F.2: Habitat Assessment](#)

[Exhibit G.0: Geotech Response](#)

[Exhibit G.0: Photo of Previous Use](#)

[Exhibit G.1: Updated Geologic Hazard Report](#)

[Exhibit G.2: Geotechnical Assessment](#)

[Exhibit G.3: Geotech Report](#)

[Exhibit H: Drainage Report](#)

[Exhibit I.0: Floodplain Memo](#)

[Exhibit I.1: Phase 1 Floodplain Summary](#)

[Exhibit I.2: Phase 2 Floodplain Summary](#)

[Exhibit J: Site Lighting](#)

[Exhibit K: Material Board](#)

[Exhibit L: Neighborhood Meeting](#)

[Exhibit M: Site Aerial](#)

[Exhibit N: Previously Approved Tree Removal Plan](#)

[Exhibit O: Construction Management Plan](#)

[Previous Information Which has Since Been Revised2](#)

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).

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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.