



City of Oregon City

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

Meeting Agenda Planning Commission

Monday, June 11, 2018

7:00 PM

Commission Chambers

1. **Call to Order**

2. **Public Comments**

3. **Public Hearing**

3a. Remand of Land Use Board of Appeals Court Decision for Planning Files PZ 15-01: Comprehensive Plan Amendment and ZC 15-03: Zone Change Located near Beaver Creek Road and Highway 213 (Tentative Decision)

Attachments: [Commission Report](#)

[Remand Staff Report](#)

[Exhibit 1. Applicant's Submittal](#)

[Exhibit 2. Vicinity Map](#)

[Exhibit 3. Statewide Planning Goal 5](#)

[Exhibit 4. Oregon City Comprehensive Plan](#)

[Exhibit 5. Metro ESEE Analysis](#)

[Exhibit 6. Metro's 2017 Compliance Report](#)

[Exhibit 7. Natural Resources Overlay District Compliance Letter](#)

[Exhibit 8. Letter from Aleta Froman-Goodrich, City Engineer](#)

[Exhibit 9. Property Taxlot Reports](#)

[Exhibit 10. Natural Resources Overlay District Map](#)

[Exhibit 11. Flood Management Overlay District Map](#)

[Exhibit 12. Historic Districts Map](#)

[Exhibit 13. Willamette River Greenway Overlay District Map](#)

[Exhibit 14. Oregon City Municipal Code Chapter 8.08](#)

[Exhibit 15. Oregon City Municipal Code Chapter 13.12](#)

[Exhibit 16. Oregon City Municipal Code Chapter 17.40](#)

[Exhibit 17. Oregon City Municipal Code Chapter 17.42](#)

[Exhibit 18. Oregon City Municipal Code Chapter 17.47](#)

[Exhibit 19. Oregon City Municipal Code Chapter 17.48](#)

[Exhibit 20. Oregon City Municipal Code Chapter 17.49](#)

[Exhibit 21. 2015 Stormwater and Grading Design Standards](#)

[Exhibit 22. Land Use Board of Appeals Final Opinion and Order](#)

[Document on from Tomas J Sisul dated May 14, 2018](#)
[Document from Michael C Robinson dated May 14, 2018](#)
[Document from Stacey Reed dated May 30, 2018](#)
[Documents from James Nicita dated May 14, 2018](#)
[Notice of Decision from files PZ 15-01 and ZC 15-03](#)
[Letter to Planning Commission from Attorney Mike Robinson Jun 4, 2018](#)
[Document from Carrie Richter dated June 4, 2018](#)
[Wetland Inventory](#)
[Email from James Nicita](#)
[Oregon City NPDES 2016-2017 Annual Report](#)
[Cascade Environmental Group Clackamette Cover Water Quality and Habitat Improvement Feasibility Study](#)
[Oregon City MS4 permit](#)
[Oregon Department of Environmental Quality State Agency Coordination Program](#)
[Article on ESA and Goal 5](#)
[Metro Newell Creek Canyon Master Plan](#)
[Metro Newell Creek Canyon Conservation Plan](#)
[Oregon City TMDL Implementation Plan](#)

4. General Business

4a. AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres (Findings of Fact and Conclusions of Law Approving the Application)

Attachments: [Commission Report](#)
[Findings and Conditions of Approval 06.04.2018](#)
[Vote Tally Sheet 5.14.2018](#)
[Index of Exhibits Entered at Hearing 5.14.2018](#)
[Items A-H Entered at Hearing 5.14.2018](#)
[Applicant Letter to Planning Commission 04.30.2018](#)
[Lancaster Engineering TIS Addendum #2 04.09.2018](#)
[Replinger Comments on TIS Addendum #2 05.02.2018](#)
[Clackamas County Comments on TIS Addendum #2 04.23.2018](#)
[Summary Memorandum with Additional Findings 04.06.2018](#)
[Testimony Submitted at PC Hearing 04.09.2018](#)
[Planning Commission Packet with Staff Report and Recommendations 02.12.2018](#)
[City Attorney Memo on Island Annexation 04.05.2018](#)
[Ordinance 07-1007 Park Place Concept Plan](#)
[Park Place Concept Plan DLCD Acknowledgement 002-07](#)

[Lancaster Engineering TIS Addendum #1 03.27.2018](#)

[Replinger and Associates Comments 03.29.2018](#)

[ODOT comments 04.02.2018](#)

[Clackamas County Comments 04.03.2018](#)

[Clackamas County Comments 04.06.2018](#)

[Goal 5 Historic Sites Map and Inventory](#)

[John Anderson Comment 04.18.2018](#)

[Tom Geil 04.02.2018](#)

[Tom Geil 03.30.2018.pdf](#)

[Barbara Renken 04.02.2018](#)

[Christine Kosinski 03.30.2018](#)

[Nick Veroske 02.15.2018](#)

[Linda Peterson 02.21.2018](#)

[New Comments Entered at Planning Commission 02.12.2018](#)

5. Approval of the Minutes

5a. Approval of Planning Commission Minutes for 9/25, 10/9, 10/23, 11/13, and 11/27, 2017.

Attachments: [PC Draft Minutes 9.25.2017](#)

[PC Draft Minutes 10.09.2017](#)

[PC Draft Minutes 10.23.2017](#)

[PC Draft Minutes 11.13.2017](#)

[PC Draft Minutes 11.27.2017](#)

6. Communications

7. 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.