



City of Oregon City

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

Meeting Agenda Planning Commission

Monday, January 28, 2019

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

3. Electronic Messaging Policy Explanation

Attachments: [Electronic Messaging Policy](#)

4. Public Hearing

4a. GLUA-18-00040 (General Land Use Application), GEO-18-0005 (Geologic Hazards), FP-18-00001(Floodplain), MAS-18-00005(Master Plan), MAS-18-00006 (Master Plan), SUB-18-00003 (Subdivision), and NROD-18-00013 (Natural Resources Overlay District) for the Cove

Attachments: [Commission Report](#)

[Revised Staff Report](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: Narrative](#)

[Exhibit 2: Supplemental Letter Dated January 25, 2019](#)

[Exhibit 2: Attachment A Land Use Approval History](#)

[Exhibit 2: Attachment B Previously Approved Adjustments](#)

[Exhibit 2: Attachment C Findings for Specific Architectural Adjustments](#)

[Exhibit 2: Attachment D Comparison of 2015 Phasing and Proposed Phasing](#)

[Exhibit 2: Construction Costs](#)

[Exhibit 2: Exhibit A Building Elevations](#)

[Exhibit 2: Exhibit B.1 CDP Plan Set](#)

[Exhibit 2: Exhibit B.2 DDP Early Grading Plan Set](#)

[Exhibit 2: Exhibit C Tax Map & Title & Trio Reports](#)

[Exhibit 2: Exhibit D Pre-App Notes & City Maps](#)

[Exhibit 2: Exhibit E.1 October 15, 2018 Trip Generation Letter](#)

[Exhibit 2: Exhibit E.2 July 2015 TIA](#)

[Exhibit 2: Exhibit F August 6, 2018 NROD Report](#)

[Exhibit 2: Exhibit G Geotechnical Report & Letter](#)

[Exhibit 2: Exhibit H Floodplain Balance Memo](#)

[Exhibit 2: Exhibit I Neighborhood Meeting Materials](#)

[Exhibit 2: Exhibit J Previously Approved Tree Removal Plans](#)

[Exhibit 2: Exhibit K March 21, 2018 Habitat Enhancement Memo](#)

[Exhibit 2: Exhibit L Angled Parking Car Turning](#)

[Exhibit 2: Exhibit M Proposed Adjustments Revised](#)

[Exhibit 2: Exhibit N Application Forms](#)

[Exhibit 2: Exhibit O Color Perspectives](#)

[Exhibit 2: Exhibit P Proposed Subdivision Exhibit](#)

[Exhibit 2: Exhibit R Proposed Easements Exhibit](#)

[Exhibit 2: Exhibit S Early Grading Drainage Report](#)

[Exhibit 2: Figure 1 Site Aerial](#)

[Exhibit 3: Comments from John Replinger of Replinger and Associates,
City Transportation Consultant](#)

[Exhibit 4: Comments from the Natural Resources Committee](#)

[Exhibit 5: Comments From Jerry Herrmann](#)

5. Communications

6. 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.