

File LEG-19-00006: Natural Resources Overlay District Map Amendment – Addition of Wetlands to the Natural Resources Overlay District.

Project Website: <https://www.oregoncity.org/planning/project/leg-19-00006>

Purpose of this Project

The Oregon City Municipal Code protects water quality and function of streams, wetlands and adjacent habitat by surrounding the features with native plantings (called a vegetated corridor) which also result in a buffer between the features and development. Though the City does not regulate activities within the protected water bodies, the authority to regulate the vegetated corridor surrounding the feature is identified in the Natural Resources Overlay District (NROD) in Chapter 17.49 of the Oregon City Municipal Code. The NROD discourages development within the vegetated corridor and requires mitigation for disturbances if they occur.

This application would add a previously unmapped delineated wetland as well as the adjacent 50' vegetative corridor buffer to the Natural Resources Overlay District map. If approved, all future development within the vegetated corridor would be subject to the provisions within Chapter 17.49 of the Oregon City Municipal Code.

What are the products of this proposal?

- Adoption of new overlay district map that includes the new wetland.
- Addition of a 50-foot wide vegetative corridor buffer to the wetland to comply with OCMC 17.49.
- No additional wetlands or changes to the text of OCMC 17.49 are proposed.

Project Timeline/Public Involvement

The City Commission gave direction to move forward with this project in May 2017 based on a request from the Natural Resources Committee (NRC). The project was discussed by the Natural Resources Committee (NRC) on May 10, 2017, February 14th, 2018, January 9, 2019, July 10, 2019, and October 9, 2019. Planning staff sent informational letters to the affected property owners in June 11, 2019. Planning staff discussed the proposed amendment at the Canemah Neighborhood Association meeting on September 19, 2019. The project was discussed at a joint work session of the Planning Commission and NRC on February 25, 2019. **The first public hearing to consider this amendment will be held by the Planning Commission at City Hall, 625 Center Street, Oregon City, on February 10, 2019.**

Questions about the impacts of this amendment should be directed to Pete Walter, AICP, Senior Planner. Pete may be contacted by email at pwalter@oregoncity.org or by phone at (503) 496-1568.

How Many Hearings will the Planning and City Commission Hold for this Project?

This notice identifies the first Planning Commission hearing date for LEG 19-00006. Additional Planning Commission dates and City Commission dates will be identified after the first Hearing date. The number of hearings is at the discretion of the Planning and City Commissions.

Why am I Receiving this Letter?

You are receiving this notice letter because you own property within 300 feet of the affected properties. A map of the proposed amendment is available at the project website.

NOTICE OF PUBLIC HEARING



On **February 10th, 2020** the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 to consider the following legislative proposal:

FILE NUMBER: LEG 19-00006: Natural Resources Overlay District Map Amendment

REQUEST: Amendments to the Oregon City Natural Resources Overlay District Map, which is an Ancillary Document to the Oregon City Comprehensive Plan. The proposal will add a wetland and its associated vegetative corridor to the NROD map. Adding the wetland to the NROD will assure that the wetland is protected in accordance with Oregon City Municipal Code Chapter 17.49 and Metro Titles 3 and 13.

AFFECTED AREA: Clackamas Map and Tax Lots 3-1E-01AA-02300, 3-1E-01AA-02100, 3-1E-01AA-02200, 3-1E-01AA-03600, 3-1E-01AA-03700 and abutting Rights of Way (see enclosed map).

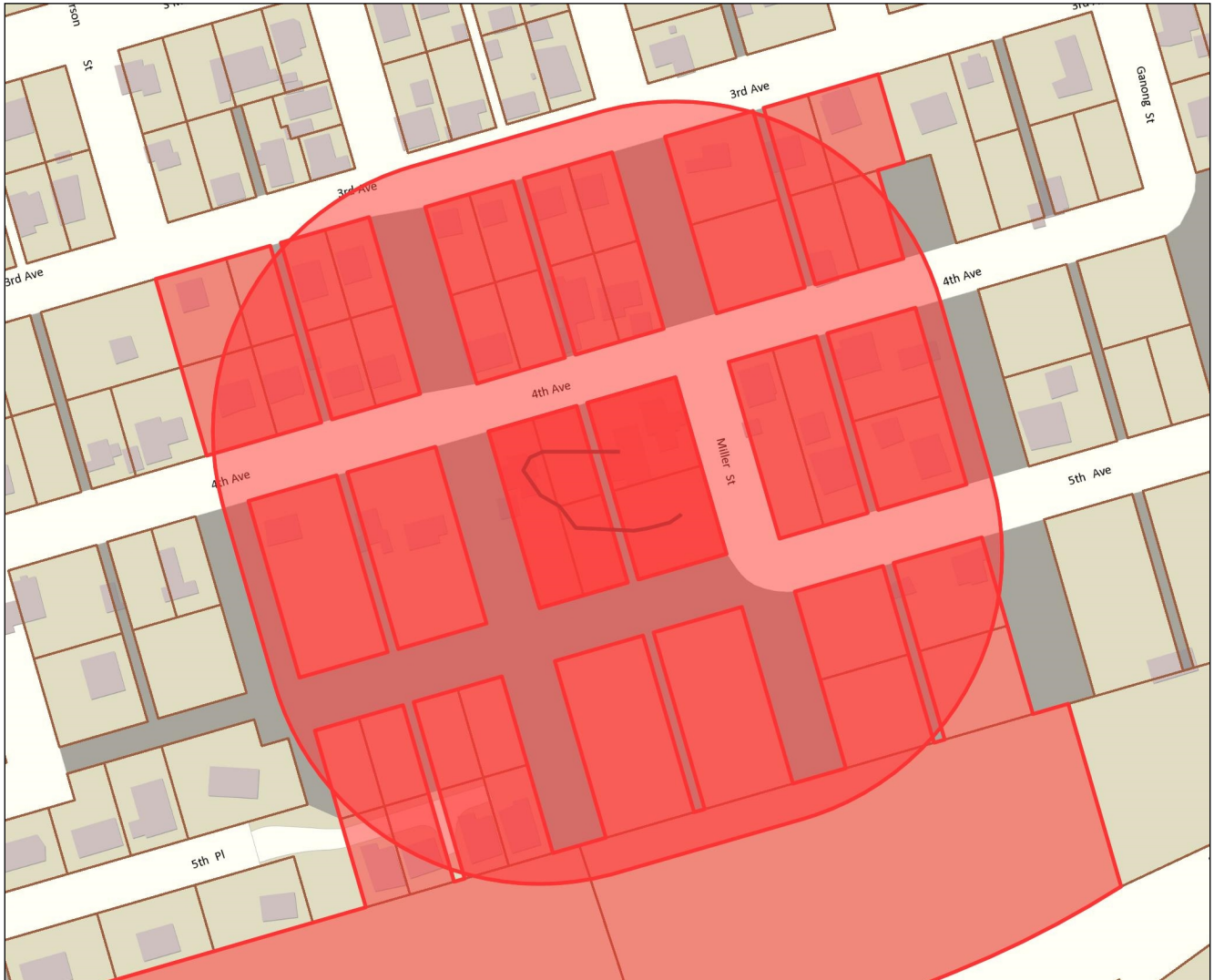
CONTACT PERSON: Pete Walter, AICP, Senior Planner (503) 496-1568 or pwalter@orcity.org

CITY NEIGHBORHOOD ASSN: Canemah

On February 10th, 2020, the City of Oregon City Planning Commission will hold its first public hearing regarding the adoption of Ordinance Number 20-1002 (Planning File LEG 19-00006) to consider the proposed amendment. The City Commission will hold public hearings to considering the adoption of Ordinance Number 20-1002 once the Planning Commission has made a recommendation. All meetings will be held at Oregon City, City Hall, 625 Center Street, Oregon City at 7:00 pm unless otherwise noticed. Any interested party may testify at the hearings or submit written comments at or prior to the public hearings while the record is open.

All hearing materials are available at www.orcity.org seven days prior to the public hearings. The Ordinance and map amendments are available at the Oregon City Planning Division (698 Warner Parrott Rd). Note that these documents are drafts and may be revised during the review process until final adoption by the Oregon City City Commission.

Mailing Labels Report



Labels created:	12/19/2019 1:08 PM
Run by:	Pete Walter
Labels generated using:	User-defined Graphic
Use graphic or underlying taxlot(s)?	Underlying taxlot(s)
Buffer?	Yes
Buffer Distance:	300 Foot
Label type:	Taxpayers
Sort order:	By Name
Output format:	Pdf
Notify Neighborhood Associations?	Yes
# Taxlots used to create labels:	49
# Labels generated:	42 (includes 2 Neighborhood Association labels)

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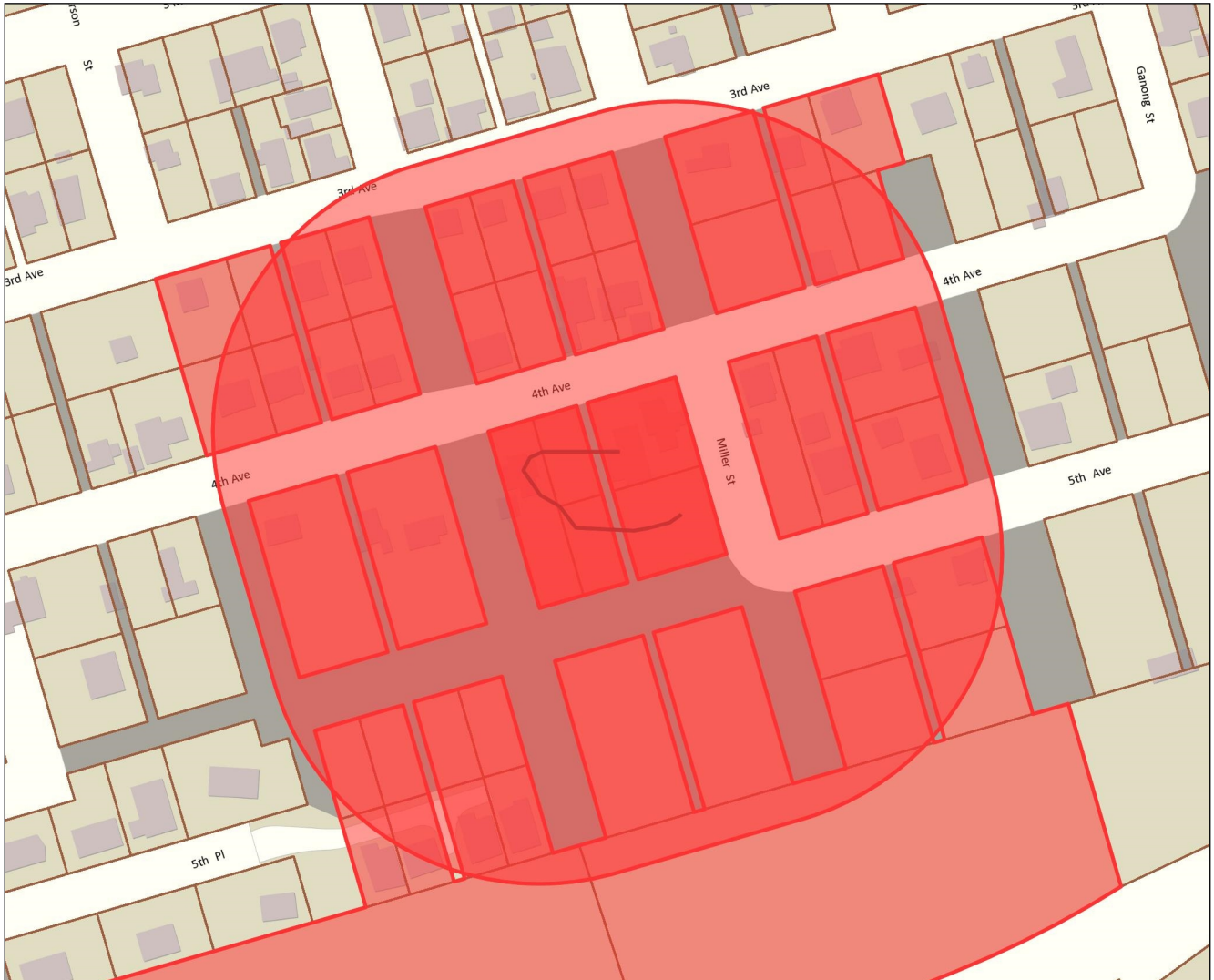
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Pete Walter

From: DLCD Plan Amendments <plan.amendments@state.or.us>
Sent: Thursday, December 19, 2019 2:46 PM
To: Pete Walter
Subject: Confirmation of PAPA Online submittal to DLCD

Oregon City

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: LEG-19-00006

DLCD File #: [005-19](#)

Proposal Received: 12/19/2019

First Evidentiary Hearing: 2/10/2020

Submitted by: pwalter

If you have any questions about this notice, please reply or send an email to plan.amendments@state.or.us.