


LEG 19-0003

BEAVERCREEK ROAD CONCEPT PLAN ZONING AND CODE AMENDMENTS

TOPIC: GEOLOGIC HAZARDS,
UPLAND HABITAT AND MASTER
PLANNING REQUIREMENT

SEPTEMBER 23, 2019 PLANNING
COMMISSION MEETING



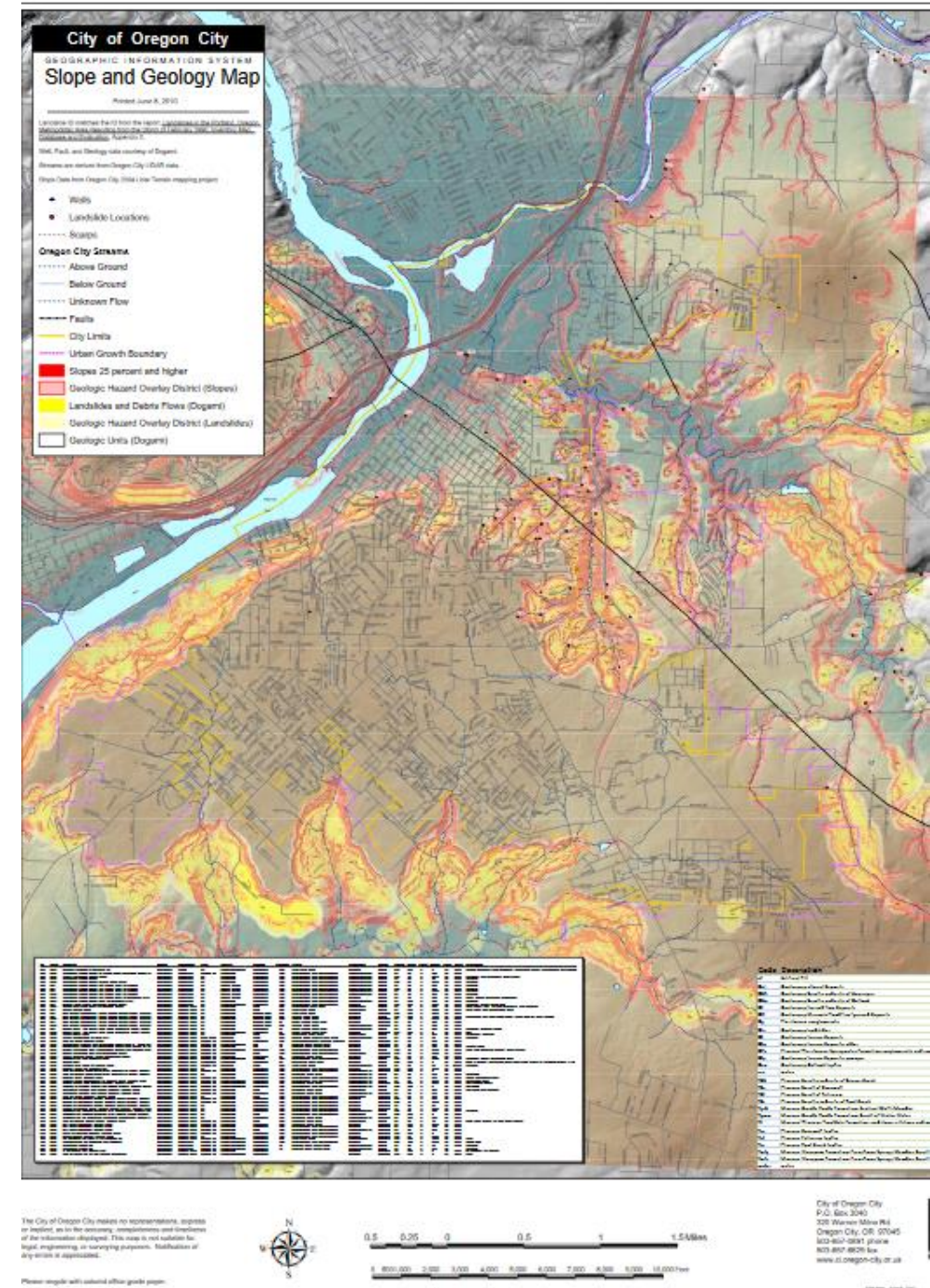


The following topics were identified either by public comment or the Planning Commission for the September 23, 2019 Hearing. Staff will provide background on the issue and offer a recommendation if warranted.

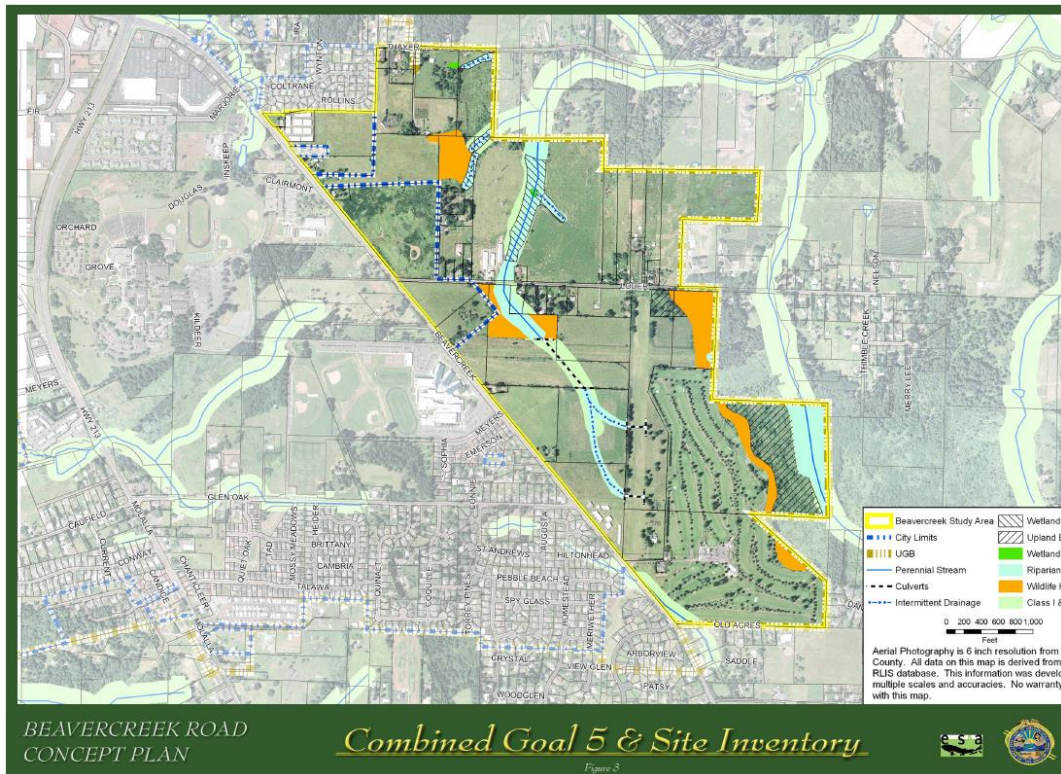
Staff is looking for direction from the Planning Commission on each item discussed this evening.

GEOLOGIC HAZARDS

Josh Wheeler, Assistant City Engineer will provide a presentation on the Geologic Hazards Overlay District.



UPLAND HABITAT REGULATION UNDER OCMC 17.49 NATURAL RESOURCE OVERLAY DISTRICT (NROD).



In 2008 and 2009, Oregon City worked with Metro to identify habitat areas within Oregon City. Most of the areas identified as conservation habitat areas were located within the existing stream buffers or were further regulated by the Geologic Hazards Overlay District

Staff has reviewed the 2008 Site Inventory Map and has identified some areas that are not currently regulated under OCMC 17.49-Natural Resources Overlay District or OCMC 17.44 Geologic Hazards.

Using the analysis in the staff memo, staff has determined that a sufficient amount of land identified as habitat is being protected through the city's existing code to show compliance with the goals and policies of the Beaver Creek Road Concept Plan.

Additional regulation could be adopted to address these areas, though they would most likely be separate from the Geologic Hazard or NROD Overlay Districts.

- **Staff recommendation:** Staff does not recommend any revisions to the proposed code amendments.

MASTER PLANNING REQUIREMENT- CLEAR AND OBJECTIVE STANDARDS FOR HOUSING



Senate Bill 1051, passed in 2017, requires jurisdictions to provide clear and objective standards for housing.

Clear and objective standards are metric based and rely on analysis using measurable standards such as height, setback, material selection, window transparency, and other architectural features that can be measured.

Staff and the consultant team has been preparing code for the Beavercreek Road Concept Plan that can be approved in a clear and objective manner to show consistency and compliance with SP 1051

The 2008 Beavercreek Concept Plan looked at implementation through a more subjective Master Plan process that requires applicants to show how their proposed development is consistent with the adopted plan.

- **Staff recommendation:** Staff recommends amending the Beavercreek Road Concept Plan text to no longer require implementation through the Master Plan process.

OCTOBER 14, 2019 PLANNING COMMISSION MEETING



PARKS

RENAMING CONCEPT PLAN

HOME OCCUPATION/COTTAGE INDUSTRY