


LEG 19-0003

# BEAVERCREEK ROAD CONCEPT PLAN ZONING AND CODE AMENDMENTS

TOPIC: PARKS, EXPANDED HOME  
OCCUPATION/COTTAGE  
INDUSTRY

NOVEMBER 18, 2019 PLANNING  
COMMISSION MEETING



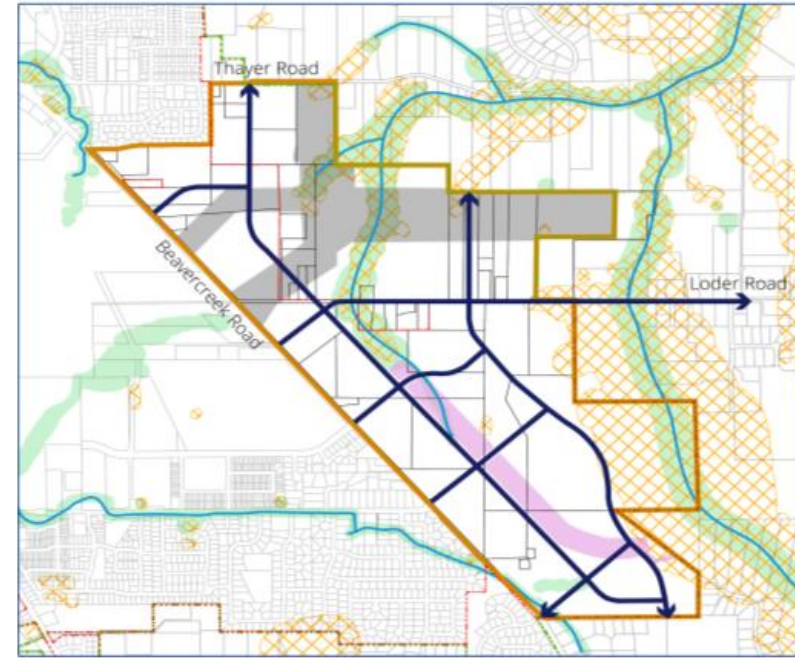


The following topics were identified either by public comment or the Planning Commission for the November 18, 2019 Hearing. Staff will provide background on the issue and offer a recommendation if warranted.

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

## Parks & Open Space Mapping

-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor



# PARKS ACQUISITION CODE



# LINEAR PARK ELEMENTS

- 30 foot ped/bikeway string along the east side of Holly Lane extension to be located in the right of way and will not be considered part of a pearl.
- 3-4 pearls of various sizes spread along the open space network
- Min and maximum sizes pearls:TBD
- Min combined size of all pearls: 8 acres
- Min average width:TBD
- Min average depth:TBD
- At least 5 acres to be developed with active recreation components

## Linear Park: Pearl and String Approach



## THIMBLE CREEK CONSERVATION AREA ELEMENTS

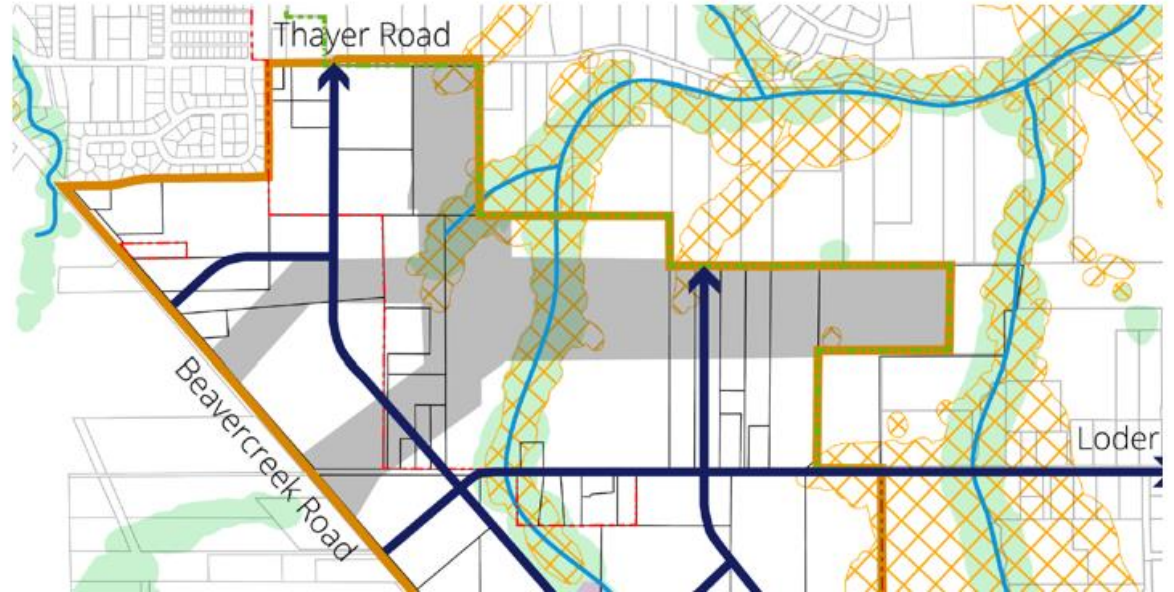
- Two public viewpoints: size TBD
- ½ of area between the Thimble Creek stream buffer and the 490-foot elevation ridgeline to be open space (approximately 70 acres)
- 700-foot non-interrupted view corridor along open space
- Provide a forest trail from one viewpoint to another along the Ridge Parkway
- Staff and Parks and Recreation Advisory Board recommendation is to indicate that this area is a public open space amendment to Parks Master Plan

### East Ridge – Thimble Creek Conservation Area



# Beavercreek Road Concept Plan Trails in Power Line Corridor

-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor



## TRAIL CORRIDOR

30-FOOT TRAIL WIDTH  
TEN-FOOT WIDE PATH

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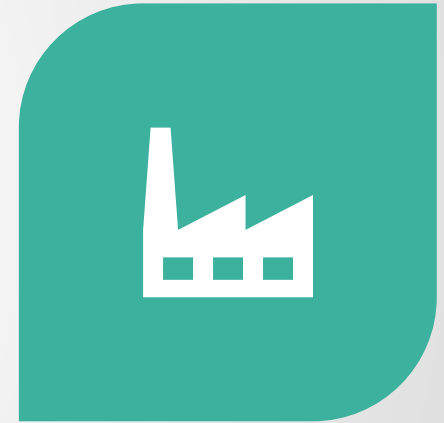
## PARK CODE AMENDMENTS



TONIGHT: INCLUDE THIMBLE CREEK  
CONSERVATION AREA ELEMENTS INTO  
ACQUISITION CODE



NOVEMBER/DECEMBER: PRAC  
RECOMMENDATION OF PARK ELEMENTS



DECEMBER: CODE RECOMMENDATION  
FOR PROPORTIONAL CONTRIBUTION  
OF NON-RESIDENTIAL PROPERTIES

# EXPANDED HOME OCCUPATION/COTTAGE INDUSTRY



**Retail-** Yes with restriction (size restriction, incidental to services, hours)



**Outdoor Storage:** No



**Parking Commercial Vehicles:**  
How can we allow?- smaller one-person vehicles, above 10,000 lbs but below 26,000 lbs.



**Work Performed Outdoors:**  
No



**Off-site Employees:** Yes-  
Hours?- not too early- not too late,

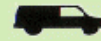


**More than 50% of the site used for business:** No



# VEHICLE CLASSIFICATION

## Class 1 - 6,000 lbs & Less



Minivan



Cargo Van



SUV



Pickup Truck

## Class 2 - 6,001 to 10,000 lbs



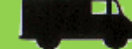
Minivan



Cargo Van



Full-Size Pickup



Step Van

## Class 3 - 10,001 to 14,000 lbs



Walk-in



Box Truck

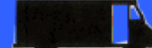


City Delivery

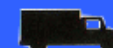


Heavy-Duty Pickup

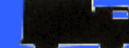
## Class 4 - 14,001 to 16,000 lbs



Large Walk-in



Box Truck



City Delivery

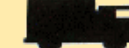
## Class 5 - 16,001 to 19,500 lbs



Bucket Truck



Large Walk-in



City Delivery

## Class 6 - 19,501 to 26,000 lbs



Beverage Truck



Single-Axle

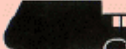


School Bus

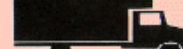


Rack Truck

## Class 7 - 26,001 to 33,000 lbs



Refuse



Furniture



City Transit Bus



Truck Tractor

## Class 8 - 33,001 lbs & Over



Cement Truck



Truck Tractor



Dump Truck



Sleeper

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# PROPOSED CODE

## *17.54.120 -Home Occupations/Cottage Industry- Thimble Creek Concept Plan Area*

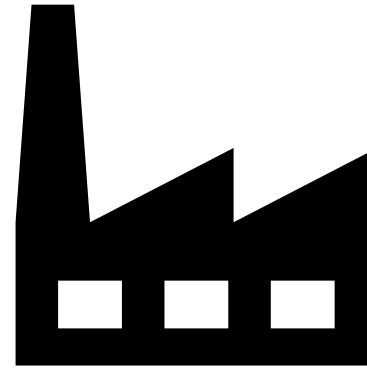
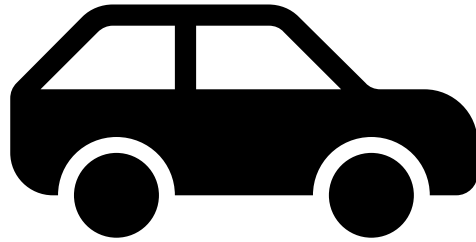
*Home occupations and Cottage Industries within the Thimble Creek Concept Plan Area are allowed an expanded level of uses to support job creation in Oregon City and shall comply with all of the following:*

- A. Up to 3 offsite employees are allowed to work at the residence. Offsite employees may work onsite Monday-Friday 7:00 am-6:00 pm and Saturday and Sunday 9:00 am to 6:00 pm;*
- B. All business conducted on-site shall be conducted within the home or accessory structure;*
- C. No outdoor storage of materials associated with the business shall occur on-site;*
- D. Not more than one-half of the square footage of the primary dwelling is devoted to such use;*
- E. One commercial vehicle associated with the business with a weight between 8,000 to 26,000 pounds gross weight may be stored onsite outside of an accessory building. There is no restriction in the number of commercial vehicles associated with the business under 8,000 pounds gross weight allowed to be stored outside of an accessory building. No commercial vehicles associated with the business may be stored in the Right of Way;*
- D. Retail of items associated with a service is allowed on site. Any dedicated retail space located within the residence may be no larger than 300 square feet. Retail hours may not exceed Monday-Friday 7:00 am-6:00 pm and Saturday and Sunday 9:00am to 6:00 pm.*

# STAFF DIRECTION

Staff has proposed amendments to the code to implement the direction by the Planning Commission, but is looking for the PC to confirm:

- If the language correctly implements the direction of the PC
- If any standard should differ for a particular zoning designation. (High Density Residential vs Medium Density Residential)
- If retail sales is correctly categorized. Sales incidental to service could be tricky to enforce through code enforcement as the term is subjective



**November 25, 2019**

Planning Commission Meeting

Topic: Transportation

**December 16, 2019**

Planning Commission Meeting

Topic: Initial Planning Commission Recommendation, Parks

**January 13<sup>th</sup> or 27<sup>th</sup>, 2020**

Planning Commission Meeting

Topic: Formal Planning Commission Recommendation