


LEG 19-0003

# BEAVERCREEK ROAD CONCEPT PLAN ZONING AND CODE AMENDMENTS

TOPIC: PARKS, EXPANDED HOME  
OCCUPATION/COTTAGE  
INDUSTRY, UPLAND HABITAT

JANUARY 13, 2020 PLANNING  
COMMISSION MEETING

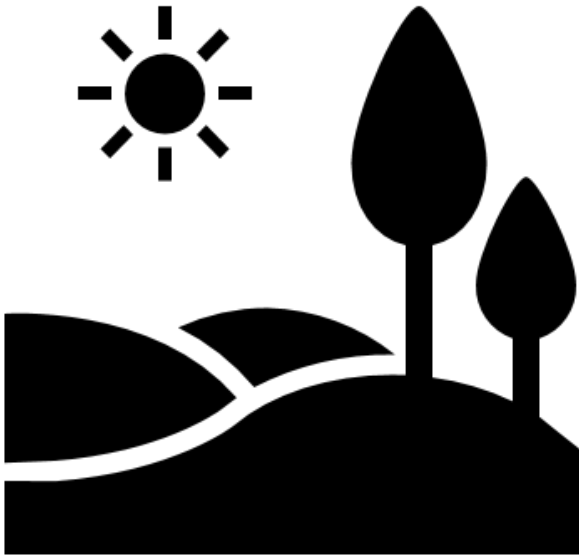




The following topics were identified either by public comment or the Planning Commission for the January 13, 2020 Hearing. Staff will provide background on the issue and offer a recommendation if warranted.

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

Enter into record: Letter from Todd Mobley- collector status of roads in Concept Plan. Need for flexibility.



# PARKS ACQUISITION CODE

1. DIMENSIONAL DETAILS
2. REVISED RESIDENTIAL CALCULATION
3. NON-RESIDENTIAL CONTRIBUTION
4. PARKS AND RECREATION ADVISORY COMMITTEE (PRAC) REVIEW

# 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: 2 acres minimum and 5 acres maximum
- Min combined size of all pearls: 10 acres
- Min average width: 200 feet
- Min average depth: 200 feet
- At least 5 acres to be developed with active recreation components

## Linear Park: Pearl and String Approach



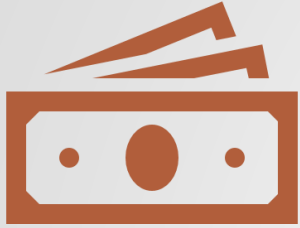


## THIMBLE CREEK CONSERVATION AREA ELEMENTS

- $\frac{1}{2}$  of area between the Thimble Creek stream buffer and the 490-foot elevation ridgeline to be open space (approximately 7 acres)
- 700-foot non-interrupted view corridor along open space along east edge of Ridge Parkway
- Two public viewpoints separated by at least 400 feet with a minimum size of .35 acre at less than 10% slope for each viewpoint.
- 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





## **Nonresidential Contribution**

*Proposed fee \$1,000 per 5,000 square feet of new commercial space*

*Example- 35,000 square foot industrial development=\$7,000*

*Anticipated new employment space = 500,000 square feet.*



## **Revised Residential Calculation**

*The minimum amount of land in acres dedicated for South-Central Open Space-Neighborhood Park shall be calculated according to the following calculation: (2.6 persons per dwelling units) x (total number of dwelling units proposed in the development) x (4 acres) / (1,000 persons).*

*Example- 350 lot subdivision:  $(2.6) \times (350) \times 4 / 1,000 = 3.64$  acres*

*Anticipated # of dwelling units in concept plan area = 1,100 new dwelling units*

# PARKS AND RECREATION ADVISORY COMMITTEE

- January 23, 2020
  - Looking for further direction on proposed redlines to park dimension
  - Confirmation that proposed parks meets PRAC goals for this area of the city. Requesting recommendation of support



# HOME OCCUPATION/COTTAGE HOUSING



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## HOME OCCUPATION- OUTSTANDING ITEMS



HOURS OF OPERATION –  
RETAIL AND EMPLOYEES



COMMERCIAL VEHICLE  
ALLOWANCES



## Construction Work Hours

All work in the right-of-way and work on improvements to be dedicated to the City (i.e. roads, sewers, watermain, stormwater management areas) shall only occur during the following hours unless a request has been made and then approved by the Right-of-Way and Construction Manager or his/her designee

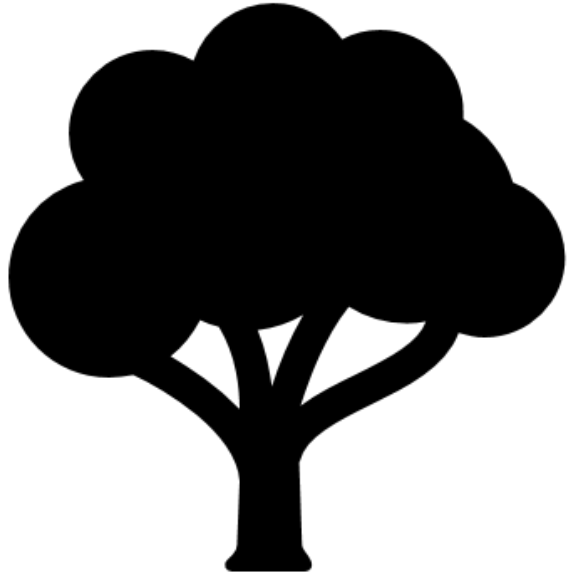
Monday - Friday	7 AM to 6 PM
Saturday	9 AM to 6 PM
Sundays and all City Holidays	None

# 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 9:00 am to 5:00 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 that has no more than 15 seats and does not require a commercial driver's license and one trailer associated with the business no more than 20 feet in total length may be stored onsite outside of an accessory building. No commercial vehicles or trailers associated with the business may be stored in the Right of Way;*
- F. 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 9:00 am to 5:00 pm; The following retail uses are not allowed in this district: food, beverage, and/or marijuana sales.*



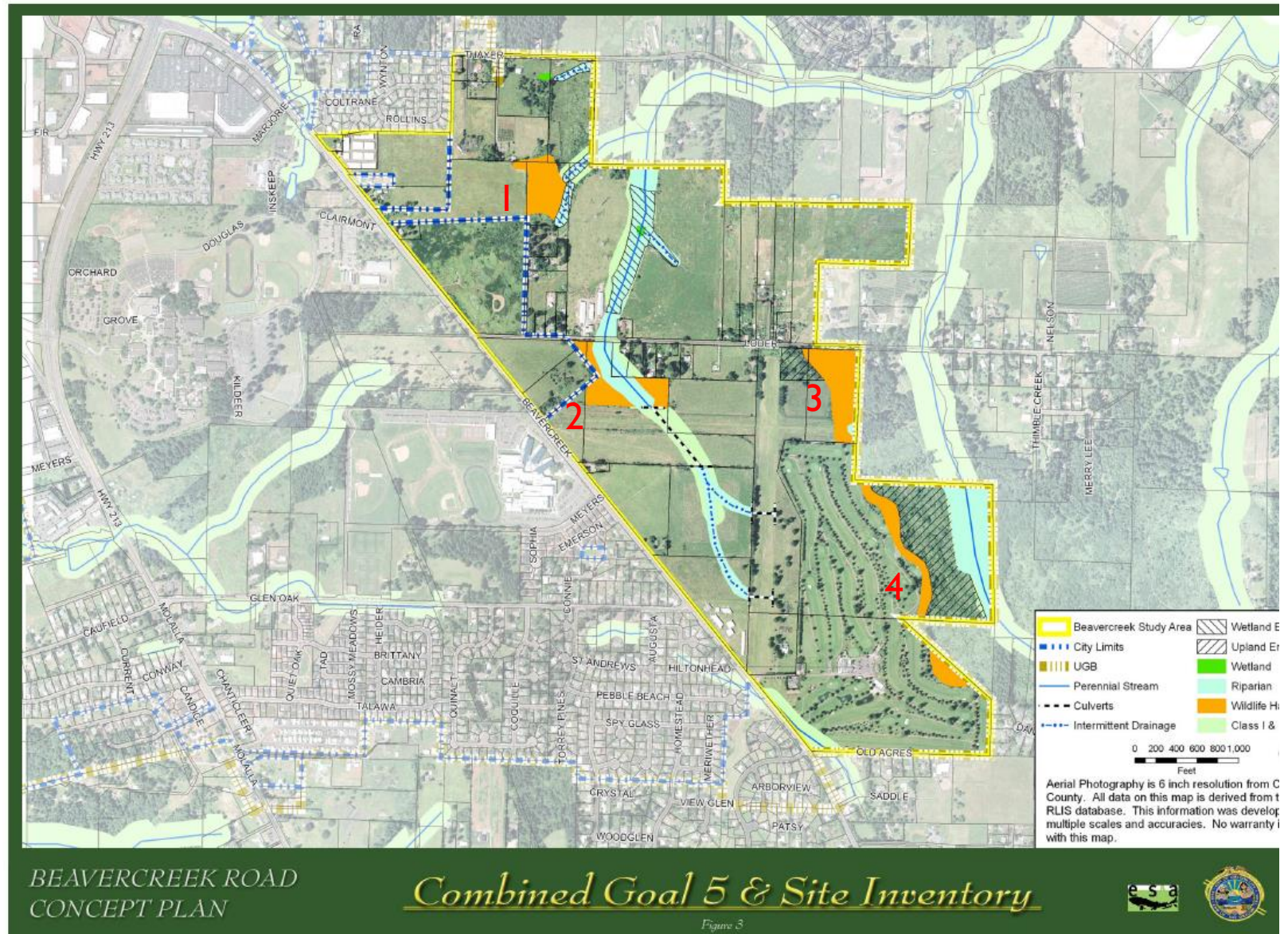
# UPLAND HABITAT

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**September 2019 Planning Commission Direction:**  
Existing code provides adequate protection.

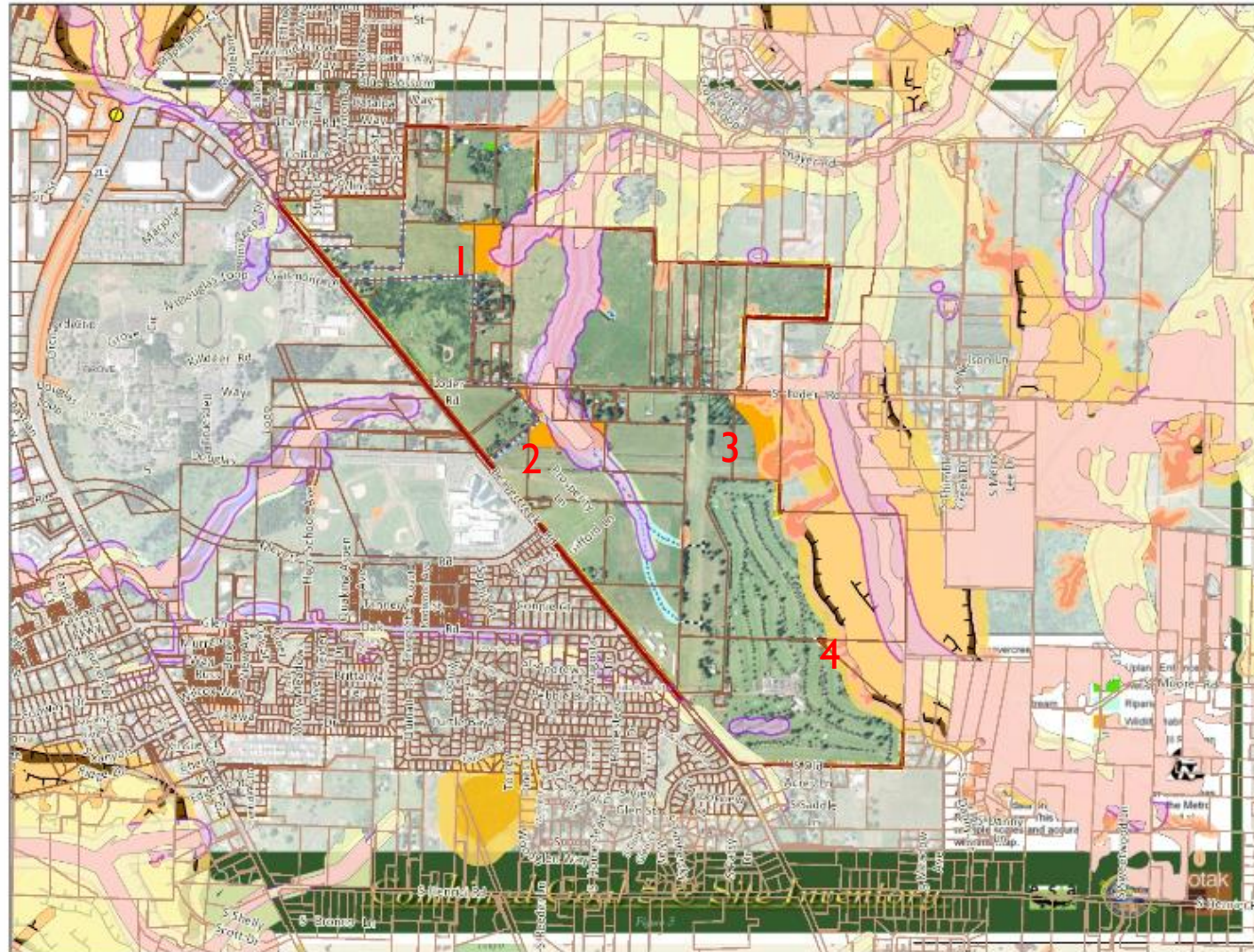
**December 2019 Natural Resource Committee:** Support for additional upland habitat protection when located outside of existing overlay districts.

Staff: Looking for further direction on this item.





# Oregon City GIS Map



**Legend**

Street Names

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- Park Place Concept Plan
- Beaver Creek Road Planning Area Bour
- Beaver Creek Road (Combined Goal 5 z
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- South End Planning Area Boundary
- NROD - HCA (High Only)
- NROD - HCA (High - Moderate)
- NROD - Natural Resource Overlay Dist
- Title 3 - Streams
- Title 3 - Wetlands
- Landslides (SLIDO) - Historic Landslide
- Landslides (SLIDO) - Scarps

## Notes

## Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 1/13/2020



0 1,600 3,200 Feet

1: 19,200

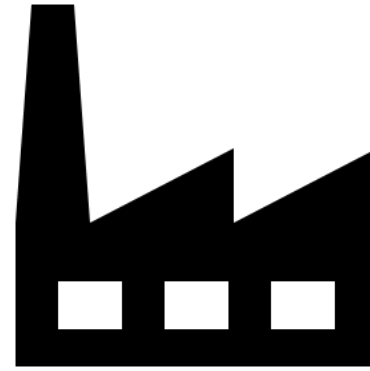
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# PLANNING COMMISSION OPTIONS

- Recommend no revisions to code- make findings that the existing code substantially implements plan vision.
- Recommend revision to code-
  - Include **all identified** Beaver Creek Road Concept Plan Upland Habitat into the **OCMC 17.49 Natural Resource Overlay District** boundary.
  - Include **some** Beaver Creek Road Concept Plan Upland Habitat into the **OCMC 17.49 Natural Resource Overlay District** boundary.
  - Not include in the Natural Resource Overlay District- but further discourage development through **additional/higher tree protection/mitigation requirements** through **OCMC 17.41 Tree Protection, Preservation, Removal, and Replanting Standards**.

**Staff recommendation:** Existing code substantially implements plan vision. If Planning Commission wishes to see additional protection- revise OCMC 17.41 Tree Protection code.



February 10, 2020 Planning Commission Meeting

Topic: Formal Planning Commission Recommendation