



City of Oregon City

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

Meeting Agenda Planning Commission

Monday, August 8, 2016

7:00 PM

Commission Chambers

1. **Call to Order**

2. **Public Comments**

3. **Public Hearings**

3a. Planning File LE-16-0001 - Adoption of Time, Place and Manner Regulations for Marijuana Businesses and Personal Cultivation.

Attachments: [Commission Report](#)
[Staff Report with Recommended Findings](#)
[Amendments to the Oregon City Municipal Code](#)
[Potential Marijuana Business Use Table](#)
[Potential Marijuana Business Map](#)
[Potential Marijuana Processor Map](#)
[Potential Marijuana Producer Map](#)
[Potential Marijuana Retailer Map](#)
[Potential Marijuana Wholesaler Map](#)
[Oregon City Zoning Map](#)
[Resolution 16-10](#)

4. **Approval of the Minutes**

4a. Approval of Planning Commission Minutes for May 18, 2015, June 8, 2015, August 24, 2015, September 14, 2015 and September 28, 2015.

Attachments: [Draft May 18, 2015 Minutes](#)
[Draft June 8, 2015 Minutes](#)
[Draft August 24, 2015 Minutes](#)
[Draft September 14, 2015 Minutes](#)
[Draft September 28, 2015 Minutes](#)

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.



City of Oregon City

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

Staff Report

File Number: PC 16-082

Agenda Date: 8/8/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Land Use

SUBJECT:

Planning File LE-16-0001 - Adoption of Time, Place and Manner Regulations for Marijuana Businesses and Personal Cultivation.

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission recommend approval of Legislative file LE-16-0001 to the City Commission.

BACKGROUND:

Staff recommends approval of Legislative file LE-16-0001 based on satisfaction of the criteria for a Legislative action as outlined in the staff report findings.

The City Commission passed Ordinance 15-1017 on November 4, 2015 to ban marijuana businesses. The City Commission will refer the question of whether to prohibit recreational marijuana producers, processors, wholesalers and retailers, as well as medical marijuana processors and medical marijuana dispensaries to the voters of Oregon City. This shall be referred to the electors of the City of Oregon City at the next statewide general election on Tuesday, November 8, 2016. If the citizens of Oregon City vote in favor of these types of businesses, the City may have in place "time place and manner" regulations to provide a legal process for permitting and regulating marijuana businesses as well as personal cultivation. If the voters elect not allow these businesses in the city, these regulations will not go into effect.

Staff completed the attached draft of time, place and manner regulations for marijuana businesses. The code revisions are based on extensive public outreach, staff research, and input from a variety of sources including the Oregon Liquor Control Commission, League of Oregon Cities, reviews of various other municipal regulations, and City Attorney legal analysis. The Planning Commission reviewed the draft regulations at the July 11, 2016 Work Session and at the July 25, 2016 Planning Commission hearing. All changes directed from the Planning Commission have been incorporated into the proposed draft.

The principal section that contains operational and site standards for marijuana businesses is within OCMC 17.54.110. The proposed code will treat medical and recreational marijuana businesses similarly. Please refer to the Marijuana Business Zoning Quick Reference Table for a summary of how each of five main types of marijuana businesses will be regulated in the various zone districts. Maps are also provided as part of the record.

Marijuana production (i.e. "grows") will be only be permitted in the GI - General Industrial Zone.

Retail uses and dispensaries, as proposed, are prohibited:

- Within 250 feet of any public parks, licensed child care and day care facilities, and public transit centers.
- Within 1000 feet of a public, private or parochial elementary, secondary school or the Clackamas Community College campus.
- Abutting a residential zone unless the zone that permits the retail use or dispensary abuts a freeway, expressway, major arterial, minor arterial, or collector functional road (as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan).

The location of personal cultivation of marijuana would be required to be setback from property lines by a minimum of 10 feet from property lines.

BUDGET IMPACT: N/A

Amount:

FY(s):

Funding Source:



FILE NO.: LE-16-0001

APPLICATION TYPE: Legislative

HEARING DATES: Planning Commission
7:00 p.m., July 28th, 2016
Commission Chambers, 625 Center St, Oregon City, OR 97045

City Commission
7:00 p.m., August 17th, 2016
Commission Chambers, 625 Center St, Oregon City, OR 97045

APPLICANT: Oregon City Community Development Department
Tony Konkol, City Manager

REQUEST: Approval of Time, Place, and Manner Regulations for Marijuana Businesses,
amending Title 17 (Zoning – various chapters) of the Oregon City Municipal Code,

LOCATION: City-Wide

REVIEWERS: Pete Walter, AICP, Planner
Laura Terway, AICP, Community Development Director

RECOMMENDATION: Staff recommends approval of this application based on the satisfaction of all required criteria for a Legislative action.

PROCESS: OCMC 17.50.170.

- A. *Purpose. Legislative actions involve the adoption or amendment of the city's land use regulations, comprehensive plan, maps, inventories and other policy documents that affect the entire city or large portions of it. Legislative actions which affect land use must begin with a public hearing before the planning commission.*
- B. *Planning Commission Review.*
 - 1. *Hearing Required. The planning commission shall hold at least one public hearing before recommending action on a legislative proposal. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. The community development director shall notify the Oregon Department of Land Conservation and Development (DLCD) as required by the post-acknowledgment procedures of ORS 197.610 to 197.625, as applicable.*

2. *The community development director's Report. Once the planning commission hearing has been scheduled and noticed in accordance with Section 17.50.090(C) and any other applicable laws, the community development director shall prepare and make available a report on the legislative proposal at least seven days prior to the hearing.*
 3. *Planning Commission Recommendation. At the conclusion of the hearing, the planning commission shall adopt a recommendation on the proposal to the city commission. The planning commission shall make a report and recommendation to the city commission on all legislative proposals. If the planning commission recommends adoption of some form of the proposal, the planning commission shall prepare and forward to the city commission a report and recommendation to that effect.*
- C. *City Commission Review.*
1. *City Commission Action. Upon a recommendation from the planning commission on a legislative action, the city commission shall hold at least one public hearing on the proposal. Any interested person may provide written or oral testimony on the proposal at or prior to the hearing. At the conclusion of the hearing, the city commission may adopt, modify or reject the legislative proposal, or it may remand the matter to the planning commission for further consideration. If the decision is to adopt at least some form of the proposal, and thereby amend the city's land use regulations, comprehensive plan, official zoning maps or some component of any of these documents, the city commission decision shall be enacted as an ordinance.*
 2. *Notice of Final Decision. Not later than five days following the city commission final decision, the community development director shall mail notice of the decision to DLCD in accordance with ORS 197.615(2).*

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT PETE WALTER IN THE PLANNING DIVISION OFFICE AT 657-0891.

I. PROPOSAL

Staff has completed the enclosed draft of time, place and manner regulations for marijuana businesses. The proposed code revisions are based on extensive public outreach, staff research, and input from a variety of sources including the Oregon Liquor Control Commission, League of Oregon Cities, reviews of various other municipal regulations, and legal analysis.

The City Commission passed Ordinance 15-1017 on November 4, 2015 to ban marijuana businesses. The City Commission will refer the question of whether to prohibit recreational marijuana producers, processors, wholesalers and retailers, as well as medical marijuana processors and medical marijuana dispensaries to the voters of Oregon City. This shall be referred to the electors of the City of Oregon City at the next statewide general election on Tuesday, November 8, 2016.

If the citizens of Oregon City vote in favor of these types of businesses, the City will need to have in place “time place and manner” regulations so as to provide a legal process for permitting and regulating them. If the voters elect not allow these businesses in the city, these regulations will not go into effect.

According to state law, Cities may impose reasonable regulations on the following:

- The hours of operation of retail licensees and medical marijuana grow sites, processing sites and dispensaries;
- The location of all four types of recreational licensees, as well as medical marijuana grow sites, processing sites and dispensaries, except that a city may not impose more than a 1,000-foot buffer between retail licensees;
- The manner of operation of all four types of recreational licensees, as well as medical marijuana processors and dispensaries; and
- The public’s access to the premises of all four types of recreational licenses, as well as medical marijuana grow sites, processing sites and dispensaries.

The law also provides that time, place and manner regulations imposed on recreational licensees must be consistent with city and county comprehensive plans, zoning ordinances, and public health and safety laws, which would be true of any ordinance imposed by a city.

II. FACTS

A. AREA AFFECTED: CITY WIDE

Please refer to the Marijuana Business Zoning Quick Reference Table for a summary of how each of the five types of marijuana businesses will be regulated in the various zone districts. A copy of the official zoning map of Oregon City is attached for reference.

The principal new code section that contains operational and site standards will be OCMC 17.54.110. The proposed code will treat medical and recreational marijuana businesses similarly. The language also prohibits personal outdoor cultivation.

B. PUBLIC NOTICE

Public Notice was provided 20 days prior to the first evidentiary hearing via email to affected agencies, neighborhood associations and Oregon City boards and committees, and published in the Oregon City News / Clackamas Review.

A Measure 56 Notice was not required since the proposal does not restrict an existing allowable uses of land or change zone districts.

Notice of the proposed amendment was provided to the Department of the Land Conservation and Development.

Comments from Open House #2 which was held after the public notice was published, are provided in Exhibits.

C. BACKGROUND

On November 4, 2014, Oregon voters approved Ballot Measure 91, which legalized personal possession of certain amounts of marijuana for people 21 years of age or older. The measure also creates a regulatory system for the production, distribution and sale of recreational marijuana and marijuana products. Most provisions of Measure 91 became operative on July 1, 2015. As cities prepare for the implementation of Measure 91 in the coming months, it is important for us all to understand the contours of the measure, including the provisions that directly involve and effect cities.

During the 2015 legislative session, the Oregon Legislature passed four laws relating to medical and recreational marijuana:

- HB 3400, the omnibus bill that amended the Oregon Medical Marijuana Act (OMMA) and Measure 91, which the voters passed in November 2014 legalizing recreational marijuana use in Oregon;
- HB 2041, which revised the state tax structure for recreational marijuana;
- SB 460, which authorized early sales of recreational marijuana by medical marijuana dispensaries; and
- SB 844, which contains miscellaneous provisions.

There is a lot of good official public information on the internet about legalized recreational marijuana in Oregon and what it means for the public, businesses, and Oregon Cities and Counties. The following useful website links have been posted on the City's project webpage since April 2016.

- Information about personal marijuana use: <http://whatslegaloregon.com/>
- Marijuana Businesses: [Oregon Liquor Control Commission \(Marijuana Information\)](#)
- Local Government Regulations: [League of Oregon Cities \(Marijuana Information\)](#)
- Clackamas County Regulations outside the UGB: [Clackamas County \(Marijuana Information\)](#)

D. PUBLIC OUTREACH PROCESS

During the process of developing regulations for marijuana business regulations, staff has employed a variety of methods to engage and educate the public about the process, including:

- Presentations to the Citizen Involvement Council, Police Chief's Advisory Committee,
- Work sessions with the Planning Commission and City Commission
- Two Public Open Houses with assistance from OLCC staff
- Presentations to Oregon City businesses interest groups, including the Oregon City Chamber of Commerce, Oregon City Business Alliance, and Oregon City Downtown Business Association.
- Three Web-Based Surveys
- A project Web-site with frequent updates

- Posts on the city Facebook page
- Public Notices
- Development of Maps and on-line GIS Application

E. DRAFT CODE

Copies of the draft code can be found in the Exhibits. Please refer to the Marijuana Business Zoning Quick Reference Table for a summary of how each of the five types of marijuana businesses will be regulated in the various zone districts. A copy of the official zoning map of Oregon City is attached for reference.

The principal new code section that contains operational and site standards will be OCMC 17.54.110. The proposed code will treat medical and recreational marijuana businesses similarly.

F. MAPS

Maps indicating where Marijuana Business will be permitted based on the proposed regulations can be found in Exhibits.

Marijuana Business Regulation (Public) Web Mapping Application

The Planning and GIS staff developed a very useful on-line mapping application which indicates where the four main types of marijuana businesses (retailer, producer, processor and warehousing) could be restricted or permitted, based on the proposed zoning amendments. The "App" also shows the locations and required separation distances from public and private elementary and secondary schools (1000'), and public parks, licensed child care and daycare facilities, and transit centers (250'). The site was launched on July 11, 2016.

<https://webmaps.orcity.org/galleries/appsPublic/index.html>

III. DECISION-MAKING CRITERIA:

CHAPTER 17.68 ZONING CHANGES AND AMENDMENTS

17.68.010 *Initiation of the amendment.*

A text amendment to this title or the comprehensive plan, or an amendment to the zoning map or the comprehensive plan map, may be initiated by:

A. A resolution by the commission;

B. An official proposal by the planning commission;

C. An application to the planning division presented on forms and accompanied by information prescribed by the planning commission.

All requests for amendment or change in this title shall be referred to the planning commission.

Finding: This request is for text amendments to the Oregon City Municipal Code and was initiated by the Planning Division. **Staff finds that the proposal is consistent with 17.68.010.**

Note: The City Commission referred the question of whether to continue the local ban on marijuana businesses to the voters of Oregon City by Resolution 16-10 (See Exhibits). If the voters decide to continue the current ban on the November Ballot, these proposed regulations would not be effective.

17.68.020 Criteria.

The criteria for a zone change are set forth as follows:

A. The proposal shall be consistent with the goals and policies of the comprehensive plan.

Statewide Planning Goals are also shown to indicate how the Oregon City Comprehensive Plan (OCCP) Goals and Policies implement the applicable Statewide Planning Goal.

STATEWIDE PLANNING GOAL 1 – CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

OCCP Goal 1.1 Citizen Involvement Program

Implement a Citizen Involvement Program that will provide an active and systematic process for citizen participation in all phases of the land-use decision making process to enable citizens to consider and act upon a broad range of issues affecting the livability, community sustainability, and quality of neighborhoods and the community as a whole.

OCCP Policy 1.1.1

Utilize neighborhood associations as the vehicle for neighborhood-based input to meet the requirements of the Land Conservation and Development Commission (LCDC) Statewide Planning Goal 1, Citizen Involvement. The Citizen Involvement Committee (CIC) shall serve as the officially recognized citizen committee needed to meet LCDC Statewide Planning Goal 1.

OCCP Goal 1.2 Community and Comprehensive Planning

Ensure that citizens, neighborhood groups, and affected property owners are involved in all phases of the comprehensive planning program.

OCCP Policy 1.2.1

Encourage citizens to participate in appropriate government functions and land-use planning.

OCCP Policy 1.2.1

Encourage development and refinement of CIC and neighborhood association bylaws that will govern the groups' formation and operations.

OCCP Goal 1.3 Community Education

Provide education for individuals, groups, and communities to ensure effective participation in decision-making processes that affect the livability of neighborhoods.

OCCP Goal 1.4 Community Involvement

Provide complete information for individuals, groups, and communities to participate in public policy planning and implementation of policies.

OCCP Policy 1.4.1

Notify citizens about community involvement opportunities when they occur.

Finding: the following meetings, work sessions and open houses were held to provide information about the impact of Measure 91 and legalization, educate citizens about Oregon City's temporary ban, and gather input from the public about the proposed regulations.

Month	Task	Meeting	Date
March			
	Launch Website and Poll#1		Friday March 11, 2016
	Meet w/ Chief's Advisory Group (1)OCPD Advisory Group Meeting	OCPD Advisory Group Meeting	Tuesday, March 15, 2016
	Meet with Main Street (1)	Main Street Meeting	Thursday, March 24, 2016
	Poll#1 Close		Thursday, March 31, 2016
April			
	Poll #2 open		Monday, April 04, 2016
	CIC meeting	Citizen Involvement Council	Monday, April 04, 2016
	Meet with Chamber of Commerce (1)	OC Chamber - GEAC 3:30-5 pm	Thursday, April 07, 2016
	Open House #1	Open House	Thursday, April 28, 2016
	Poll #2 close		Friday, April 29, 2016
May			
	Poll #3 open		Friday, May 20, 2016
June			
	Poll #3 close		Friday, June 3, 2016
	CC Work Session	City Commission	Tuesday, June 7, 2016
July			
	Open House #2 and Work Session to review Draft Regulations	Planning Commission	Monday, July 11, 2016
	Planning Commission Hearing #1		Monday, July 25, 2016
August			
	City Commission Hearing #1		Wednesday, August 17, 2016

September	Hearings may be continued.		
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Additionally, the City maintained a project website (<http://www.orcity.org/planning/marijuana-regulation-oregon-city>) as a primary source of on-line information. The website was used a source of information related to recreational and medical marijuana legalization, and included an on-line survey site for the three on-line surveys (and results of those surveys), as well as a way to notify the public about latest news and upcoming meetings and events.

Notice of the Planning Commission and City Commission hearings was provided in the Clackamas Review / Oregon City News. Notice was provided to affected agencies and DLCD in accordance with OCMC 17.50. All packets were made available on the City's website and links given to all Neighborhood Association Land Use chairs via email.

A summary of the meetings and public outreach is provided in the Exhibits.

Staff finds that the proposal is consistent with OCCP Goals 1.1, 1.2, 1.3 and 1.4.

STATEWIDE PLANNING GOAL 2 – LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

OCCP Goal 2.1 Efficient Use of Land

Ensure that property planned for residential, commercial, office, and industrial uses is used efficiently and that land is developed following principles of sustainable development.

Finding: The goal of the proposed code changes is to ensure that marijuana businesses are compatible with adjacent property uses, and that such businesses comply with the City's separation and operational standards for marijuana businesses.

This proposal does not change the City's adopted zoning map, it only allows a new use and specifies restrictions for those potential new marijuana businesses as well as personal outdoor cultivation. If legalized, marijuana businesses will be subject to the same standards for Site Plan and Design Review that already apply to any other type of development proposal or change of use. The City's adopted zoning maps, code and standards as well as public infrastructure requirements ensure that land will be used efficiently.

Staff finds that the proposal is consistent with Goal 2.1

OCCP Goal 2.3 Corridors

Focus transit-oriented, higher intensity, mixed-use development along selected transit corridors.

Finding: Marijuana retail businesses will be a permitted use in mixed use corridor zones provided that the specified separation requirements from schools, childcare and daycare facilities, public parks and transit centers are observed. The code amendments state that marijuana businesses are prohibited abutting any “R” residentially zoned area, except that this provision shall not apply where the subject property abuts a road that has a freeway, expressway, major arterial, minor arterial, or collector functional classification as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan. This exception will allow marijuana businesses to locate along transit-oriented, higher intensity.

The City’s existing code provisions in OCMC 17.62 Site Plan and Design Review and OCMC 07.52 - Off Street Parking and loading provide additional flexibility and minimum design threshold of buildings to ensure that the new developments and additions along transit corridors produce buildings that are well designed, promote multi-modal travel and have a long lifespan.

Staff finds that the proposal is consistent with Goal 2.3

OCCP Goal 2.4 Neighborhood Livability

Provide a sense of place and identity for residents and visitors by protecting and maintaining neighborhoods as the basic unit of community life in Oregon City while implementing the goals and policies of the other sections of the Comprehensive Plan.

Finding: In Oregon, we have made a commitment to accommodate growth within the urban growth boundary, rather than develop outside the urban growth boundary with low- density homes and businesses. Land inside the urban growth boundary includes cities and services such as water and sewer systems, parks, schools and fire and police protection while land outside the boundary is primarily farm and forest use. Prior to the series of Planning Commission and City Commission hearings, staff worked extensively with the public to determine adequate time, place and manner regulations.

Under the proposed regulations, marijuana businesses would be prohibited in any “R” Residential Zone. Also, marijuana businesses would be prohibited abutting any “R” residentially zoned area, except that this provision would not be applied where the subject property abuts a road that has a freeway, expressway, major arterial, minor arterial, or collector functional classification as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan. In all cases, marijuana retail would not be permitted within 250 feet of any public parks, licensed child care and day care facilities, and public transit centers, or within 1000 feet of a public, private or parochial elementary and secondary school.

In response to the concerns from the public, the proposed code additionally includes a requirement for personal cultivation to be conducted indoors.

These requirements, along with the proposed standards of operation for marijuana businesses, in addition to the Oregon Liquor Control Commission’s licensing regulations, will ensure that neighborhoods remain protected and maintained as the basic unit of community life in Oregon City, while also implementing the goals and policies of the other sections of the Comprehensive Plan.

Staff finds that the proposal is consistent with Goal 2.4

OCCP Goal 2.6 Industrial Land Development

Ensure an adequate supply of land for major industrial employers with family-wage jobs.

OCCP Policy 2.6.2

Ensure that land zoned or planned for industrial use is used for industrial purposes, and that exceptions are allowed only where some other use supports industrial development. New non-industrial uses should specially be restricted in already developed, active industrial sites.

Finding: The proposed code changes will not materially affect the existing inventory of industrially designated lands. The proposed code amendments would permit marijuana production only in the GI - General Industrial Zone. Marijuana processing, and warehousing would be permitted in the GI - General Industrial, CI- Campus Industrial, and MUE - Mixed Use Employment zone similar to other processing and warehousing uses. A limited amount of retail use is already permitted within the GI, CI and MUE zones so that these lands remain available for, and supportive of industrial development.

Staff finds that the proposal is consistent with Goal 2.6.

STATEWIDE PLANNING GOAL 3: AGRICULTURAL LANDS

Finding: Not applicable. Goal 3 states that only land that lies outside Urban Growth Boundaries can be classified as agricultural. Oregon City, which lies wholly within an Urban Growth Boundary, therefore contains no agricultural land according to this definition. However, Oregon City supports preserving designated farmlands in rural areas outside its city limits by encouraging compact growth within the city. The efficient use of urban land in Oregon City slows urban expansion into rural areas. Farm use zones exist outside of the UGB in Clackamas County. Marijuana producers seeking to locate grows on agricultural lands outside of the city limits in the County may seek approval through Clackamas County. Lands within the UGB that have not been annexed to the City have a county zoning of FU-10, which is a holding zone that prohibits land division until urban services can be provided.

STATEWIDE PLANNING GOAL 4: FOREST LANDS

Finding: Not applicable. Under Goal 4, land is considered forest land if it was acknowledged as such when the goal was adopted. Oregon City has not identified any forest lands within its city limits and has therefore not adopted any goals or policies related to commercial forestry. Furthermore, the regulation of marijuana businesses within the city will have no impact on forest lands.

STATEWIDE PLANNING GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

Statewide Planning Goal 5 requires that open spaces and natural, scenic, and historic resources be protected.

OCCP Goal 5.1 Open Space

Establish an open space system that conserves fish and wildlife habitat and provides recreational opportunities, scenic vistas, access to nature and other community benefits.

Finding: The proposed marijuana business regulations will not affect the amount or quality of existing or proposed open spaces. Existing open spaces, water resources and habitat areas have been identified in the comprehensive plan and the various concept plans that have been adopted within the UGB, and the city protects these resources through the administration of the various overlay districts:

- Natural Resources Overlay District
- Geologic Hazards Overlay District
- Willamette River Overlay District
- Flood Management Overlay District
- Historic Resources Overlay District

The City and Metro has mapped the locations of known open space, habitat, and water resource areas, and established buffer areas within which additional analysis and review is required to assure that these areas received proper protection under applicable laws. These reviews are triggered in addition to any applicable underlying zoning and building codes that apply.

Staff finds that the proposal is consistent with Goal 5.1.

OCCP Goal 5.2 Scenic Views and Scenic Sites

Protect the scenic qualities of Oregon City and scenic views of the surrounding landscape.

Finding: The natural resource overlay district in OCMC 17.49, along with the existing overlay zones protecting the Willamette River Greenway, assures that the municipal code continues to protect scenic views.

Staff finds that the proposal is consistent with Goal 5.2.

OCCP Goal 5.4 Natural Resources

Identify and seek strategies to conserve and restore Oregon City's natural resources, including air, surface and subsurface water, geologic features, soils, vegetation, and fish and wildlife, in order to sustain quality of life for current and future citizens and visitors, and the long-term viability of the ecological systems.

Finding: In accordance with Metro Title 3, Water Quality, and Metro Title 13, Nature in the Neighborhoods, adoption of the revised chapter 17.49, Natural Resource Overlay District, assures that key habitat fish and wildlife habitat areas throughout the city are protected as one contiguous system. The mapping of these areas has been refined and improved using more accurate slope data. Along with the city's park and trail system, these areas provide recreational opportunities, access to nature and other community benefits.

Staff finds that the proposal is consistent with Goal 5.4.

OCCP Goal 5.3 Historic Resources

Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.

OCCP Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: New construction subject to the City's adopted guidelines, and adaptive re-use and rehabilitation of existing historic structures helps to encourage the preservation and rehabilitation of buildings of historic or architectural significance in Oregon City. GIS mapping indicates that due to the proposed separation requirements from existing schools, parks and daycare facilities within the McLoughlin Conservation District Boundary, it is very unlikely that marijuana businesses could be located there. There is the potential that such businesses could be located in the Historic Commercial zoned areas of the Canemah Conservation District Boundary.

Staff finds that the proposal is consistent with Goal 5.3.

STATEWIDE PLANNING GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

OCCP Goal 7.1 Natural Hazards

Protect life and reduce property loss from the destruction associated with natural hazards

Finding: Not applicable. The City's Geology Hazards code, maps, and GIS system ensures greater City review over additions and new construction in identified geologic hazard areas. This proposal will not affect the review process within geologic hazard areas.

STATEWIDE PLANNING GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

OCCP Goal 8.1 Developing Oregon City's Park and Recreation System

Maintain and enhance the existing park and recreation system while planning for future expansion to meet residential growth.

Policy 8.1.12

Identify and protect land for parks and recreation within the Urban Growth Boundary.

Finding: The proposed code amendments include a requirement that would not permit a marijuana retailer or dispensary within 250 feet of a public park. The intent of this provision is to provide a clear physical separation between marijuana retail uses and users of parks which are primarily families, youth and children.

Additionally, under the proposed regulations, marijuana businesses would be prohibited in any “R” Residential Zone. Also, marijuana businesses would be prohibited abutting any “R” residentially zoned area, except that this provision would not be applied where the subject property abuts a road that has a freeway, expressway, major arterial, minor arterial, or collector functional classification as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan. In all cases, marijuana retail would not be permitted within 250 feet of any public parks, licensed child care and day care facilities, and public transit centers, or within 1000 feet of a public, private or parochial elementary and secondary school.

These requirements, along with the proposed standards of operation for marijuana businesses, in addition to the Oregon Liquor Control Commission’s licensing regulations, will ensure that neighborhoods with public parks remain protected, while also implementing the goals and policies of the other sections of the Comprehensive Plan.

With respect to recreational needs under Statewide Goal 8’s promotion of recreational opportunities, there is some indication that the legalization of recreational marijuana could have a positive direct and indirect impact on tourism activities within Oregon and for cities that allow recreational marijuana retail.

Staff finds that the proposal is consistent with Goal 8.1.

STATEWIDE GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

OCCP Goal 9.1 Improve Oregon City’s Economic Health

Provide a vital, diversified, innovative economy including an adequate supply of goods and services and employment opportunities to work toward an economically reasonable, ecologically sound and socially equitable economy.

Finding: The proposed code amendments, along with existing zoning regulations, are intended to assure that marijuana businesses are compatible with existing mixed use, commercially and industrially zoned land in appropriate locations throughout the city. Additional economic and work opportunities could be provided through the adoption of the amended provisions. If legalized, Oregon City will be permitted to apply a 3% local tax to any recreational marijuana business that locates within the city limit.

Staff finds that the proposal is consistent with Goal 9.1.

*STATEWIDE PLANNING GOAL 10: HOUSING**To provide for the housing needs of citizens of the state.**OCCP Goal 10.1 Diverse Housing Opportunities**Provide for the planning, development and preservation of a variety of housing types and lot sizes.*

Finding: The proposed code amendments will not affect existing policies for the planning, development and preservation of a variety of housing types and lot sizes.

Under the proposed regulations, marijuana businesses would be prohibited in any “R” Residential Zone. Also, marijuana businesses would be prohibited abutting any “R” residentially zoned area, except that this provision would not be applied where the subject property abuts a road that has a freeway, expressway, major arterial, minor arterial, or collector functional classification as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan. In all cases, marijuana retail would not be permitted within 250 feet of any public parks, licensed child care and day care facilities, and public transit centers, or within 1000 feet of a public, private or parochial elementary and secondary school.

These requirements, along with the proposed standards of operation for marijuana businesses, in addition to the Oregon Liquor Control Commission’s licensing regulations, will ensure that neighborhoods remain protected and maintained as the basic unit of community life in Oregon City, while also implementing the goals and policies of the other sections of the Comprehensive Plan.

Staff finds that the proposal is consistent with Goal 10.1.

*STATEWIDE PLANNING GOAL 11: PUBLIC FACILITIES AND SERVICES**To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**OCCP Goal 11.1 Provision of Public Facilities**Serve the health, safety, education, welfare, and recreational needs of all Oregon City residents through the planning and provision of adequate public facilities.*

Finding: The code changes being proposed encourage development adjacent to existing developed areas, thereby reducing costly public facilities extensions. Marijuana businesses will require provision of public facilities including sewer, water and storm water management, police and emergency services, similar to any other type of business. In some cases, particularly for indoor marijuana production, water and electricity demands may be significant. In addition to OLCC licensing requirements, the City’s various public facilities requirements, system development charges, and building codes will ensure that adequate public facilities are provide for new marijuana businesses without unduly burdening city residents.

Staff finds that the proposal is consistent with Goal 11.1.

Goal 11.4 Stormwater Management

Seek the most efficient and economical means available for constructing, operating, and maintaining the City's stormwater management system while protecting the environment and meeting regional, state, and federal standards for protection and restoration of water resources and fish and wildlife habitat.

Finding: The locations for potential marijuana business would typically locate in areas where existing public facilities and services can be efficiently extended, thereby reducing costly public facilities extensions in including the stormwater conveyance system. The geologic hazards code OCMC 17.44 will continue to review how stormwater is addressed in steep slope areas. The city has recently adopted new stormwater management engineering design standards, which implement a Low Impact Development (LID) and green street approach to infrastructure improvements.

Staff finds that the proposal is consistent with Goal 11.4.

OCCP Goal 11.6 Transportation Infrastructure

Optimize the City's investment in transportation infrastructure.

Finding: The proposed code amendments would allow marijuana retailers to locate adjacent along existing transportation corridors, thereby reducing costly public facilities extensions.

Staff finds that the proposal is consistent with Goal 11.6.

STATEWIDE PLANNING GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

OCCP Goal 12.1 Land Use-Transportation Connection

Ensure that the mutually supportive nature of land use and transportation is recognized in planning for the future of Oregon City.

Finding: The proposed code amendments are consistent with the 2014 adopted Transportation System Plan. The land use and transportation hierarchy remains the same.

Staff finds that the proposal is consistent with Goal 12.1.

Staff finds that the proposal meets criterion A for a zoning amendment, consistent with the applicable Goals and Policies of the Oregon City Comprehensive Plan.

Criteria for a zoning amendment – continued:

B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.

Finding: The locations for potential marijuana businesses are typically in areas where existing public facilities and services can be efficiently extended to, and would be reviewed against all applicable public facilities requirements during the development process.

Staff finds that the proposal meets criterion B for a zoning amendment.

C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

Finding: The proposal does not change the zoning map. The locations for potential marijuana businesses are typically in areas where existing public facilities and services can be efficiently extended to, including the transportation system. Locations would be reviewed against all applicable public facilities requirements during the development process.

Staff finds that the proposal meets criterion C for a zoning amendment.

D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

Finding: Not applicable. The Oregon City Comprehensive Plan addresses the Statewide Planning Goals, as shown above under the findings for Criterion A.

IV. RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Municipal Code text amendments, to the City Commission as included in the Exhibits for their consideration.

V. EXHIBITS

1. Proposed Marijuana Business Regulations – All Chapters
2. Marijuana Business Zoning Regulation Quick Reference Table
3. Oregon City Zoning Map
4. Retailer Permitted Zone Map
5. Producer Permitted Zone Map

6. Processor Permitted Zone Map
7. Wholesaler Permitted Zone Map
8. LE 16-01 Public Outreach Meeting Summary with Attachments
9. DLCD Notice
10. LE-16-0001 Emailed Public Notice
11. Clackamas Review / Oregon City News Newspaper Affidavit of Publication
12. 07.11.2016 Planning Commission Work Session Notes
13. Resolution 16-10: A RESOLUTION REFERRING TO THE ELECTORS OF THE CITY OF OREGON CITY
THE QUESTION OF BANNING MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA
DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA
PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA
RETAILERS WITHIN THE CITY OF OREGON CITY.

Definitions

Chapter 17.04 - Definitions

(Note – The following definitions will added to Chapter 17.04 and the sections will be renumbered following adoption)

17.04.741.050 Marijuana Licensee means a person who holds a business license issued by the city to engage in a marijuana business in accordance with this chapter.

17.04.637 Licensee representative means an owner, director, officer, manager, employee, agent or other representative of a licensee, to the extent that the person acts in a representative capacity.

17.04.741.010 Marijuana means the plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae. “Marijuana” does not include industrial hemp, as defined in state law.

17.04.741.020 Marijuana business means (1) any business licensed by the Oregon Liquor Control Commission to engage in the business of producing, processing, wholesaling, or selling marijuana or marijuana items, or (2) any business registered with the Oregon Health Authority for the growing, processing, or dispensing of marijuana or marijuana items.

17.04.741.030 Marijuana items means marijuana, cannabinoid products, cannabinoid concentrates and cannabinoid extracts.

17.04.741.060 Marijuana processor (processing) means an entity licensed by the Oregon Liquor Control Commission or Oregon Health Authority to process marijuana. This includes the manufacture of concentrates, extracts, edibles and or topicals.

17.04.741.070 Marijuana producer (production) means an entity licensed by the Oregon Liquor Control Commission or the Oregon Health Authority to manufacture, plant, cultivate, grow or harvest marijuana. This is the only license able to cultivate marijuana.

17.04.741.040 Marijuana laboratory (laboratories) means an entity which tests or researches marijuana products for THC levels, pesticides, mold, etc. pursuant to applicable Oregon Administrative Rules.

17.04.741.080 Marijuana retailer means an entity licensed by the Oregon Liquor Control Commission or Oregon Health Authority to sell marijuana items to a consumer in this state.

17.04.741.090 Marijuana wholesaler means an entity licensed by the Oregon Liquor Control Commission or Oregon Health Authority to purchase items in this state for resale to a person other than a consumer. This means an entity that buys and sells at wholesale.

17.04.742 Medical Marijuana dispensary means an entity registered with the Oregon Liquor Control Commission or Oregon Health Authority to transfer marijuana.

Chapter 17.08 - R-10 SINGLE-FAMILY DWELLING DISTRICT

17.08.010 - Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately ten thousand square feet.

17.08.020 - Permitted uses.

Permitted uses in the R-10 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

17.08.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;

- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

17.08.035 – Prohibited uses.

Prohibited uses in the R-10 district are:

A. Any use not expressly listed in Sections 17.08.020 or 17.08.030.

B. Marijuana businesses.

17.08.040 - Dimensional standards.

Dimensional standards in the R-10 district are:

- A. Minimum lot areas, ten thousand square feet;
- B. Minimum lot width, sixty-five feet;
- C. Minimum lot depth, eighty feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, twenty feet minimum setback,
 - 2. Front porch, fifteen feet minimum setback,
 - 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 - 4. Interior side yard, ten feet minimum setback for at least one side yard; eight feet minimum setback for the other side yard,
 - 5. Corner side yard, fifteen feet minimum setback,
 - 6. Rear yard, twenty feet minimum setback,

- 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Chapter 17.10 - R-8 SINGLE-FAMILY DWELLING DISTRICT

17.10.010 - Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately eight thousand square feet.

17.10.020 - Permitted uses.

Permitted uses in the R-8 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

17.10.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

17.10.035 – Prohibited uses.

Prohibited uses in the R-8 district are:

A. Any use not expressly listed in 17.10.020 or 17.10.030.

B. Marijuana businesses.

17.10.040 - Dimensional standards.

Dimensional Standards in the R-8 District are:

- A. Minimum lot areas, eight thousand square feet;
- B. Minimum lot width, sixty feet;
- C. Minimum lot depth, seventy-five feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum Required Setbacks:
 - 1. Front yard fifteen feet minimum setback;
 - 2. Front porch, ten feet minimum setback;
 - 2. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas;
 - 3. Interior side yard, nine feet minimum setback for at least one side yard, seven feet minimum setback for the other side yard;
 - 4. Corner side yard, fifteen feet minimum setback;
 - 5. Rear yard, twenty feet minimum setback;
 - 6. Rear porch, fifteen feet minimum setback.
- F. Garage Standards: See Chapter 17.20—Residential Design and Landscaping Standards.
- G. Maximum Lot Coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Chapter 17.12 - R-6 SINGLE-FAMILY DWELLING DISTRICT

17.12.010 - Designated.

This residential district is designed for single-family homes on lot sizes of approximately six thousand square feet.

17.12.020 - Permitted uses.

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

17.12.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;

- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

17.12.035 – Prohibited uses.

Prohibited uses in the R-8 district are:

A. Any use not expressly listed in 17.12.020 or 17.12.030.

B. Marijuana businesses.

17.12.040 - Dimensional standards.

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback,
 - 2. Front porch, five feet minimum setback,
 - 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 - 4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
 - 5. Corner side yard, fifteen feet minimum setback,
 - 6. Rear yard, twenty feet minimum setback,
 - 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Chapter 17.14 - R-5 SINGLE-FAMILY DWELLING DISTRICT

17.14.010 - Designated.

This residential district is designed for single-family homes on lot sizes of approximately five thousand square feet.

17.14.020 - Permitted uses.

Permitted uses in the R-5 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

17.14.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;

- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

17.14.035 – Prohibited uses.

Prohibited uses in the R-5 district are:

- A. Any use not expressly listed in 17.14.020 or 17.14.030.
- B. Marijuana businesses.

17.14.040 - Dimensional standards.

Dimensional standards in the R-5 district are:

- A. Minimum lot areas, five thousand square feet;
- B. Minimum lot width, thirty-five feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback,
 - 2. Front porch, five feet minimum setback,
 - 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 - 4. Interior side yard, seven feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
 - 5. Corner side yard, ten feet minimum setback,
 - 6. Rear yard, twenty feet minimum setback,
 - 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See Chapter 17.21—Residential Design Standards.
- G. Maximum building coverage: The footprint of all structures two hundred square-feet or greater shall cover a maximum of fifty percent of the lot area.

Chapter 17.16 - R-3.5 DWELLING DISTRICT

17.16.010 - Designated.

This residential district is designed for single-family attached and detached residential units and two-family dwellings on lot sizes of approximately three thousand five hundred square feet per dwelling.

17.16.020 - Permitted uses.

Uses permitted in the R-3.5 district are:

- A. Two-family dwellings (duplex);
- B. Single-family detached residential units;
- C. Single-family attached residential units (Row houses with no more than six dwelling units may be attached in a row);
- D. Parks, playgrounds, playfields and community or neighborhood centers;
- E. Home occupations;
- F. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- G. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- H. Accessory uses, buildings and dwellings;
- I. Family day care provider, subject to the provisions of Section 17.54.050;
- J. Residential home per ORS 443.400;
- K. Transportation facilities.

17.16.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);

- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients;
- K. Live/work units.

17.16.035 - Master plans.

The following are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.65.

- A. Multi-family residential units.
- B. Cottage housing.

17.16.037 – Prohibited uses.

Uses prohibited in the R-3.5 district are:

A. Any use not expressly listed in 17.16.020, 17.16.030 or 17.16.035.

B. Marijuana businesses.

17.16.040 - Dimensional standards.

Dimensional standards in the R-3.5 district are:

- A. Minimum Lot Areas.
 - 1. Residential uses, three thousand five hundred square feet per unit.
 - 2. Non-residential uses, zero minimum;
- B. Minimum lot width, twenty-five feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum Required Setbacks:
 - 1. Front yard, five feet minimum setback,
 - 2. Front porch, zero feet minimum setback,
 - 3. Interior side yard,
 - Detached unit, five feet minimum setback
 - Attached unit, seven feet minimum setback on the side that does not abut a common property line.
 - 4. Corner side yard, ten-foot minimum setback,
 - 5. Rear yard, fifteen-foot minimum setback,
 - 6. Rear porch, ten-foot minimum setback.

- 7. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet.
- F. Garage standards: See Chapter 17.21—Residential Design Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of fifty-five percent of the lot area.

17.16.050 - Single-family attached residential units and duplex units.

The following standards apply to single-family dwellings, in addition to the standards in Section 17.16.040.

- A. Maintenance Easement. Prior to building permit approval, the applicant shall submit a recorded mutual easement that runs along the common property line. This easement shall be ten feet in width. A lesser width may be approved by the community development director if it is found to be sufficient to guarantee rights for maintenance purposes of structure and yard.
- B. Conversion of Existing Duplexes. Any conversion of an existing duplex unit into two single-family attached dwellings shall be reviewed for compliance with the requirements in Title 16 for partitions, Chapter 17.16 and the State of Oregon One- and Two- Family Dwelling Specialty Code prior to final recordation of the land division replat.

Chapter 17.18 - R-2 MULTI-FAMILY DWELLING DISTRICT

17.18.010 - Designated.

The purpose of this residential district is designed for multi-family residential units on lot sizes of approximately two thousand square feet per dwelling.

17.18.020 - Permitted uses.

Permitted uses in the R-2 district are:

- A. Residential units, multi-family;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- E. Accessory buildings;
- F. Family day care provider, subject to the provisions of Section 17.54.050. (Prior code §11-3-7(A));
- G. Management and associated offices and building necessary for the operations of a multi-family residential development;
- H. Residential care facility per ORS 443.400;
- I. Transportation facilities;
- J. Live/work units, pursuant to Section 17.54.105—Live/work units.

17.18.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Private and/or public educational or training facilities;
- G. Public utilities, including sub-stations (such as buildings, plants and other structures);
- H. Religious institutions;
- I. Assisted living facilities; nursing homes and group homes for over fifteen patients;

J. Live/work units.

17.18.035 - Pre-existing industrial use.

Tax Lot 11200, located on Clackamas County Map #32E16BA has a special provision to permit the current industrial use and the existing incidental sale of the products created and associated with the current industrial use on the site. This property may only maintain and expand the current use, which are the manufacturing of aluminum boats and the fabrication of radio and satellite equipment, internet and data systems and antennas.

17.18.037 – Prohibited uses.

Prohibited uses in the R-2 district are:

A. Any use not expressly listed in 17.18.020, 17.18.030 or 17.18.035.

B. Marijuana Businesses

17.18.040 - Dimensional standards.

Dimensional standards in the R-2 district are:

- A. Minimum lot areas: Two thousand square feet per unit.
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy-five feet;
- D. Maximum building height, four stories, not to exceed fifty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, five feet minimum setback (May be reduced to zero through Site Plan and Design Review)
 - 2. Side yard, five feet minimum setback,
 - 3. Corner side yard, ten feet minimum setback,
 - 4. Rear yard, ten feet minimum setback,
 - 5. Buffer area. If a multi-family residential unit in this district abuts R-10, R-8, or R-6 use, there shall be required a landscaped yard of ten feet on the side abutting the adjacent zone in order to provide a buffer area and landscaping thereof shall be subject to site plan review. The community development director may waive any of the foregoing requirements if it is found that the requirement is unnecessary on a case-by-case basis.
 - 6. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet.
- F. Design criteria: See Site Plan and Design Review requirements in Chapters 17.62 and 17.52.

Chapter 17.24 - NC NEIGHBORHOOD COMMERCIAL DISTRICT

17.24.010 - Designated.

The Neighborhood Commercial District is designed for small-scale commercial and mixed-uses designed to serve a convenience need for residents in the surrounding low-density neighborhood. Land uses consist of small and moderate sized retail, service, office, multi-family residential uses or similar. This district may be applied where it is appropriate to reduce reliance on the automobile for the provision of routine retail and service amenities, and to promote walking and bicycling within comfortable distances of adjacent residential infill neighborhoods, such as within the Park Place and South End Concept Plan areas. Approval of a site plan and design review application pursuant to OCMC 17.62 is required.

17.24.020 - Permitted Uses—NC.

The following uses are permitted within the Neighborhood Commercial District:

- A. Any use permitted in the Mixed-Use Corridor, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed ten thousand square feet, unless otherwise restricted in this chapter.
- B. Grocery stores, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed forty thousand square feet.
- C. Live/work units, pursuant to Section 17.54.105—Live/work units.
- D. Multi-family, single-family attached or two-family residential, when proposed along with any nonresidential allowed use in the NC district in a single development application and not exceeding fifty percent of the total building square feet in said application.
- E. Outdoor sales that are ancillary to a permitted use on the same or abutting property under the same ownership.

17.24.025 - Conditional uses.

The following conditional uses may be permitted when approved in accordance with the process and standards contained in Chapter 17.56:

- A. Any use permitted in the Neighborhood Commercial District that has a building footprint in excess of ten thousand square feet.
- B. Emergency and ambulance services;
- C. Drive-thru facilities;
- D. Outdoor markets that are operated before six p.m. on weekdays;
- E. Public utilities and services such as pump stations and sub-stations;
- F. Religious institutions;
- G. Public and or private educational or training facilities;
- H. Gas stations;

- I. Hotels and motels, commercial lodging;
- J. Vet clinic or pet hospital.

17.24.035 - Prohibited uses.

The following uses are prohibited in the NC District:

- A. Distributing, wholesaling and warehousing;
- B. Outdoor storage;
- C. Outdoor sales that are not ancillary to a permitted use on the same or abutting property under the same ownership;
- D. Hospitals;
- E. Kennels;
- F. Motor vehicle sales and incidental service;
- G. Motor vehicle repair and service;
- H. Self-service storage facilities;
- I. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment).
- J. Marijuana production, processing, wholesaling, research, testing, and laboratories.

17.24.040 - Dimensional standards.

Dimensional standards in the NC district are:

- A. Maximum building height: Forty feet or three stories, whichever is less.
- B. Maximum building footprint: Ten thousand square feet.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: Ten feet plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum Allowed Setback.
 - 1. Front yard setback: Five feet (may be extended with Site Plan and Design Review, Section 17.62.055).
 - 2. Interior yard setback: None.
 - 3. Corner side yard setback abutting a street: Thirty feet, provided the site plan and design review requirements of Section 17.62.055 are met.
 - 4. Rear yard setback: None.

Chapter 17.26 - HC HISTORIC COMMERCIAL DISTRICT

17.26.010 - Designated.

The Historic Commercial District is designed for limited commercial use. Allowed uses should facilitate the re-use and preservation of existing buildings and the construction of new architecturally compatible structures. Land uses are characterized by high-volume establishments such as retail, service, office, residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director.

17.26.020 - Permitted uses.

- A. Uses permitted in the MUC-1 Mixed-Use Corridor District.
- B. Residential units, single-family detached.
- C. Residential units, duplex.
- D. Accessory uses, buildings and dwellings.

17.26.030 - Conditional uses.

The following conditional uses and their accessory uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Conditional uses listed in the MUC Mixed-Use Corridor District.

17.26.035 - Prohibited uses.

- A. Single-family attached
- B. Marijuana production, processing, wholesaling, research, testing, and laboratories.

17.26.040 - Historic building preservation.

Existing historic buildings (defined as primary, secondary or compatible buildings in a National Register Historic district or are in Oregon City's inventory of Historic Buildings) shall be used for historic commercial or residential use. If, however, the owner can demonstrate to the planning commission that no economically feasible return can be gained for a particular structure, and that such structure cannot be rehabilitated to render such an economic return, the planning commission may grant an exception to the historic building preservation policy. Such an exception shall be the minimum necessary to allow for an economic return for the land, while preserving the integrity of the historic building preservation policy in other structures in the area. The planning commission may condition the grant of any such application to

these ends. The members of the historic review board shall be notified of the application and may request a delay in the decision or the planning commission, of its own volition, may delay a decision on such an application subject to consideration by the historic review board as provided in Chapter 17.40.

17.26.050 - Dimensional standards.

A. Residential unit, single-family detached:

1. Dimensional standards required for the R-6 Single-Family Dwelling District.

B. All other uses:

1. Minimum lot area: None.
2. Maximum building height: Thirty-five feet or three stories, whichever is less.
3. Minimum required setbacks if not abutting a residential zone: None.
4. Minimum required rear yard setback if abutting a residential zone: Twenty feet.
5. Minimum required side yard setbacks if abutting a single-family residential use: Five feet.
6. Maximum front yard setback: Five feet (May be extended with Site Plan and Design Review Section 17.62.055).
7. Maximum interior side yard: None.
8. Maximum rear yard: None.
9. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

Chapter 17.29 - "MUC"—MIXED-USE CORRIDOR DISTRICT

17.29.010 - Designated.

The Mixed-Use Corridor (MUC) District is designed to apply along selected sections of transportation corridors such as Molalla Avenue, 7th Street and Beavercreek Road, and along Warner-Milne Road. Land uses are characterized by high-volume establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Moderate density (MUC-1) and high density (MUC-2) options are available within the MUC zoning district. The area along 7th Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-2.

17.29.020 - Permitted uses—MUC-1 and MUC-2.

- A. Banquet, conference facilities and meeting rooms;
- B. Bed and breakfast and other lodging facilities for up to ten guests per night;
- C. Child care centers and/or nursery schools;
- D. Indoor entertainment centers and arcades;
- E. Health and fitness clubs;
- F. Medical and dental clinics, outpatient; infirmary services;
- G. Museums, libraries and cultural facilities;
- H. Offices, including finance, insurance, real estate and government;
- I. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- J. Postal services;
- K. Parks, playgrounds, play fields and community or neighborhood centers;
- L. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- N. Residential units, multi-family;
- O. Restaurants, eating and drinking establishments without a drive through;
- P. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- Q. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, marijuana pursuant to 17.54.110, and similar, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed sixty thousand square feet;
- R. Seasonal sales, subject to OCMC Section 17.54.060;
- S. Assisted living facilities; nursing homes and group homes for over fifteen patients;

- T. Studios and galleries, including dance, art, photography, music and other arts;
- U. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- V. Veterinary clinics or pet hospitals, pet day care;
- W. Home occupations;
- X. Research and development activities;
- Y. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- Z. Residential care facility;
- AA. Transportation facilities;
- BB. Live/work units, pursuant to Section 17.54.105—Live/work units.

17.29.030 - Conditional uses—MUC-1 and MUC-2 zones.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in Chapter 17.56:

- A. Ancillary drive-in or drive-through facilities;
- B. Emergency service facilities (police and fire), excluding correctional facilities;
- C. Gas stations;
- D. Outdoor markets that do not meet the criteria of Section 17.29.020H.;
- E. Public utilities and services including sub-stations (such as buildings, plants and other structures);
- F. Public and/or private educational or training facilities;
- G. Religious institutions;
- H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;
- I. Hotels and motels, commercial lodging;
- J. Hospitals;
- K. Parking structures and lots not in conjunction with a primary use;
- L. Passenger terminals (water, auto, bus, train).

17.29.040 - Prohibited uses in the MUC-1 and MUC-2 zones.

The following uses are prohibited in the MUC district:

- A. Distributing, wholesaling and warehousing;

- B. Outdoor storage;
- C. Outdoor sales that are not ancillary to a permitted use on the same or abutting property under the same ownership;
- D. Correctional facilities;
- E. Heavy equipment service, repair, sales, storage or rentals (including but not limited to construction equipment and machinery and farming equipment);
- F. Kennels;
- G. Motor vehicle and recreational vehicle sales and incidental service;
- H. Motor vehicle and recreational vehicle repair/service;
- I. Self-service storage facilities.
- J. [Marijuana production, processing, wholesaling, research, testing, and laboratories, pursuant to 17.54.110.](#)

17.29.050 - Dimensional standards—MUC-1.

- A. Minimum lot areas: None.
- B. Maximum building height: Forty feet or three stories, whichever is less.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum allowed setbacks.
 - 1. Front yard: Five feet (may be extended with Site Plan and Design Review (Section 17.62.055)).
 - 2. Interior side yard: None.
 - 3. Corner side setback abutting street: Thirty feet provided the Site Plan and Design Review requirements of Section 17.62.055 are met.
 - 4. Rear yard: None.
- F. Maximum lot coverage of the building and parking lot: Eighty percent.
- G. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

17.29.060 - Dimensional standards—MUC-2.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.25.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Sixty feet.
- E. Minimum required setbacks if not abutting a residential zone: None.

- F. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 - 1. Front yard: Five feet (may be expanded with Site Plan and Design Review Section 17.62.055).
 - 2. Interior side yard: None.
 - 3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.
 - 4. Rear yard: None.
- H. Maximum site coverage of building and parking lot: Ninety percent.
- I. Minimum landscaping requirement (including parking lot): Ten percent.

17.29.070 - Floor area ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

- A. Standards.
 - 1. The minimum floor area ratios contained in 17.29.050 and 17.29.060 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.
 - 2. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
 - 3. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

Chapter 17.31 - "MUE"—MIXED-USE EMPLOYMENT DISTRICT

17.31.10 - Designated.

The MUE zone is designed for employment-intensive uses such as large offices and research and development complexes or similar as defined by the community development director. Some commercial uses are allowed, within limits. The county offices and Willamette Falls Hospital are examples of such employment-intensive uses.

17.31.020 - Permitted uses.

Permitted uses in the MUE district are defined as:

- A. Banquet, conference facilities and meeting rooms;
- B. Child care centers, nursery schools;
- C. Medical and dental clinics, outpatient; infirmary services;
- D. Distributing, wholesaling and warehousing;
- E. Health and fitness clubs;
- F. Hospitals;
- H. Emergency service facilities (police and fire), excluding correctional facilities;
- I. Industrial uses limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials;
- J. Offices;
- K. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- L. Postal services;
- M. Parks, play fields and community or neighborhood centers;
- N. Research and development offices and laboratories, related to scientific, educational, electronics and communications endeavors;
- O. Passenger terminals (water, auto, bus, train);
- P. Utilities. Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, water tanks, telephone exchange and cell towers;
- Q. Transportation facilities.
- R. Marijuana processors, processing sites, wholesaling and laboratories, pursuant to 17.54.110 – Marijuana businesses.

17.31.030 - Limited uses.

The following permitted uses, alone or in combination, shall not exceed twenty percent of the total gross floor area of all of the other permitted and conditional uses within the MUE development site or complex. The total gross floor area of two or more buildings may be used, even if the buildings are not all on the same parcel or owned by the same property owner, as long as they are part of the same development site, as determined by the community development director.

- A. Retail services, including but not limited to personal, professional, educational and financial services, marijuana pursuant to 17.54.110, laundry and dry cleaning;
- B. Restaurants, eating and drinking establishments;
- C. Retail shops, provided the maximum footprint for a stand alone building with a single store does not exceed sixty thousand square feet;
- D. Public and/or private educational or training facilities;
- E. Custom or specialized vehicle alterations or repair wholly within a building.
- ~~F. Marijuana retail, pursuant to Section 17.54.110 — Marijuana businesses.~~

17.31.040 - Conditional uses.

The following conditional uses are permitted when authorized and in accordance with the process and standards contained in Chapter 17.56.

- A. Correctional, detention and work release facilities;
- B. Drive-in or drive-through facilities;
- C. Hotels, motels and commercial lodging;
- D. Outdoor markets that do not meet the criteria of Section 17.31.020.M;
- E. Public utilities and services such as pump stations and sub-stations;
- F. Religious institutions;
- G. Veterinary or pet hospital, dog day care.

17.31.050 - Prohibited uses.

The following uses are prohibited in the MUE district:

- A. Outdoor sales or storage;
- B. Kennels;
- C. Gas/Convenience stations;
- D. Motor vehicle parts stores;
- E. Motor vehicle sales and incidental service;
- F. Heavy equipment service, repair, sales, storage or rental² (including but not limited to construction equipment and machinery and farming equipment);
- G. Recreation vehicle, travel trailer, motorcycle, truck, manufactured home, leasing, rental or storage;
- H. Self-storage facilities.

I. Marijuana production.

17.31.060 - Dimensional standards.

- A. Minimum lot areas: None.
- B. Minimum Floor Area Ratio: 0.25.
- C. Maximum building height: except as otherwise provided in subsection C.1. of this section building height shall not exceed sixty feet.
 - 1. In that area bounded by Leland Road, Warner Milne Road and Molalla Avenue, and located in this zoning district, the maximum building height shall not exceed eighty-five feet in height.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum allowed setbacks: No maximum limit provided the Site Plan and Design Review requirements of Section 17.62.055 are met. Development of a campus with an approved Master Plan in the MUE zone is exempt from Section 17.62.055D.1 of Site Plan and Design Review. All other standards are applicable.
- F. Maximum site coverage of the building and parking lot: Eighty percent.
- G. Minimum landscape requirement (including the parking lot): Twenty Percent.

The design and development of the landscaping in this district shall:

- 1. Enhance the appearance of the site internally and from a distance;
- 2. Include street trees and street side landscaping;
- 3. Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties;
- 4. Include, as appropriate, a bikeway walkway or jogging trail;
- 5. Provide buffering or transitions between uses;
- 6. Encourage outdoor eating areas appropriate to serve all the uses within the development;
- 7. Encourage outdoor recreation areas appropriate to serve all the uses within the development.

17.31.070 - Floor area ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

A. Standards.

- 1. The minimum floor area ratios contained in 17.29.050 and 17.29.060 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.
- 2. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be

included in the calculations of floor area ratio to determine conformance with minimum FARs.

3. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

Chapter 17.32 - C GENERAL COMMERCIAL DISTRICT

17.32.010 - Designated.

Uses in the general commercial district are designed to serve the city and the surrounding area. Land uses are characterized by a wide variety of establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities or a similar use as defined by the community development director.

17.32.020 - Permitted uses.

- A. Any use permitted in the MUC - Mixed Use Corridor zone with no maximum footprint size, unless otherwise restricted in Sections 17.24.020, 17.24.030 or 17.24.040;
- B. Hotels and motels;
- C. Drive-in or drove through facilities;
- D. Passenger terminals (water, auto, bus, train);
- E. Gas stations;
- F. Outdoor markets that do not meet Section 17.29.020.H;
- G. Motor vehicle and recreational vehicle sales and/or incidental service;
- H. Motor vehicle and recreational vehicle repair and/or service;
- I. Custom or specialized vehicle alterations or repair wholly within a building.

17.32.030 - Conditional uses.

The following conditional uses are permitted when authorized and in accordance with the standards contained in Chapter 17.56:

- A. Religious institutions;
- B. Hospitals;
- C. Self service storage facilities;
- D. Public utilities, including sub-stations (such as buildings, plants and other structures);
- E. Public and/or private educational or training facilities;
- F. Parking structures and lots not in conjunction with a primary use;
- G. Emergency service facilities (police and fire), excluding correctional facilities.

17.32.040 - Prohibited uses in the General Commercial District.

The following uses are prohibited in the General Commercial District:

- A. Distribution, wholesaling and warehousing.
- B. Outdoor sales or storage (Except secured areas for overnight parking or temporary parking of vehicles used in the business. Sales of products not located under a roof may be allowed if they are located in an area that is architecturally connected to the primary structure, is an ancillary use and is approved through the Site Plan and Design Review process. This area may not exceed fifteen percent of the building footprint of the primary building).
- C. General manufacturing or fabrication.
- D. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment).
- E. Marijuana production, processing, wholesaling, research, testing, and laboratories.

17.32.050 - Dimensional standards.

- A. Minimum lot area: None.
- B. Maximum building height: Sixty feet.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.
- E. Maximum Allowed Setbacks.
 - 1. Front yard setback: Five feet (may be expanded with Site Plan and Design Review Section 17.62.055).
 - 2. Interior side yard setback: None.
 - 3. Corner side yard setback abutting street: None
 - 4. Rear yard setback: None.
- F. Maximum site coverage of building and parking lot: Eighty-five percent
- G. Minimum landscaping requirement (including parking lot): Fifteen percent.

Chapter 17.34 - "MUD"—MIXED-USE DOWNTOWN DISTRICT

17.34.010 - Designated.

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use. This district includes a Downtown Design District overlay for the historic downtown area. Retail and service uses on the ground floor and office and residential uses on the upper floors are encouraged in this district. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

17.34.020 - Permitted uses.

Permitted uses in the MUD district are defined as:

- A. Any use permitted in the mixed-use corridor without a size limitation, unless otherwise restricted in Sections 17.34.020, 17.34.030 or 17.34.040;
- B. Hotel and motel, commercial lodging;
- C. Marinas;
- D. Religious institutions;
- E. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores provided the maximum footprint of a freestanding building with a single store does not exceed sixty thousand square feet (a freestanding building over sixty thousand square feet is allowed as long as the building contains multiple stores);
- F. Live/work units.

17.34.030 - Conditional uses.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in Chapter 17.56.

- A. Ancillary drive-in or drive-through facilities;
- B. Emergency services;
- C. Hospitals;
- D. Outdoor markets that do not meet the criteria of Section 17.34.020;
- E. Parks, playgrounds, play fields and community or neighborhood centers;
- F. Parking structures and lots not in conjunction with a primary use;

- G. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies and specialty stores in a freestanding building with a single store exceeding a foot print of sixty thousand square feet;
- H. Public facilities such as sewage and water treatment plants, water towers and recycling and resource recovery centers;
- I. Public utilities and services such as pump stations and sub-stations;
- J. Distributing, wholesaling and warehousing;
- K. Gas stations;
- L. Public and or private educational or training facilities;
- M. Stadiums and arenas;
- N. Passenger terminals (water, auto, bus, train);
- O. Recycling center and/or solid waste facility.

17.34.040 - Prohibited uses.

The following uses are prohibited in the MUD district:

- A. Kennels;
- B. Outdoor storage and sales, not including outdoor markets allowed in Section 17.34.030;
- C. Self-service storage;
- D. Single-Family and two-family residential units;
- E. Motor vehicle and recreational vehicle repair/service;
- F. Motor vehicle and recreational vehicle sales and incidental service;
- G. Heavy equipment service, repair, sales, storage or rental² (including but not limited to construction equipment and machinery and farming equipment);
- H. Marijuana production, processing, wholesaling, research, testing, and laboratories, pursuant to Section 17.54.110.

17.34.050 - Pre-existing industrial uses.

Tax lot 5400 located at Clackamas County Tax Assessors Map #22E20DD, Tax Lots 100 and two hundred located on Clackamas County Tax Assessors Map #22E30DD and Tax Lot 700 located on Clackamas County Tax Assessors Map #22E29CB have special provisions for industrial uses. These properties may maintain and expand their industrial uses on existing tax lots. A change in use is allowed as long as there is no greater impact on the area than the existing use.

17.34.060 - Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.

- A. Minimum lot area: None.

- B. Minimum floor area ratio: 0.30.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Seventy-five feet, except for the following locations where the maximum building height shall be forty-five feet:
 - 1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;
 - 2. Property within five hundred feet of the End of the Oregon Trail Center property; and
 - 3. Property within one hundred feet of single-family detached or detached units.
- E. Minimum required setbacks, if not abutting a residential zone: None.
- F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 - 1. Front yard: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.
 - 2. Interior side yard: No maximum.
 - 3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.
 - 4. Rear yard: No maximum.
 - 5. Rear yard abutting street: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.
- H. Maximum site coverage including the building and parking lot: Ninety percent.
- I. Minimum landscape requirement (including parking lot): Ten percent.

17.34.070 - Mixed-use downtown dimensional standards—For properties located within the downtown design district.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.5.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Fifty-eight feet.
- E. Minimum required setbacks, if not abutting a residential zone: None.
- F. Minimum required interior and rear yard setback if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every three feet in building height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 - 1. Front yard setback: Ten feet provided the site plan and design review requirements of Section 17.62.055 are met.
 - 2. Interior side yard setback: No maximum.

3. Corner side yard setback abutting street: Ten feet provided the site plan and design review requirements of Section 17.62.055 are met.
 4. Rear yard setback: No maximum.
 5. Rear yard setback abutting street: Ten feet provided the site plan and design review requirements of Section 17.62.055 are met.
- H. Maximum site coverage of the building and parking lot: One hundred percent.
- I. Minimum Landscape Requirement. Development within the downtown design district overlay is exempt from required landscaping standards in Section 17.62.050A.1. However, landscaping features or other amenities are required, which may be in the form of planters, hanging baskets and architectural features such as benches and water fountains that are supportive of the pedestrian environment. Where possible, landscaped areas are encouraged to facilitate continuity of landscape design. Street trees and parking lot trees are required and shall be provided per the standards of Chapter 12.08 and Chapter 17.52.

17.34.080 - Explanation of certain standards.

A. Floor Area Ratio (FAR).

1. Purpose. Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.
2. Standards.
 - a. The minimum floor area ratios contained in sections 17.34.060 and 17.34.070 apply to all non-residential and mixed-use building developments.
 - b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
 - c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

B. Building height.

1. Purpose.
 - a. The Masonic Hall is currently the tallest building in downtown Oregon City, with a height of fifty-eight feet measured from Main Street. The maximum building height limit of fifty-eight feet will ensure that no new building will be taller than the Masonic Hall.
 - b. A minimum two-story (twenty-five feet) building height is established for the Downtown Design District Overlay sub-district to ensure that the traditional building scale for the downtown area is maintained.

Chapter 17.35 - WILLAMETTE FALLS DOWNTOWN DISTRICT

17.35.010 - Designated.

The Willamette Falls Downtown (WFD) District applies to the historic Willamette Falls site, bordered by 99E to the north and east, and the Willamette River to the west and south. This area was formerly an industrial site occupied by the Blue Heron Paper Mill and is the location of Oregon City's founding. A mix of open space, retail, high-density residential, office, and compatible light industrial uses are encouraged in this district, with retail, service, and light industrial uses on the ground floor and office and residential uses on upper floors. Allowed uses in the district will encourage pedestrian and transit activity. This district includes a downtown design overlay for the historic downtown area. Design guidelines for this subdistrict require storefront facades along designated public streets featuring amenities to enhance the active and attractive pedestrian environment.

17.35.020 - Permitted uses.

Permitted uses in the WFD district are defined as:

- A. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, [marijuana pursuant to 17.54.110](#), and specialty stores provided the maximum footprint of a freestanding building with a single store does not exceed forty thousand square feet (a freestanding building over forty thousand square feet is allowed as long as the building contains multiple tenant spaces or uses).
- B. Industrial uses including food and beverage production, limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials, and not to exceed sixty thousand square feet.
- C. Research and development activities.
- D. Offices, including finance, insurance, real estate, software, engineering, design, and government.
- E. Restaurants, eating and drinking establishments without a drive through, and mobile food carts.
- F. Parks, playgrounds, outdoor entertainment space, and community or neighborhood centers.
- G. Museums, libraries, and interpretive/education facilities.
- H. Outdoor markets, such as produce stands, craft markets and farmers markets.
- I. Indoor entertainment centers and arcades.
- J. Studios and galleries, including dance, art, film and film production, photography, and music.
- K. Hotel and motel, commercial lodging.
- L. Conference facilities and meeting rooms.
- M. Public and/or private educational or training facilities.
- N. Child care centers and/or nursery schools.
- O. Health and fitness clubs.
- P. Medical and dental clinics, outpatient; infirmary services.

- Q. Repair shops, except automotive or heavy equipment repair.
- R. Residential units—Multi-family.
- S. Services, including personal, professional, educational and financial services; laundry and dry cleaning.
- T. Seasonal sales, subject to Oregon City Municipal Code Section 17.54.060.
- U. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.
- V. Veterinary clinics or pet hospitals, pet day care.
- W. Home occupations.
- X. Religious institutions.
- Y. Live/work units, including an individual residential unit in association with a permitted use.
- Z. Water-dependent uses, such as boat docks.
- AA. Passenger terminals (water, auto, bus, train).
- BB. Existing parking and loading areas, as an interim use, to support open space/recreational uses.

17.35.030 - Conditional uses.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in Chapter 17.56:

- A. Emergency services.
- B. Hospitals.
- C. Assisted living facilities; nursing homes, residential care facilities and group homes for over fifteen patients.
- D. Parking structures and lots not in conjunction with a primary use.
- E. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies and specialty stores in a freestanding building with a single store exceeding forty thousand square feet.
- F. Public facilities such as sewage and water treatment plants, water towers and recycling and resource recovery centers.
- G. Industrial uses including food and beverage production, design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials, that exceed sixty thousand square feet.
- H. Public utilities and services such as pump stations and sub-stations.
- I. Stadiums and arenas.

17.35.040 - Prohibited uses.

The following uses are prohibited in the WFD district:

- A. Kennels.
- B. Outdoor sales or storage that is not accessory to a retail use allowed in Section 17.35.020 or 17.35.030.
- C. Self-service storage.
- D. Distributing, wholesaling and warehousing not in association with a permitted use.
- E. Single-family and two-family residential units.
- F. Motor vehicle and recreational vehicle repair/service.
- G. Motor vehicle and recreational vehicle sales and incidental service.
- H. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment).
- J. [Marijuana production, processing, wholesaling, research, testing, and laboratories.](#)

17.35.050 - Temporary uses.

- A. Temporary activities are short-term or seasonal nature and do not fundamentally change the site. Examples of temporary activities include: movie and TV filming, construction and film staging, and general warehousing. Temporary activities are not considered primary or accessory uses and require a temporary use permit be obtained from the city. The city has a right to deny or condition any temporary use permit if it feels the proposal conflicts with the purpose of the district or to ensure that health and safety requirements are met. Temporary use permits are processed as a type II land use action.
- B. The following uses may be allowed in the district on a temporary basis, subject to permit approval:
 - 1. Outdoor storage or warehousing not accessory to a use allowed in Section 17.35.020 or 17.35.030.
 - 2. Movie and television filming. On-site filming and activities accessory to on-site filming that exceed two weeks on the site are allowed with a city temporary use permit. Activities accessory to on-site filming may be allowed on site, and include administrative functions such as payroll and scheduling, and the use of campers, truck trailers, or catering/craft services. Accessory activities do not include otherwise long-term uses such as marketing, distribution, editing facilities, or other activities that require construction of new buildings or create new habitable space. Uses permitted in the district and not part of the temporary use permit shall meet the development standards of the district.
- C. General Regulations for Temporary Uses.
 - 1. The temporary use permit is good for one year and can be renewed for a total of three years.
 - 2. Temporary activities that exceed time limits in the city permit are subject to the applicable use and development standards of the district.
 - 3. These regulations do not exempt the operator from any other required permits such as sanitation permits, erosion control, building or electrical permits.

17.35.060 - Willamette Falls Downtown District dimensional standards.

- A. Minimum lot area: None.
- B. Minimum floor area ratio (as defined in Section 17.34.080): 1.0.
- C. Minimum building height: Two entire stories and twenty-five feet, except for:
 - 1. Accessory structures or buildings under one thousand square feet; and
 - 2. Buildings to serve open space or public assembly uses.
- D. Maximum building height: Eighty feet.
- E. Minimum required setbacks: None.
- F. Maximum allowed setbacks: Ten feet, provided site plan and design review requirements are met.
- G. Maximum site coverage: One hundred percent.
- H. Minimum landscape requirement: None for buildings. Landscaping for parking areas required per Chapter 17.52.
- I. Street standards: Per Section 12.04, except where modified by a master plan.
- J. Parking: Per Chapter 17.52, Off-Street Parking and Loading. The Willamette Falls Downtown District is within the Downtown Parking Overlay District.

Chapter 17.36 - "GI"—GENERAL INDUSTRIAL DISTRICT

17.36.010 - Designated.

The general industrial district is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the community development director. The uses permitted in the general industrial district are intended to protect existing industrial and employment lands to improve the region's economic climate and protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas.

17.36.020 - Permitted uses.

In the GI district, the following uses are permitted if enclosed within a building:

- A. Manufacturing and/or fabrication;
- B. Distributing, wholesaling and warehousing, excluding explosives and substances which cause an undue hazard to the public health, welfare and safety;
- C. Heavy equipment service, repair, sales, rental or storage (includes but is not limited to construction equipment and machinery and farming equipment);
- D. Veterinary or pet hospital, kennel;
- E. Necessary dwellings for caretakers and watchmen (all other residential uses are prohibited);
- F. Retail sales and services, including but not limited to eating establishments for employees (i.e. a cafe or sandwich shop) or marijuana pursuant to 17.54.110, located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of twenty thousand square feet or five percent of the building square footage, whichever is less and the retail sales and services shall not occupy more than ten percent of the net developable portion of all contiguous industrial lands;
- G. Emergency service facilities (police and fire), excluding correctional facilities;
- H. Outdoor sales and storage;
- I. Recycling center and solid waste facility;
- J. Wrecking yards;
- K. Public utilities, including sub-stations (such as buildings, plants and other structures);
- L. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- M. Kennels;
- N. Storage facilities;
- O. Transportation facilities.
- P. Marijuana production, processing, wholesaling, and laboratories pursuant to 17.54.110.

17.36.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized and in accordance with the standards contained in Chapter 17.56:

- A. Any use in which more than half of the business is conducted outdoors.
- B. Hospitals.

17.36.040 - Dimensional standards.

Dimensional standards in the GI district are:

- A. Minimum lot area, minimum not required;
- B. Maximum building height, three stories, not to exceed forty feet;
- C. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback;
 - 2. Interior side yard, no minimum setback;
 - 3. Corner side yard, ten feet minimum setback;
 - 4. Rear yard, ten feet minimum setback;
- D. Buffer Zone. If a use in this zone abuts or faces a residential or commercial use, a yard of at least twenty-five feet shall be required on the side abutting or facing the adjacent residential use and commercial uses in order to provide a buffer area, and sight obscuring landscaping thereof shall be subject to site plan review. The community development director may waive any of the foregoing requirements if he/she determines that the requirement is unnecessary in the particular case.
- E. Outdoor storage within building or yard space other than required setbacks and such occupied yard space shall be enclosed by a sight-obscuring wall or fence of sturdy construction and uniform color or an evergreen hedge not less than six feet in height located outside the required yard, further provided that such wall or fence shall not be used for advertising purposes.

Chapter 17.37 - (CI) CAMPUS INDUSTRIAL DISTRICT

17.37.010 - Designated.

The campus industrial district is designed for a mix of clean, employee-intensive industries, and offices serving industrial needs. These areas provide jobs that strengthen and diversify the economy. The uses permitted on campus industrial lands are intended to improve the region's economic climate and to protect the supply of sites for employment by limiting incompatible uses within industrial and employment areas and promoting industrial uses, uses accessory to industrial uses, offices for industrial research and development and large corporate headquarters.

17.37.020 - Permitted uses.

The following uses may occupy up to one hundred percent of the total floor area of the development, unless otherwise described:

- A. Experimental or testing laboratories;
- B. Industrial uses limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials;
- C. Public and/or private educational or training facilities;
- D. Corporate or government headquarters or regional offices with fifty or more employees;
- E. Computer component assembly plants;
- F. Information and data processing centers;
- G. Software and hardware development;
- H. Engineering, architectural and surveying services;
- I. Non-commercial, educational, scientific and research organizations;
- J. Research and development activities;
- K. Industrial and professional equipment and supply stores, which may include service and repair of the same;
- L. Retail sales and services, including but not limited to eating establishments for employees (i.e. a cafe or sandwich shop) or retail sales of marijuana pursuant to 17.54.110, located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of twenty thousand square feet or five percent of the building square footage, whichever is less, and the retail sales and services shall not occupy more than ten percent of the net developable portion of all contiguous industrial lands.
- M. Financial, insurance, real estate, or other professional offices, as an accessory use to a permitted use, located in the same building as the permitted use and limited to ten percent of the total floor area of the development. Financial institutions shall primarily serve the needs of businesses and employees within the development, and drive-through features are prohibited;
- N. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;

O. Transportation facilities.

P. Marijuana processors, processing sites, wholesalers and laboratories pursuant to 17.54.110.

17.37.030 - Conditional uses.

The following conditional uses may be established in a campus industrial district subject to review and action on the specific proposal, pursuant to the criteria and review procedures in Chapters 17.50 and 17.56:

- A. Distribution or warehousing.
- B. Any other use which, in the opinion of the planning commission, is of similar character of those specified in Sections 17.37.020 and 17.37.030. In addition, the proposed conditional uses:
 - 1. Will have minimal adverse impact on the appropriate development of primary uses on abutting properties and the surrounding area considering location, size, design and operating characteristics of the use;
 - 2. Will not create odor, dust, smoke, fumes, noise, glare, heat or vibrations which are incompatible with primary uses allowed in this district;
 - 3. Will be located on a site occupied by a primary use, or, if separate, in a structure which is compatible with the character and scale or uses allowed within the district, and on a site no larger than necessary for the use and operational requirements of the use;
 - 4. Will provide vehicular and pedestrian access, circulation, parking and loading areas which are compatible with similar facilities for uses on the same site or adjacent sites.

17.37.040 - Dimensional standards.

Dimensional standards in the CI district are:

- A. Minimum lot area: No minimum required.
- B. Maximum building height: except as otherwise provided in subsection B.1. of this section building height shall not exceed forty-five feet.
 - 1. In that area bounded by Leland Road, Warner Milne Road and Molalla Avenue, and located in this zoning district, the maximum building height shall not exceed eighty-five feet in height.
- C. Minimum required setbacks:
 - 1. Front yard: Twenty feet minimum setback;
 - 2. Interior side yard: No minimum setback;
 - 3. Corner side yard: Twenty feet minimum setback;
 - 4. Rear yard: Ten feet minimum setback.
- D. Buffer zone: If a use in this zone abuts or faces a residential use, a yard of at least twenty-five feet shall be required on the side abutting or facing the adjacent residential or commercial zone in order to provide a buffer area, and landscaping thereof shall be subject to site plan review.

- E. If the height of the building exceeds forty-five feet, as provided in subsection B.1. of this section for every additional story built above forty-five feet, an additional twenty-five foot buffer shall be provided.

17.37.050 - Development standards.

All development within the CI district is subject to the review procedures and application requirements under Chapter 17.50, and the development standards under Chapter 17.62. Multiple building developments are exempt from the setback requirements of Section 17.62.055. In addition, the following specific standards, requirements and objectives shall apply to all development in this district. Where requirements conflict, the more restrictive provision shall govern:

- A. Landscaping. A minimum of fifteen percent of the developed site area shall be used for landscaping. The design and development of landscaping in this district shall:
 - 1. Enhance the appearance of the site internally and from a distance;
 - 2. Include street trees and street side landscaping;
 - 3. Provide an integrated open space and pedestrian system within the development with appropriate connections to surrounding properties;
 - 4. Include, as appropriate, a bikeway, pedestrian walkway or jogging trail;
 - 5. Provide buffering or transitions between uses;
 - 6. Encourage outdoor eating areas conveniently located for use by employees;
 - 7. Encourage outdoor recreation areas appropriate to serve all the uses within the development.
- B. Parking. No parking areas or driveways, except access driveways, shall be constructed within the front setback of any building site or within the buffer areas without approved screening and landscaping.
- C. Fences. Periphery fences shall not be allowed within this district. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, tennis courts, or to secure sensitive areas or uses, including but not limited to, vehicle storage areas, drainage detention facilities, or to separate the development from adjacent properties not within the district. Fences shall not be located where they impede pedestrian or bicycle circulation or between site areas.
- D. Signs. One ground-mounted sign may be provided for a development. Other signage shall be regulated by Title 15.
- E. Outdoor storage and refuse/recycling collection areas.
 - 1. No materials, supplies or equipment, including company owned or operated trucks or motor vehicles, shall be stored in any area on a lot except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from the neighboring properties or streets. No storage areas shall be maintained between a street and the front of the structure nearest the street;
 - 2. All outdoor refuse/recycling collection areas shall be visibly screened so as not to be visible from streets and neighboring property. No refuse/recycling collection areas shall be maintained between a street and the front of the structure nearest the street.

Chapter 17.39 - [I] INSTITUTIONAL DISTRICT

17.39.010 - Designated.

The purpose of this district is designed to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas. The I—Institutional zone is consistent with the public/quasi public and park designations on the comprehensive plan map.

17.39.020 - Permitted uses.

Permitted uses in the institutional district are:

- A. Private and/or public educational or training facilities;
- B. Parks, playgrounds, playfields and community or neighborhood community centers;
- C. Public facilities and services including courts, libraries and general government offices and maintenance facilities;
- D. Stadiums and arenas;
- E. Banquet, conference facilities and meeting rooms;
- F. Government offices;
- G. Transportation facilities.

17.39.030 - Accessory uses.

The following uses are permitted outright if they are accessory to and related to the primary institutional use:

- A. Offices;
- B. Retail (not to exceed twenty percent of total gross floor area of all building);
- C. Child care centers or nursery schools;
- D. Scientific, educational, or medical research facilities and laboratories;
- E. Religious institutions.

17.39.040 - Conditional uses.

Uses requiring conditional use permit are:

- A. Any uses listed under Section 17.39.030 that are not accessory to the primary institutional use;
- B. Boarding and lodging houses, bed and breakfast inns;
- C. Cemeteries, crematories, mausoleums, and columbariums;

- D. Correctional facilities;
- E. Helipad in conjunction with a permitted use;
- F. Parking lots not in conjunction with a primary use;
- G. Public utilities, including sub-stations (such as buildings, plants and other structures);
- H. Fire stations.

17.39.045 – Prohibited Uses

Prohibited uses in the I – Institutional District are:

A. Any use not expressly listed in Section 17.39.020, 17.39.030 or 17.39.040;

B. Marijuana businesses.

17.39.050 - Dimensional standards.

Dimensional standards in the I district are:

- A. Maximum building height: Within one hundred feet of any district boundary, not to exceed thirty-five feet; elsewhere, not to exceed seventy feet.
- B. Minimum required setbacks: Twenty-five feet from property line except when the development is adjacent to a public right-of-way. When adjacent to a public right-of-way, the minimum setback is zero feet and the maximum setback is five feet.

17.39.060 - Relationship to master plan.

- A. A master plan is required for any development within the I district on a site over ten acres in size that:
 - 1. Is for a new development on a vacant property;
 - 2. Is for the redevelopment of a property previously used as a non-institutional use; or
 - 3. Increases the floor area of the existing development by ten thousand square feet over existing conditions
- B. Master plan dimensional standards that are less restrictive than those of the Institutional district require adjustments. Adjustments will address the criteria of Section 17.65.70 and will be processed concurrently with the master plan application.
- C. Modifications to other development standards in the code may be made as part of the phased master plan adjustment process. All modifications must be in accordance with the requirements of the master plan adjustment process identified in Section 17.65.070.

Chapter 17.54 - SUPPLEMENTAL ZONING REGULATIONS AND EXCEPTIONS

NEW SECTION

17.54.110 –Marijuana Businesses

For the purpose of zoning regulation pursuant to this section, recreational and medical marijuana facilities are considered the same by Oregon City.

A. Applicability

These standards apply to all marijuana businesses in Oregon City. This section shall not apply to ~~the following:~~

~~P~~personal cultivation and use of recreational and/or medical marijuana as permitted under State Law, ~~provided all cultivation activities are conducted indoors.~~

- ~~1. Personal cultivation and use of medical marijuana under the Oregon Medical Marijuana Program (OMMP), provided all activities including production are conducted indoors and subject to compliance with all Standards of Operation herein.~~

B. Restrictions on Location - Zoning

1. Please refer to individual zone districts elsewhere in this title to determine whether marijuana businesses including production, laboratories, processing, wholesale, and retail use are permitted, prohibited or otherwise regulated.
2. Marijuana businesses are prohibited abutting any “R” residentially zoned area, except that this provision shall not apply where the subject property abuts a road that has a freeway, expressway, major arterial, minor arterial, or collector functional classification as shown on Figure 8, Multi-Modal Street System, of the Oregon City Transportation System Plan and;
3. Home Occupation. A marijuana business may not be operated as a home occupation and;
4. The sale or distribution of marijuana is prohibited for mobile vendors and at all special events and outdoor markets.

C. Restrictions on Location: Marijuana Dispensary or Retailer. A marijuana retailer shall not locate:

1. Within 250 feet of any public parks, licensed child care and day care facilities, and public transit centers.
2. Within 1000 feet of a public, private or parochial elementary and secondary school or the property located at Clackamas County Map 3-2E-09C, Tax Lot 800.
3. If a new protected property or use described in ~~(6) and (7)~~ this section should be established within the aforementioned separation distance of an existing legally established marijuana dispensary or retailer, the existing marijuana dispensary or retailer may remain in place and the separation requirement shall not be applied.

4. The spacing distance specified in this section~~(7) and (8)~~ is a straight line measurement from the closest points between property lines of the affected properties.

D. Standards of Operation

1. Compliance with Other Laws. All marijuana businesses shall comply with all applicable laws and regulations, including, but not limited to, the development, land use, zoning, building and fire codes.
2. Registration and Compliance with State Law. The marijuana business's state license or authority shall be in good standing with the Oregon Health Authority or Oregon Liquor Control Commission and the marijuana business shall comply with all applicable laws and regulations administered by the respective state agency, including, without limitation those rules that relate to labeling, packaging, testing, security, waste management, food handling, and training.
3. No portion of any marijuana business shall be conducted outside, including but not limited to outdoor storage, production, processing, wholesaling, laboratories and retail sale.
4. Hours of Operation. Operating hours for a marijuana business shall be in accordance with the applicable license issued by the OLCC or OHA.
5. Odors. A marijuana business shall use an air filtration and ventilation system that is certified by an Oregon Licensed mechanical engineer to ensure that all odors associated with the marijuana is confined to the licensed premises to the extent practicable. For the purposes of this provision, the standard for judging "objectionable odors" shall be that of an average, reasonable person with ordinary sensibilities after taking into consideration the character of the neighborhood in which the odor is made and the odor is detected.
6. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
7. Secure Disposal. The facility must provide for secure disposal of marijuana remnants or by-products; marijuana remnants or by-products shall not be placed within the marijuana business's exterior refuse containers.
8. Drive-Through, Walk-Up. A marijuana business may not have a walk-up window or a drive-through.
9. The facility shall maintain compliance with all applicable security requirements of the OLCC including alarm systems, video surveillance, and a restriction on public access to certain facilities or areas within facilities.

17.54.115 Personal Cultivation of Marijuana

If grown outside, all portions of marijuana plants shall be setback a minimum of 10 feet from any property line. The setback shall not apply to the root system, or container in which it is planted.

Marijuana Business Zoning Quick Reference Table

All marijuana businesses shall comply with OCMC 17.54.110.

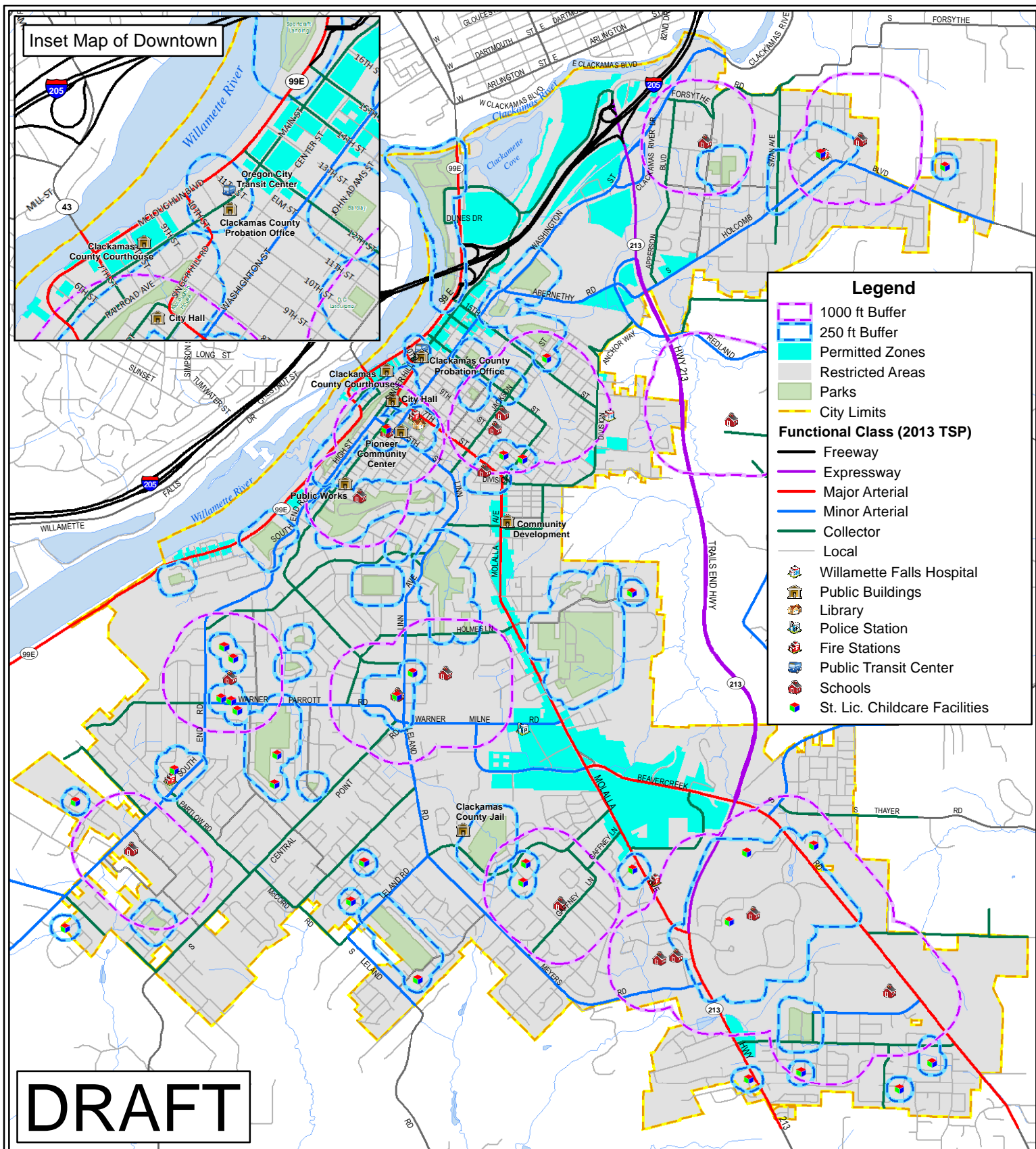
Refer to OCMC 17.04 for business type definitions.

	Business Type				
Zone District	Producer	Processor	Laboratory	Wholesaler	Retailer
Residential Zones					
R-10 - Single-Family Dwelling	X	X	X	X	X
R-8 - Single-Family Dwelling	X	X	X	X	X
R-6 - Single-Family Dwelling	X	X	X	X	X
R-5 - Single-Family Dwelling	X	X	X	X	X
R-3.5 - Two-Family Dwelling	X	X	X	X	X
R-2 - Multi-Family Dwelling	X	X	X	X	X
Mixed Use and Commercial Zones					
C - General Commercial	X	X	X	X	✓
NC - Neighborhood Commercial	X	X	X	X	✓
HC – Historic Commercial	X	X	X	X	✓
MUC - Mixed Use Corridor	X	X	X	X	✓
MUD - Mixed Use Downtown	X	X	X	X	✓
WFDD - Willamette Falls Downtown	X	X	X	X	✓
Industrial and Employment Zones					
GI – General Industrial	✓	✓	✓	✓	✓*
MUE – Mixed Use Employment	X	✓	✓	✓	✓*
CI – Campus Industrial	X	✓	✓	✓	✓*
Institutional Zones					
I - Institutional	X	X	X	X	X

X = Prohibited

✓ = Permitted

✓* = Permitted subject to limitations on retail use as specified in the Zone District



City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Proposed Marijuana Business Regulation Map: Retailer, Wholesaler, Producer & Processor Potential Locations with Buffers

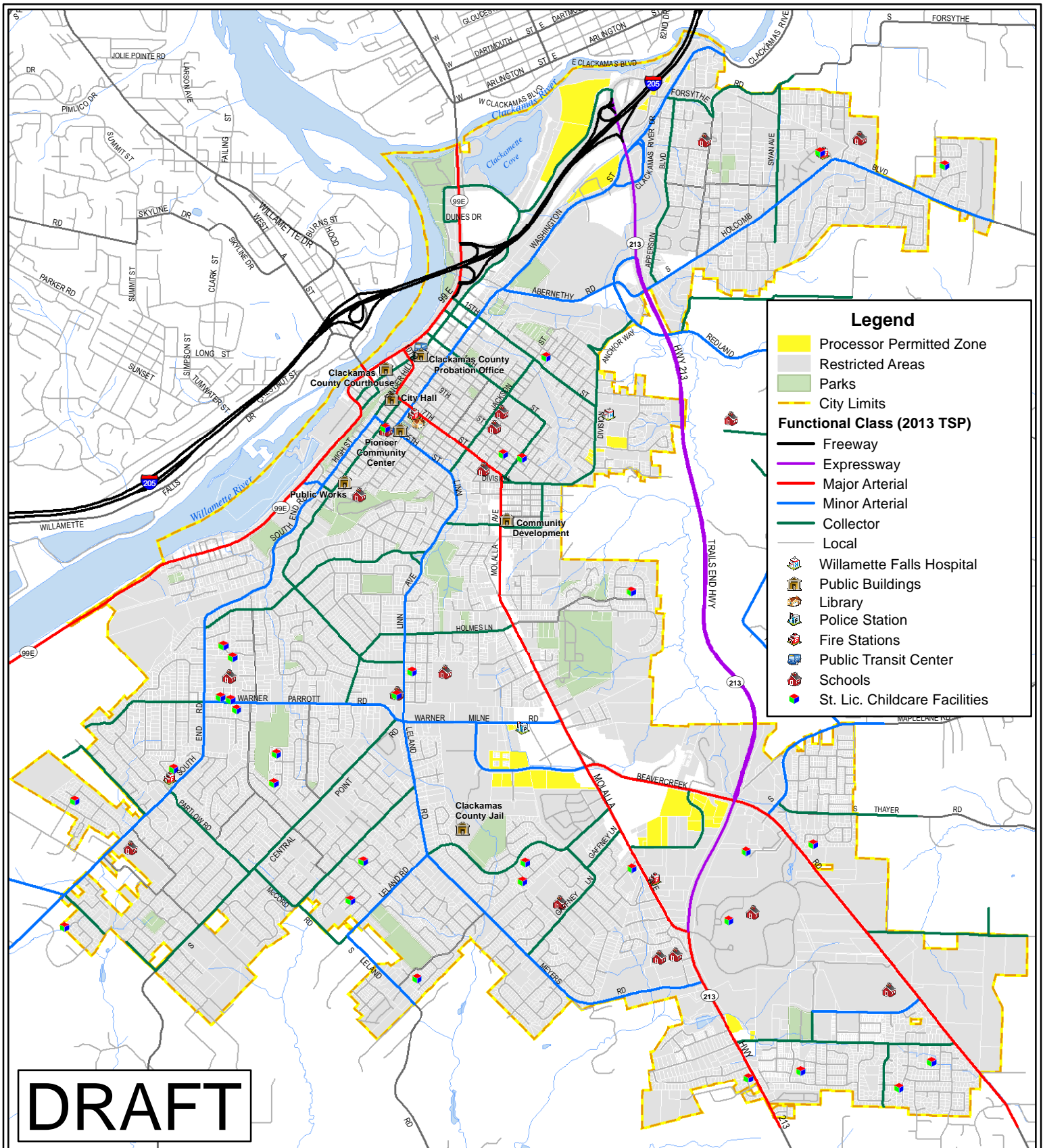
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0 1,500 3,000 6,000 Feet

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Legend

- Processor Permitted Zone
- Restricted Areas
- Parks
- City Limits

Functional Class (2013 TSP)

- Freeway
- Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local

Willamette Falls Hospital
 Public Buildings
 Library
 Police Station
 Fire Stations
 Public Transit Center
 Schools
 St. Lic. Childcare Facilities

DRAFT

City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

**Marijuana Business Regulation Map:
Processor Potential Locations**

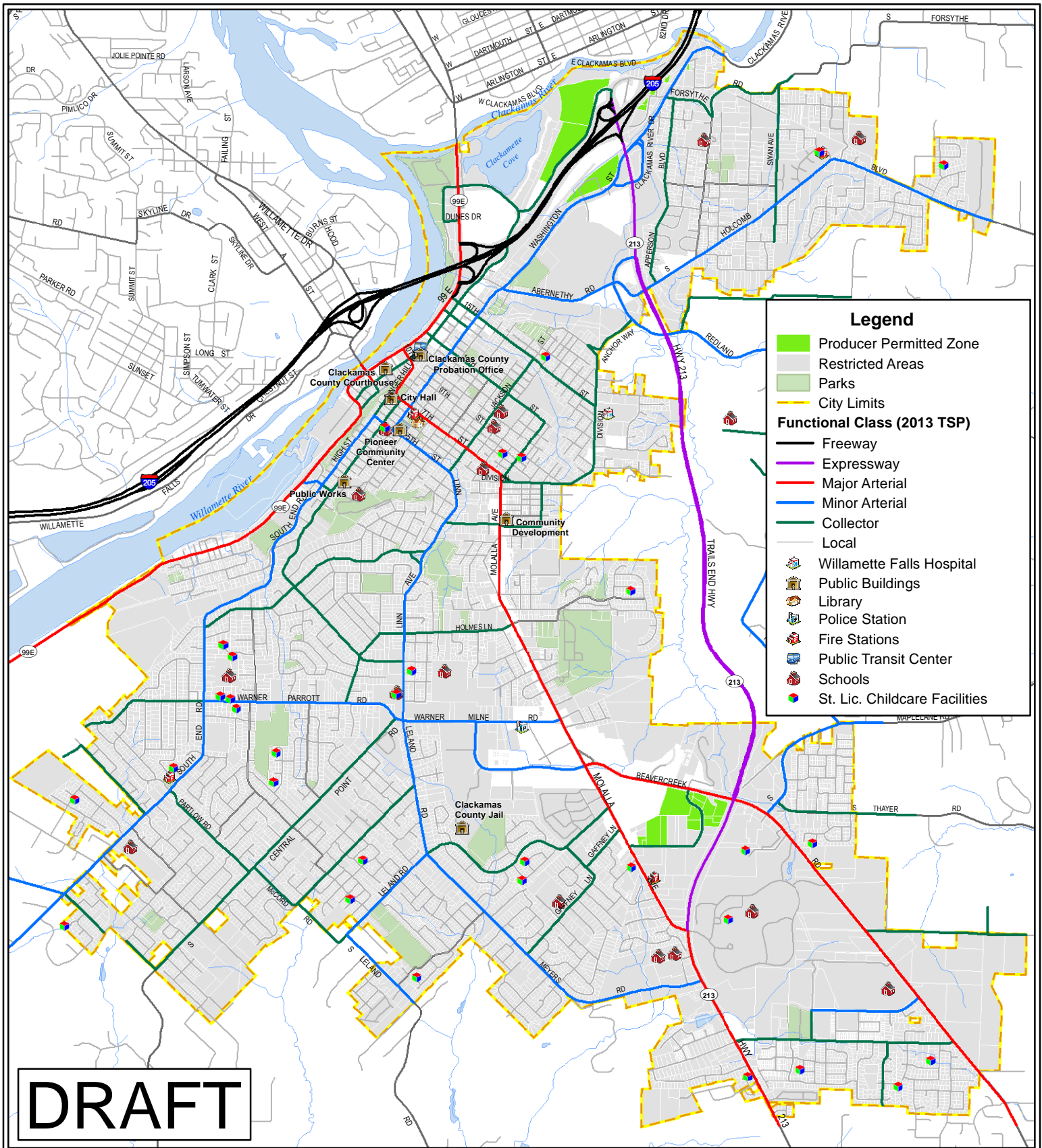
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City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Marijuana Business Regulation Map: Producer Potential Locations

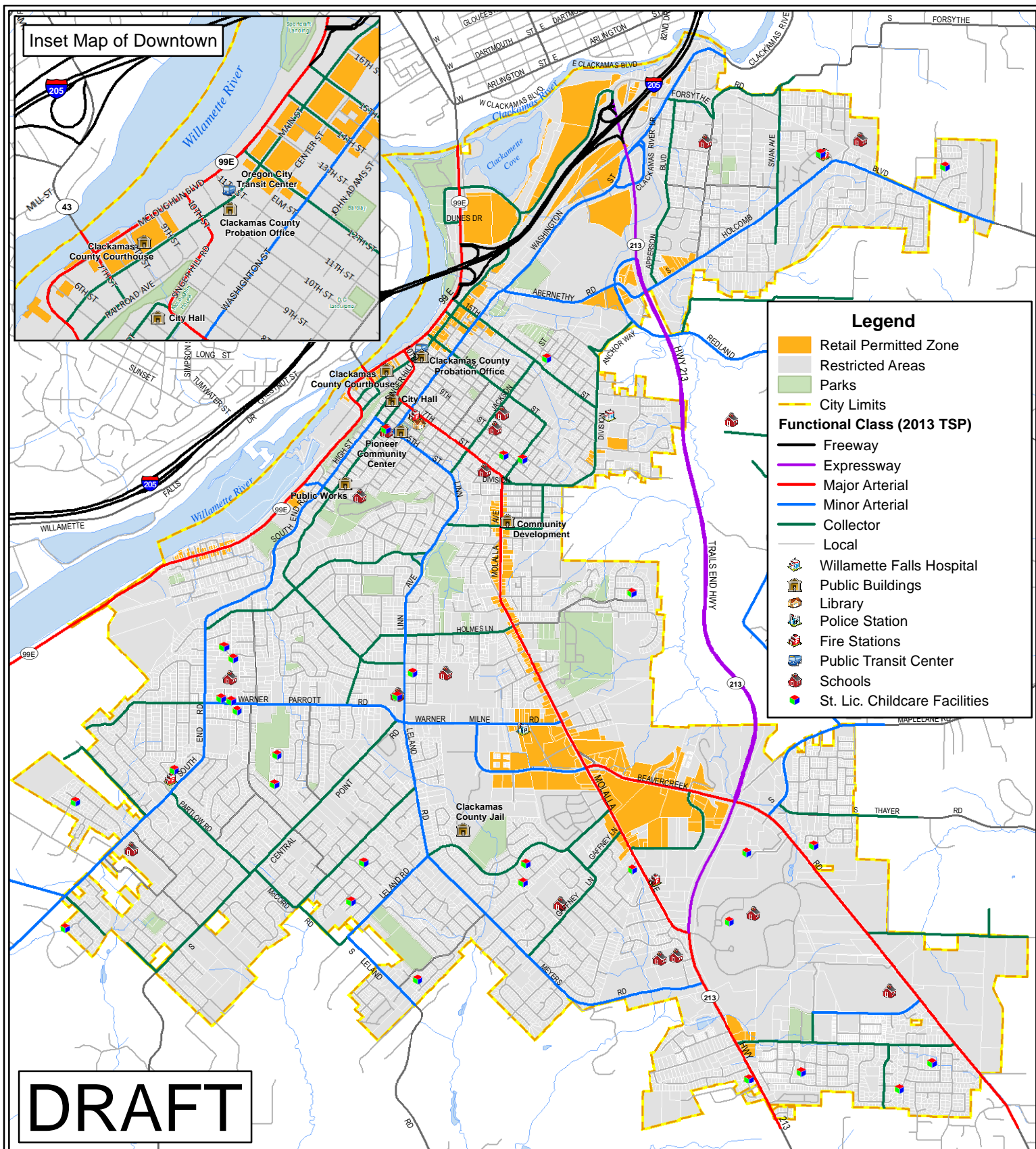
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GEOGRAPHIC INFORMATION SYSTEM

Marijuana Business Regulation Map: Dispensary or Retailer Potential Locations

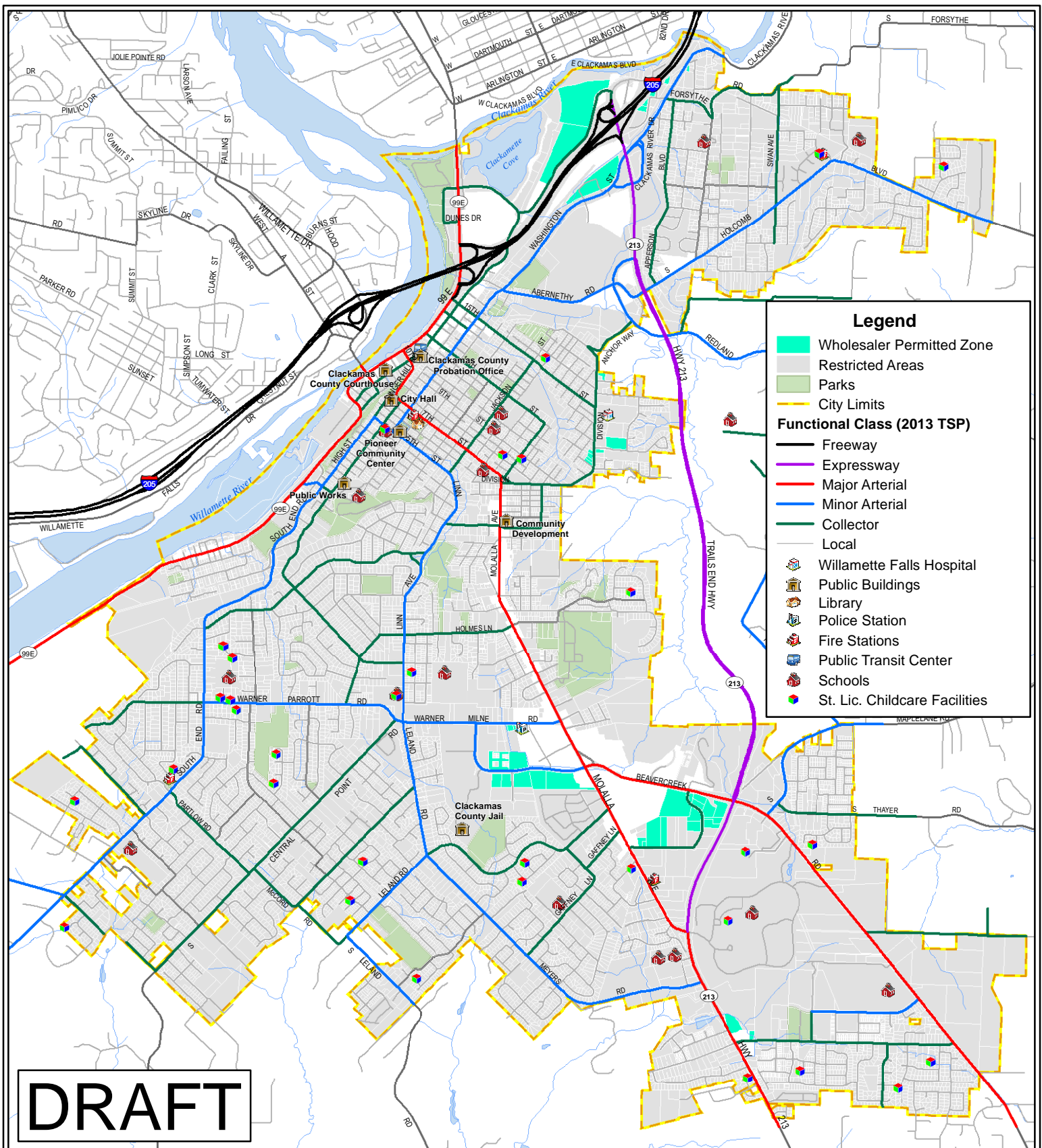
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Legend

- Wholesaler Permitted Zone
- Restricted Areas
- Parks
- City Limits

Functional Class (2013 TSP)

- Freeway
- Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local

Willamette Falls Hospital
 Public Buildings
 Library
 Police Station
 Fire Stations
 Public Transit Center
 Schools
 St. Lic. Childcare Facilities

DRAFT

City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Marijuana Business Regulation Map: Wholesaler Potential Locations

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0 1,500 3,000 6,000 Feet

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City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Zoning Map

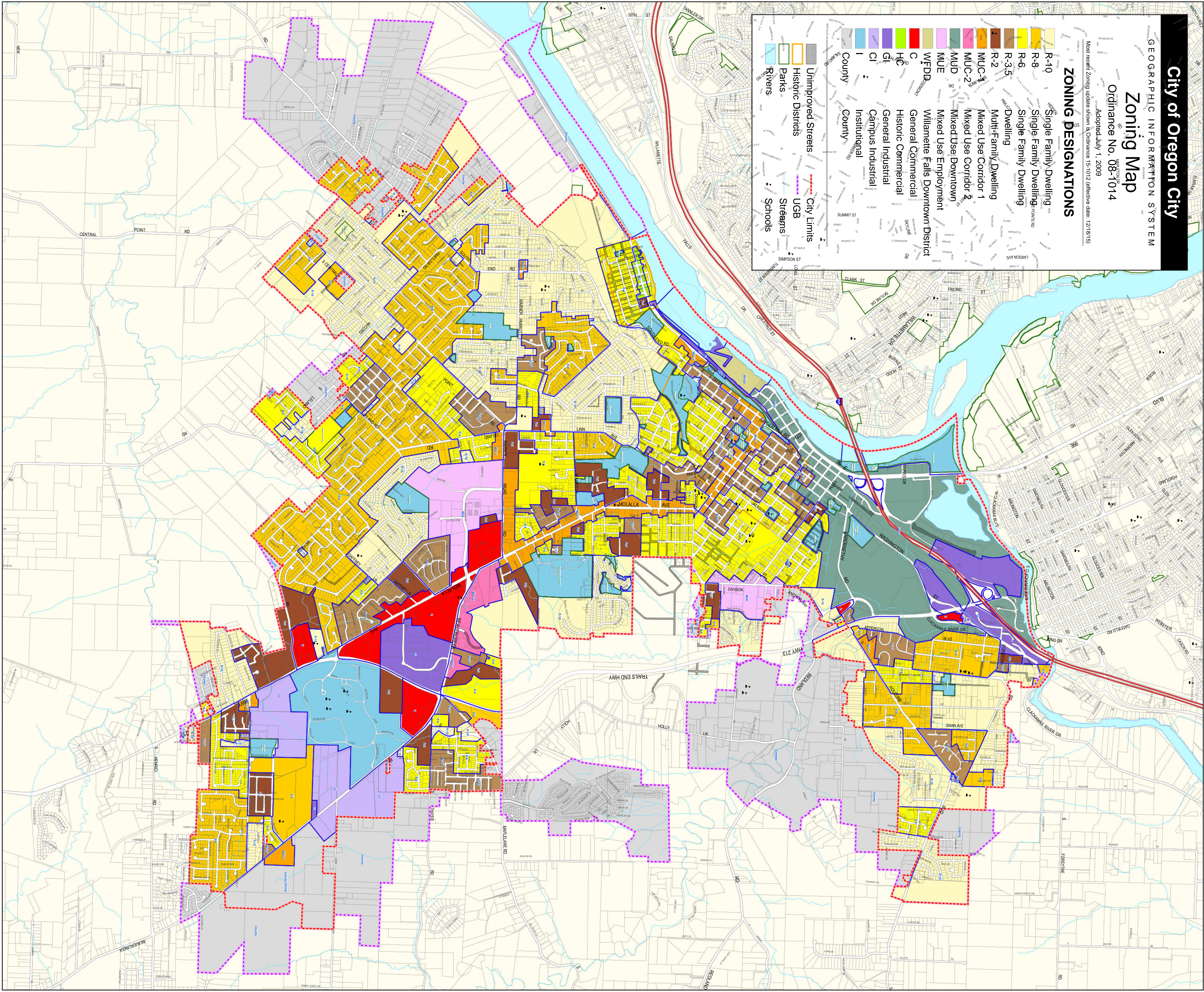
Ordinance No. 08-1014

Adopted July 1, 2009

Most recent Zoning update shown is Ordinance 15-1012 (effective date: 12/18/15)

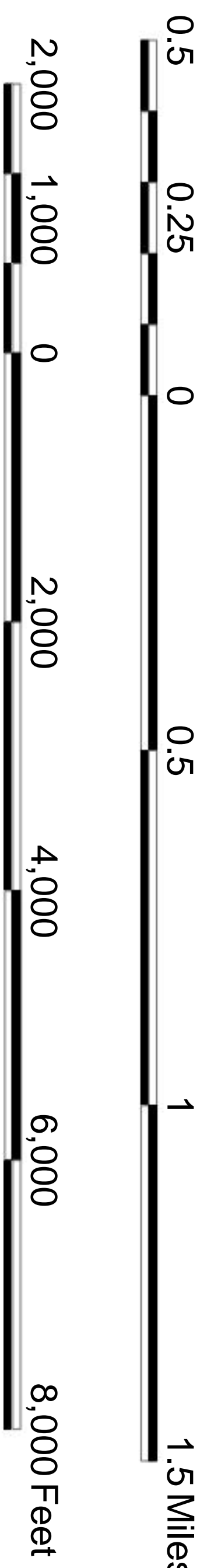
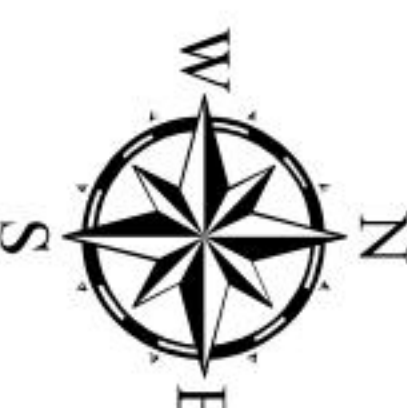
ZONING DESIGNATIONS

R-10	Single Family Dwelling
R-8	Single Family Dwelling
R-6	Single Family Dwelling
R-3.5	Dwelling
R-2	Multi-Family Dwelling
MUC-1	Mixed Use Corridor 1
MUC-2	Mixed Use Corridor 2
MUD	Mixed Use Downtown
MUE	Mixed Use Employment
WEED	Williamette Falls Downtown District
C	General Commercial
HC	Historic Commercial
CI	General Industrial
I	Campus Industrial
County	Institutional
County	County
Unimproved Streets	City Limits
Historic Districts	UGB
Parks	Streams
Rivers	Schools



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, or surveying purposes. Notification of any errors is appreciated.

Please recycle with colored office grade paper.



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P.O. Box 3040
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RESOLUTION NO. 16-10

A RESOLUTION REFERRING TO THE ELECTORS OF THE CITY OF OREGON CITY THE QUESTION OF BANNING MEDICAL MARIJUANA PROCESSING SITES, MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA PRODUCERS, RECREATIONAL MARIJUANA PROCESSORS, RECREATIONAL MARIJUANA WHOLESALERS, AND RECREATIONAL MARIJUANA RETAILERS WITHIN THE CITY OF OREGON CITY

WHEREAS, section 134 of HB 3400 provides that the governing body of a city may adopt an ordinance to be referred to the electors of the city prohibiting the establishment of certain state-registered and state-licensed marijuana businesses in the area subject to the jurisdiction of the city; and

WHEREAS, the Oregon City Commission adopted Ordinance No. 15-1017 prohibiting the establishment of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers in the city; and

WHEREAS, HB 3400 requires any such ordinance prohibiting such activities to be submitted to the voters of the City.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

Section 1 – Election. A regular City election is called in and for the City of Oregon City, to be held Tuesday, November 8, 2016. The Clackamas County Clerk shall conduct the election according to the procedures adopted by the Oregon Secretary of State.

Section 2 – Measure. At that election a measure shall be submitted to the voters of Oregon City to prohibit the establishment of certain marijuana activities in the area subject to the jurisdiction of the city. A copy of that measure is attached hereto as Exhibit 1, and incorporated herein by reference.

Section 3 – Delegation. The City Commission authorizes the City Manager and the City Recorder to act on behalf of the city and to take such further action as is necessary to carry out the intent and purposes set forth herein, in compliance with the applicable provisions of law.

Section 4 – Ballot Title. The City Commission adopts the following ballot title to describe the measure to be placed before the voters at the May 17, 2016 regular City election. The City Manager is directed to file the following ballot title with the City Recorder:

Measure No. ____:

CAPTION: Prohibits certain marijuana registrants and licensees in Oregon City.

QUESTION: Shall Oregon City prohibit medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers in Oregon City?

SUMMARY: State law allows operation of registered medical marijuana processors, medical marijuana dispensaries and licensed recreational marijuana producers, processors, wholesalers, and retailers. State law provides that a city council may adopt an ordinance to be referred to the voters to prohibit the establishment of any of those registered or licensed activities.

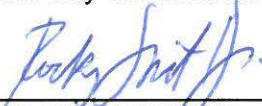
Approval of this measure would prohibit the establishment and operation of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers within the area subject to the jurisdiction of the city. However, state law would allow the continued operation of processors and dispensaries already registered – or in some cases, that have applied to be registered –that have successfully completed a land use review. This measure will not affect personal recreational and medical use of marijuana.

If this measure is approved, the city will be ineligible to receive distributions of state marijuana tax revenues and will be unable to impose a local tax or fee on the production, processing or sale of marijuana or any product into which marijuana has been incorporated.

Section 5 – Notice. Upon receiving the ballot title for this measure, the City Recorder shall publish in the next available edition of a newspaper of general circulation in the city a notice of receipt of the ballot title, including notice that an elector may file a petition for review of the ballot title.

Section 6 – Filing. The City Recorder shall deliver the Notice of Measure Election to the County Clerk for Clackamas County for inclusion on the ballot for the November 8, 2016, election.

Approved and adopted at a regular meeting of the City Commission held on the 18th day of May 2016.




DAN HOLLADAY, Mayor, *Commission President*
Rocky Smith, Jr.

Attested to this 18th day of May 2016:



Kattie Riggs, City Recorder

Approved as to legal sufficiency:



City Attorney



City of Oregon City

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

Staff Report

File Number: 16-454

Agenda Date: 8/8/2016

Status: Agenda Ready

To: Planning Commission

Agenda #: 4a.

From:

File Type: Minutes

Approval of Planning Commission Minutes for May 18, 2015, June 8, 2015, August 24, 2015, September 14, 2015 and September 28, 2015.

RECOMMENDED ACTION (Motion):

Review and approve.

BACKGROUND:

See attached.



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, May 18, 2015

7:00 PM

Commission Chambers

1. Call to Order

Vice Chair McGriff called the meeting to order at 7 PM.

Present: 5 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Absent: 2 - Charles Kidwell and Tom Geil

Staffers: 4 - Kelly Reid, Tony Konkol, John Lewis and Carrie Richter

2. Public Comments

There were no public comments.

3. Public Hearing

Proposed Moss Campus Master Plan and Oregon City School District Transportation Maintenance Facility (Planning Files CP 14-03: Master Plan, DP 14-04: Detailed Development Plan, and NR 14-10: Natural Resource Overlay District Review)

Vice Chair McGriff opened the public hearing and read the hearing script. She asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Commissioner Mabee had visited the site numerous times as he was a substitute teacher.

Commissioner Espe said his wife worked for the School District as an Educational Assistant and his children attended the High School.

Commissioner Henkin had visited the site several times.

Commissioner Mahoney had visited the site.

Vice Chair McGriff had visited the site.

Kelly Moosbrugger, Planner, presented the staff report. She outlined the quasi-judicial hearing process. This was an application for a Master Plan, Detailed Development Plan, and Natural Resource Overlay review for the Oregon City High School Moss campus. It was located in the Caufield neighborhood and she gave an overview of the site and surrounding area. The 10.5 acre site was north of the proposed future Glenn Oak Park and Meyers Road dead ended into the property. Part of the project would extend Meyers Road along the southern boundary of the

property. The proposed Master Plan had a ten year timeline. She explained what would be done in each of the five phases. The Detailed Development Plan included a 30,000 square foot office and maintenance building, 138 parking spaces for staff and visitors, bus storage for the School District's bus fleet, fencing of the area, storm pond, and partial extension of Meyers Road. The property was in the Natural Resources Overlay District. The applicant turned in a Natural Resource Overlay District application to delineate the wetland on the property and proposed very limited tree removal in the buffer area to add a storm outfall. David Evans and Associates reviewed the application and found the mitigation plan proposed for the tree removal met Code. The Meyers Road extension was a major project in the Transportation System Plan. The alignment in the TSP was conceptual. The applicant proposed to have Loder Road run along the western boundary and staff added a condition for the applicant to dedicate up to 54 feet of right-of-way on the east side where the current High School Avenue private drive was located instead of the west for the Loder Road extension. This was Condition #28, and she suggested adding "not to exceed" 54 feet. The applicant requested several adjustments. One was proposing modern architecture for the structure and staff recommended conditions for the architecture. Another was to allow chain link fencing for security of the bus storage area, and the proposed mitigation was to use black powder coated material with decorative elements and to use landscaping to soften the visual effect. Staff found the chain link on the north and west sides were not visible and an adjustment wasn't required, but for the south and east sides, staff found the chain link would be integrated into the overall design of the site and would be mostly obscured by landscaping. Another adjustment was to allow the building to be set back further from the property line with a parking lot placed in front of the building, and the suggested mitigation was to make the parking lot available for public use after hours. Staff recommended enhanced landscaping along the southern and eastern edges of the site, the fencing should be decorative, there should be pedestrian elements, and the corner of the intersection of Meyers and future Loder Road should be particularly emphasized. The applicant proposed 138 new parking spaces that would be available to the public after 4 or 5 p.m. This would exceed the maximum number of parking spaces allowed. Staff came up with two options, one was using the parking ratio of "warehouse" for the bus storage area which combined with the building got to 76 minimum and 101 maximum parking spaces. The other option was using a ratio from the City of Hillsboro for employee parking. By using that ratio, there were 81 school bus drivers, which would be 41 to 81 spaces, and the total would be 71 minimum and 121 maximum. Staff was looking for direction from the Planning Commission on which option to use. The applicant provided a tree removal plan that included the entire site as the construction area. Staff thought the definition of construction area could be interpreted in two ways, the building footprint plus the footprint of the bus storage or the building footprint only. There was a condition of approval that the applicant revise the tree removal mitigation calculation because there were areas that needed to be counted as outside of the construction area and required a higher mitigation count. Staff was asking for direction from the Planning Commission for how the definition should apply in this case. She added the following items into the record: Clackamas Fire District comment and recommendation for a fire access and water supply plan, correspondence regarding fencing, tree mitigation, and building design, and her presentation. Staff recommended approval with conditions.

There was discussion regarding whether or not the current parking was being utilized at the high school, alignment of Loder Road, and transportation impact.

Vice Chair McGriff said she went to the School District office to ask for a copy of the minutes for this item.

Wes Rogers, Director of Operations for the School District, said the School District

was well aware of their impacts and responsibilities in the City. They wanted to be collaborative and a good partner in the community. They were building a transportation and maintenance facility because the current facility was not adequate and they would have had to make a large investment to make the current site work. They were also getting a premium price for the current property and the new facility met the long term needs of the District. The reason for putting the parking in front of the building was the more parking they could put in for the nearby park and ball fields the less people would park in the neighborhood or illegally park and jam up the streets making it less safe for pedestrians. Quite a few parking spaces would be lost when Loder Road was built. There was a walking path from the parking lot on the High School campus, but people would rather not have to walk. They also wanted the noise of the building facility to be towards the back of the property and as far away from the residential development as they could get. He had been giving the School Board monthly updates on the project and the School Board had discussed it in Executive Session and public meetings. He explained the discussions with the neighborhood regarding parking.

Ron Lee, BBL Architects, said due to the geometry of this site there was a need for separation of the public and office spaces and the bus parking and maintenance. Regarding Condition #22, he suggested changing the requirement for 100 foot right-of-way to a 93 foot right-of-way for the Meyers Road extension. Regarding Condition #43, they wanted to make sure the shared use path would be located where people would use it and made sense where it connected to the High School and park. He suggested it go on the north end of the property and that it would not be built until the rest of the path was ready to be used. Regarding Condition #44, before a Building Permit was issued the applicant was to provide details about temporary coverings for products or vehicles, and they wanted to know what materials would be acceptable. The area these would be stored was already going to be screened by landscaping and the chain link fence. Regarding Condition #45, they would have to verify they had 60% openings along the horizontal length of the south facade and they would work with staff to refine the calculation. For Condition #50, they would have to provide documentation that the refuse area was designed with sturdy materials, and he clarified this area would be disguised by landscaping and decorative fence. The intention was not to add screening above and beyond that. Regarding Condition #56, they would provide bicycle parking at the High School, and they were unsure of the timing for the condition as the High School's construction class would design and construct the bike racks and there needed to be safe pedestrian and bicycle paths built first. For Condition #61, it stated they needed to provide trees 35 feet along the pedestrian walkway on the west side of the parking lot, but they were concerned about adding the trees because dispatchers needed good site vision to the bus parking area. They would like to discuss options with staff for where the trees would be placed. Regarding Condition #64, they thought the species of trees they selected were on the approved list, and for Condition #66, they thought the bus parking area was part of the construction area. Regarding tree mitigation, they were having challenges finding trees that would meet the City's requirements and places to plant the trees. They were going to plant as many trees as they could on the High School campus and other areas in the District. For Condition #75, they would have to plant smaller trees within the natural resource area, and he clarified they would have to plant more trees if they were smaller.

There was discussion regarding the flow of traffic for the bus parking area, lack of pervious paving, leasing parking overage to the park, noise mitigation, good neighbor agreement for the parking, and Loder Road extending to High School Lane.

Todd Mobley, Lancaster Engineering, discussed the traffic impact study for this application. He was concerned about the scope and intent of the Transportation

Demand Management Plan for parking. Their intention was to use the plan to know how to strategically use the parking among the different uses, not as a tool to quantify how much parking ought to be on the site. He explained what was looked at in the parking calculations, which had three uses, bus storage, office, and industrial for the maintenance facility. The sum of the three got them to 150 maximum parking spaces, which would allow them to have 138 spaces. In their parking analysis they came under the maximum number. He explained the quantity of buses and distribution pattern, peak hours, and projected growth of the fleet.

Doug Neeley, resident of Oregon City, said there had been comments about using the buffer area or wetland for the detention facility. He was concerned about anything going into the wetland area to make sure it did not become part of the detention facility. He agreed it would be good to have more pervious area on the site. He asked for clarification on the building envelope.

John Lewis, Public Works Director, clarified the entire impervious area would be looked at for stormwater treatment. The building envelope in this case was meant to mean the building, parking lot, and all other impervious areas. There was still time for the School District to make design decisions that would be more beneficial to stormwater treatment and infiltration.

Mr. Neeley said in regard to tree planting, he suggested trees could be given to the horticulture department of Clackamas Community College for planting to fulfill the requirement. He hoped the detention facility would be kept out of the wetland and buffer zone.

Ted Dicken, president of the Sequoia Landing Homeowners Association, discussed the issue of people parking in the neighborhood. He would like to work with the School District to come up with ideas to help the situation.

Amy Willhite, resident of Oregon City, thought there would be more traffic impact on Meyers and Glenn Oak, especially during the peak afternoon hours. She was concerned with the amount of buses that would be coming through that intersection. The Gaffney Lane Neighborhood Association had sent to the Transportation Advisory Committee issues with that intersection. A lot of children walked that area, which was a safety concern.

Carrie Richter, City Attorney, said due to the applicant's testimony regarding revisions to the conditions, she proposed continuing the hearing to June 8 and leaving the record open. She also suggested the applicant submit their concerns in writing within the next seven days. The rebuttal could be done on June 8 and the Planning Commission could tell staff the questions they had so staff could bring back answers on June 8.

Commissioner Espe would like to see an example of the fencing to know whether or not it would be better than what was in the Code. He wondered if there would be a parking study or agreement to clarify who would be using the parking and when. He would like to know more about the storm system and detention facility and where they would be constructed in relation to the wetland and buffer zone. He also wanted to know the species of trees, number of trees to be replanted, options for pervious surfaces and bioswales, good neighbor agreement to keep people from parking in the neighborhood, Transportation Demand Management Plan to be done sooner rather than later, and construction zone mitigation.

Commissioner Henkin wanted more clarification on parking utilization, bicycle parking requirements, and adding pervious pavement, bioswales, and green roofs.

Vice Chair McGriff wanted to know more about the conditions from 2001 that were not met and why they were not met and were postponing them to another phase, wildlife on the site, salvage instead of demolition, definition of a small addition, fencing, proposed sign plan, if the number of staff would be more or less than what they had currently, tree removal and off site mitigation at other schools, doing the Transportation Demand Study now rather than later, bike parking, and the number of conditions that staff said would most likely be met, not that they were clearly met.

Ms. Moosbrugger reviewed the items for Commission direction which included the fence that the Commission wanted more detail on, adjustment to allow the parking lot in the front of the building, parking for the transportation facility, and tree mitigation calculation.

Commissioner Mabee wanted to see the comparison of staff's and the applicant's calculations for the parking and wanted to know the tree mitigation impact of what the applicant's and City's counts were.

A motion was made by Commissioner Henkin, seconded by Commissioner Mahoney, to continue the proposed Moss Campus Master Plan and Oregon City School District Transportation Maintenance Facility (Planning Files CP 14-03: Master Plan, DP 14-04: Detailed Development Plan, and NR 14-10: Natural Resource Overlay District Review) to June 8, 2015. The motion carried by the following vote:

Aye: 5 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

4. Communications

Mr. Konkol gave an update on the Sign Code, staff support for the CIC and codifying the role of the CIC, appeal of the live/work apartment complex on Beavercreek Road, re-adoption of the Beavercreek Road Concept Plan, and adoption of the Transportation System Plan. He then discussed food carts, which would be brought to the Planning Commission because there was nothing in the Code that specifically addressed them. He also gave an update on the Willamette Falls Legacy Project funding and River Walk design.

Vice Chair McGriff said work was being done to create an Oregon City Parks Foundation.

5. Adjournment

Vice Chair McGriff adjourned the meeting at 9:45 PM.



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, June 8, 2015

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7 PM.

Present: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Staffers: 3 - Tony Konkol, Carrie Richter and Kelly Reid

2. Public Comment on Non-Agenda Items

There was no public comment on non-agenda items.

3. Adoption of Minutes

3a. Adoption of Planning Commission Minutes for June 9, June 23, and September 22, 2014.

A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, to approve the June 9, 2014, Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

A motion was made by Commissioner Mabee, seconded by Commissioner McGriff, to approve the June 23, 2014, Planning Commission minutes. The motion carried by the following vote:

Aye: 6 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Abstain: 1 - Tom Geil

Commissioner McGriff had a correction on Page 1, instead of using the word "were" to use the word "are" for their current position with the Trust.

A motion was made by Commissioner Geil, seconded by Commissioner McGriff, to approve the September 22, 2014, Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

4. Public Hearing

4a. Proposed Moss Campus Master Plan and Oregon City School District Transportation Maintenance Facility (Planning Files CP 14-03: Master Plan, DP 14-04: Detailed Development Plan, and NR 14-10: Natural Resource Overlay District Review)

Chair Kidwell opened the public hearing and read the quasi-judicial hearing script. He asked the Commission if they had any conflict of interest, ex parte contact, bias, or statement to declare including a visit to the site.

Commissioner Mabee visited the site. He also declared that Oregon City School District was his primary employer.

Commissioner Espe visited the site.

Chair Kidwell said his mother lived directly across from the school and he drove by the school on a regular basis. He and Commissioner Geil were not present at the last hearing on this matter. He watched the video and read the written materials. Commissioner Geil did not watch the video, but had read the materials.

Kelly Moosbrugger, Planner, presented the staff report. She discussed the zoning, conditional use, and master plan. The existing campus was built in the R-8 zone and in residential zones schools were conditional uses. The high school had a conditional use from 2001 and now they were expanding the campus into another piece of property that was not in the R-8 zone but in the campus/industrial zone. Public educational facilities were permitted in the campus/industrial zone and the School District did not have to obtain a conditional use. The reason they were coming forward with a master plan was due to the size of the development which included both properties. It did not require a conditional use update because part of it would be on campus/industrial and the changes to the R-8 property would be minimal. The master plan had a ten year timeline and Phase 1 was the transportation maintenance facility. The future phases were minor changes to the rest of the campus that would not increase traffic. The detailed development plan was just for the maintenance facility. The plan included a 30,000 square foot building with office space, bus maintenance space, and parking lot for staff and visitors. The applicant revised the parking lot due to a miscalculation of the net leasable area of the building. The previous proposal was for 138 spaces, which had been changed to 132 spaces. The applicant would fence the storage area. There was a stormwater detention pond proposed and a partial extension of Meyers Road. Regarding the wetland to the north, it was an acre with a 50 foot buffer around it. The only work the applicant was proposing in the buffer area was a storm outfall. The applicant proposed mitigation for that and it was included in the conditions of approval. The applicant had submitted a list of questions and changes as well as information requested by the Planning Commission. Staff put together a matrix and memorandum regarding parking calculations. She reviewed the requested adjustments which included allowing black powder coated chain link fence with decorative elements, allowing the building to be set back from the street with the parking lot in front of the building, maximizing parking at the new facility and for entire master plan area, and approving the applicant's tree removal calculations by not including the bus storage in the construction area. If it was included, that would mean more trees would have to be planted as mitigation.

Tony Konkol, Community Development Director, said staff thought bus storage should be included in the construction area since it was integral to the permitted use and since outdoor storage was outright permitted there was an implication it was a use in and of itself and should be considered part of the construction area.

Ms. Moosbrugger entered the staff report, School Board meeting minutes, and conditions of approval from the 2001 site plan for the high school into the record.

There was discussion regarding the timing for the Transportation Demand Management Plan. Chair Kidwell suggested posting signs in the neighborhood adjacent to the high school that those streets were restricted to resident only parking between certain hours. It would make the School District responsible to manage their parking on site and not allow for overflow into the neighborhood.

Ms. Moosbrugger had discussed the possibility of a permit program for the neighborhood with Code Enforcement, and there would be a staff time cost to implement the program. Staff felt uncomfortable forcing a solution without the TDM Plan that would look at the alternatives.

Commissioner McGriff suggested a program where employees and students were not allowed to park on City streets that they could monitor themselves. She wanted to make sure some action was taken after the TDM Plan was completed.

Ms. Moosbrugger said one of the conditions of approval was not issuing a building permit until there was a contract and scope of work for a TDM Plan that included a timeline for implementation.

Chair Kidwell then suggested for the number of parking spaces, the Commission could approve the lower number of spaces for the parking lot with the provision that if the applicant demonstrated the higher number was justified that they would be allowed to come back and get that approved. If it stayed at the lower number, some vegetation could remain on the site as was suggested by Commissioner Espe.

Commissioner McGriff was concerned about the erosion control and storm water design permits on the previous conditions of approval for the high school.

Mr. Konkol said the storm water pond was constructed and was reviewed and approved by the City at some point.

Commissioner Mabee was concerned about transportation and the additional bus traffic.

Mr. Konkol said the Traffic Engineer took specific trip calculations from the existing facility and applied those to this application and found the peak hours were different and would not have an impact. Chair Kidwell pointed out the bus routes did not come and go at the same time.

Wes Rogers, Director of Operations for Oregon City School District, said this was not a voluntary service the District provided. Home to school transportation was required by Oregon State Statute and they were trying to provide the service in the most efficient and effective way. For elementary students it was providing service for those who lived a mile or more out, for secondary students it was a mile and a half. Five to six years ago the School District had done a site search for this facility and thought this was the best site due to the proximity to the high school. The current facility had already been sold and they were required to vacate by November 2017. Regarding accounting for additional impacts by the buses, they staged the buses in three routes in the morning and three in the afternoon to minimize the number of buses they had to have. By 4 to 4:30 p.m. most of the buses were back on site and parked for the night. Regarding noise, the only buses that would be backing up would be on the west side of the property which was adjacent to undeveloped land. They did need a layout that allowed them to pull buses in and out of the property

easily and needed the setback exception so the buses could pull through the service bays. There were a lot of trees on the property and the District was committed to replant trees. The development would not work without the bus storage and the trees needed to be removed. They would also protect the wetland.

Commissioner McGriff asked the applicant to save what trees could be saved, especially along the perimeter of the site.

Ron Lee, principle architect, said they would do their best to balance the cut and fill for the property elevations.

Mr. Rogers said not every bus parking space would be filled, but they did have some reserve buses and some being used for parts. They were also planning for growth projecting out 30-40 years. They needed all the buses and drivers in one spot. They would have a third party contract with an on-site fueling service that would come in every night and fuel the buses.

Mr. Lee said staff and his office had calculated the number of vehicles needed in the employee parking. They had described the space inside the building as a drivers' break room, but it would actually double function as a meeting space. The population that might use that space exceeded the number City staff came up with and that was why their number was different. Part of the reason a TDM Plan could not be done right now was that it was the end of the school year and the numbers would not be accurate.

Mr. Rogers said he had heard there was not enough parking at the high school and he had heard that there was too much. The challenge was it was not close parking and was a hassle to walk in the weather. He also understood the neighborhood concerns about students and staff parking in the neighborhoods. He thought this was a good opportunity to build parking where there would be a demand for parking and they wanted to build as much parking as they were allowed because of the demand. They were still committed to building bike paths and supporting shared use paths.

Chair Kidwell said people used the path of least resistance and if it was more convenient to park in the neighborhood they would. Encouraging students to park on campus was not enough, there needed to be more incentive and restricting parking in the neighborhood.

Mr. Rogers said they were willing to work with the neighborhood to come up with mitigation options.

There was discussion regarding the calculation for the number of spaces needed for employee parking. Staff gave two options, one for 104 spaces and one for 124, while the District was requesting 132.

Christine Kosinski, resident of unincorporated Clackamas County, delivered a letter from the Hamlet of Beavercreek. She was speaking for herself that night. She discussed the constraints large amounts of development would put on Beavercreek Road. For years the intersection of Beavercreek and Highway 213 had been failing and for years the City continued to exempt the intersection from traffic studies. She gave current road counts showing the numbers were going up. A full transportation plan needed to be done to look at the bigger picture and address these issues now. The traffic would be diverted to residential streets where people walked and children played.

Joyce Gifford, resident of Oregon City, thought this was a perfect location for a

transportation facility and agreed with the plan. Regarding the tree mitigation, she thought the entire facility was the construction site and the additional 1,100 trees should be planted elsewhere. She was excited about the park and additional parking that would be available after hours and on weekends. Her concern was the partial extension of Meyers Road and that until it was built out to Highway 213 it would put greater traffic impact on High School Avenue and local neighborhoods. It was unclear when the Loder Road extension would be done. Beaver Creek Road was an unsafe road for children to walk and bike on. The walking path that went from the high school to Clackamas Community College was unusable and needed to be improved. This was a wonderful facility, but the traffic mitigation needed to take place. The neighbors were concerned about the road alignments for Loder and Meyers Road because they thought some of their land was being taken away.

Robert Malchow, secretary recorder for the Caufield Neighborhood Association, said the Neighborhood Association thought this facility was good. The School District had discussed the plan with the Association and had talked about the tree mitigation and planting trees at the new Glen Oak Park. He thought the extra parking was essential for the park. They wanted the Meyers Road and Loder Road extensions done as soon as possible to help alleviate the traffic problems. The Association had brought up the idea to the Police Department of restricting the parking in the neighborhood especially on Meyers Road. They would also like a copy of the TDM Plan once it was done. He personally thought the Commission should reconsider the Beaver Creek Road Concept Plan as it was a good plan and something the City needed.

Michael Ard, traffic engineer for the School District, was the one who prepared the traffic study for this development. He said the traffic study included detailed traffic volumes that laid out the number of buses for the initial start up in 2016 and anticipated growth to 2035. Regarding the constraints at Beaver Creek Road and Highway 213, based on the fact that the existing bus facility was at the Maple Lane Court/Maple Lane Road intersection and the buses already had to pass that intersection, it would not be a change in existing conditions. Regarding the TDM and parking demand management plan, he had done the study for how the new facility would change the picture from what was out there today and not for the whole campus. After he realized there was concern about the larger picture, he collected some parking demand data and made some observations at the high school. There was a difference of opinion regarding the characteristics of the break room facility as the School District thought it was more encompassing and should be treated as a different facility and could possibly make up the difference of the eight parking spaces between staff's maximum of 124 and the applicant's request for 132. There was still the question of stopping the parking in the neighborhoods and if there was enough parking at the high school. He did not think they had the data to put that together before the end of the school year and it needed to be done in the fall. If they could make a decision on how much parking was needed at this new facility, they could still proceed with creating transportation and parking demand policies to address the whole site in the future.

Chair Kidwell closed the public hearing.

There was consensus that the construction area included the bus storage facility and the tree mitigation would be added as Condition #78.

Commissioner Mabee thought Condition #43 should be changed to two years to improve the walking path instead of five years.

Carrie Richter, City Attorney, modified Condition #39 to say, "Decorative fencing artwork shall be adhered so as to cover some portion of every fencing panel. If

replaced new decorative elements shall be attached within 96 hours after removal." She also modified Condition #51 to say, "Parking necessary to serve the proposed transportation maintenance facility shall not exceed 124 spaces and total campus-wide parking including the transportation facility shall not exceed 1,107 spaces."

Chair Kidwell wanted to change Condition #52 to move "Prior to issuance of building permits" to the beginning of the paragraph. He supported the 124 parking spaces with the caveat that if the applicant came back to the Planning Department with evidence that demonstrated the break room qualified as a room that was used on an ongoing basis that they could count that square footage.

Mr. Konkol thought the Commission should approve the 124 spaces, and wait for the TDM Plan before allowing for more spaces.

There was consensus to approve the 124 spaces.

Ms. Moosbrugger read the proposed changes to the conditions since the last meeting.

A motion was made by Commissioner Espe, seconded by Commissioner Geil, to approve the proposed Moss Campus Master Plan and Oregon City School District transportation maintenance facility (Planning Files CP 14-03: Master Plan, DP 14-04: Detailed Development Plan, and NR 14-10: Natural Resource Overlay District Review) with the conditions as revised. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

5. Communications

There were no communications.

6. Adjournment

Chair Kidwell adjourned the meeting at 9:55 PM.



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, August 24, 2015

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 6 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Absent: 1 - Tom Geil

Staffers: 4 - Carrie Richter, Laura Terway, Martin Montalvo and Kelly Reid

2. Public Comments for Items Not on the Agenda

There were no public comments on items not on the agenda.

3. Public Hearing

3a. Meyers Road Extension Corridor Plan (Planning File: L 15-04)

Chair Kidwell opened the public hearing.

Kelly Moosbrugger, Planner, said the applicant would be presenting the report to the Commission. The Commission held a Work Session two weeks ago on this topic and the applicant submitted additional material to address the comments from the Commission at the Work Session. She entered the following items into the record: a memorandum from Ronald Saunders, minutes from the Caufield Neighborhood Association meeting, a letter from ODOT, and a letter from Tri-Met.

Mike Hickey, David, Evans, and Associates, gave an overview of the project including the public outreach that had been done, Project Management Team, consistency with the Transportation System Plan, project area, and considered alternatives. The proposed design was developed based on detailed traffic analysis of all the surrounding zones under full development in the year 2035. They took a conservative approach regarding traffic volumes and considered multi-modal uses. The analysis focused on five intersections and he explained how these would be improved. He then discussed the Meyers Road configuration alternatives including one eastbound through lane, one westbound through lane, and continuous median or center left turn lane, buffered bike lanes which were reduced from three feet to two feet, sidewalks were widened from five feet to six feet, parking on the south side only, and it was designed with safety measures in mind, such as the speed would be 30 mph and sharper curves. Roundabouts were not recommended. He then discussed the screening criteria used for the preferred approach and typical cross section for Meyers Road. The cross section had been revised based on the Planning Commission's comments at a Work Session to include more greenery in the median, trees in the water quality swales, reduced bike lane buffer from three to two feet, and

widened sidewalks from five feet to six feet. He discussed the options for the bike lane buffer and suggested using painted lines rather than raised treatments. He then explained the proposed Meyers Road Extension Plan and preferred alignment.

Commissioner Espe suggested keeping the grassy median strips where possible.

Commissioner McGriff wanted to see an alternative for bike lanes that protected bicyclists from drivers if the drivers went into the bike lane.

Chair Kidwell thought the total width of the cross section needed to be minimized. He suggested a rumble strip on the line instead of a two foot wide buffer strip on each side of the street.

Commissioner Espe agreed a smooth, unobstructed bike path was best.

There was further discussion regarding options for the bike lanes.

Ms. Moosbrugger said the typical cross section was intended to show the total width and the elements of the street design were flexible and could be changed at a later date. Construction was five to ten years out. The amendment to the Transportation System Plan was for the preferred alignment of the Meyers Road corridor and total right-of-way width. She explained how the plan affected other TSP projects. The final design of the intersection would be reviewed at a different time.

Dan Berge, resident of Oregon City, owned property on Highway 213. He was concerned about access to his property. The proposed alignment was acceptable, although he would like it not to leave as much of an island to the college. He needed good traffic flow for the property which was zoned Campus Industrial. He wanted to sell the property, but had not been able to and the zoning might need to be changed.

Chair Kidwell closed the public hearing.

Commissioner McGriff wanted to put in the recommendation that the habitat in this area was important and should be preserved. She was comfortable with the striping or MMAs for the bike lanes as proposed by staff. The alignment needed to take strong consideration of the adjacent wetlands and Oak and Fir habitats and minimize impacts to them.

Ms. Moosbrugger said there were no conditions of approval. The proposal did its best to minimize impacts. Before construction began, a natural resource overlay process would be done.

Commissioner Mahoney wanted to make sure the alignment would meet the needs of the Campus Industrial property. Mr. Konkol said it was looked at in the traffic study and found it was designed appropriately.

Mr. Montalvo said the alignment took into account all of the environmental aspects.

Commissioner Henkin was concerned about the buffer for the bike lanes and what they could do to increase the perception that it was a 12 foot lane of traffic and not a 20 foot lane. He would support leaving it to staff's discretion.

Commissioner Espe wanted to see a variety of trees and shrubs that were being maintained with a buffer and bike lane without any raised obstructions.

A motion was made by Commissioner McGriff, seconded by Commissioner Espe, to recommend approval of the Meyers Road Extension Corridor Plan

with the recommendations of either striping or MMA for the buffered bike lane and minimizing the impacts on the wetlands and oak habitat. The motion carried by the following vote:

Aye: 6 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

3b.

Boulder Run Development Application: Zone Change file ZC 15-01, Subdivision file TP 15-02 & Natural Resource Overlay District Verification file NR 15-04

Chair Kidwell opened the public hearing and read the procedures for the quasi-judicial hearing. He asked if any Commissioner had conflicts of interest, ex parte contacts, bias, or other statements to declare including a visit to the site.

Commissioners Henkin, McGriff, and Mabee visited the site. Commissioner Espe lived in the area and was familiar with the site. Chair Kidwell was familiar with the site as he used to live nearby.

Laura Terway, Planner, presented the staff report. This was a subdivision zone change and Natural Resource Overlay District review located on Pease Road and Hampton Drive. She explained the existing conditions of the site and Municipal Code criteria. The proposed zone change was going from R-10 to R-8. The property was surrounded by higher density. She discussed the zone change criteria. Staff thought the zone change would lead to a greater variety of housing types. There was a lot of R-10 in the City and not much R-8. The applicant was proposing a 19 lot subdivision. It would increase connectivity throughout the City, the existing single family home would be retained on lot 18, and the layout would allow development of the property to the north in the future. She explained the subdivision criteria. A traffic impact study was done and no issues were identified. The applicant did a Natural Resource Overlay District study which concluded that there used to be a drainageway across the property, but when the properties to the north were developed, the water was culverted and the drainageway was no longer there. Staff recommended approval with conditions.

Rick Givens, planning consultant representing the applicant, stated this was an awkwardly served property, as it was a skinny piece and the street stubs were not as well aligned. It created flag lot parcels. The only reason it was R-10 was it was annexed as R-10 by default. It was surrounded by R-8 and would fit in with the neighborhood. Regarding the Natural Resources Overlay District, the water that drained on the property at one time was cut off when the adjacent property was developed and a detention pond was put in. No water flowed across the property. The property was heavily wooded and a preliminary tree plan was done and would mitigate on site and off site for the trees that had to be removed. He discussed the street connections and stormwater drainage. He had no objections to the conditions.

Commissioner Mabee suggested changing Boulder Run Court to join with Windmill Drive. He wanted to minimize the use of flag lots as much as possible. He also suggested moving the storm detention pond to lot 4 and expanding lots 1, 2, 3, and 5 to be more R-8.

Mr. Givens thought changing the alignment would impact the property to the east because the house would not meet the side yard setback requirement. It would also eliminate more trees. Lot 4 was not the low point of the property. Some of the changes would mean the number of lots would be reduced and the project would no longer pencil. He did not think the configurations would meet the standards.

Bruce Goldson, project engineer, said they were using some of the existing piping from the existing detention pond which would be put in the access road. The detention pond would look similar to what was already there. It would be a standard looking detention pond with a landscape plan.

Commissioner McGriff asked which trees were being saved on the property. Mr. Givens explained the trees that would be saved.

Commissioner Mahoney asked about the use of flag lots. Mr. Givens said this was not his preferred design, but it was an in fill piece and the City did not plan this with future development in mind the way they did now. He did not think there was another alternative for eliminating the flag lots without eliminating another lot.

Jason Muller, resident of Oregon City, thought it was unnecessary and unfeasible to connect Boulder Run Court to Sunset Springs. On property 12, the trees were large Douglas Firs with extremely deep roots and were near the foundation of his home. He thought it would be an issue if they were removed. On the north and west sides of properties 12, 13, and 19, there was a run of large, old Douglas Fir trees. There were also a lot of plants and animals and he thought a lot of water ran through the soil. He had to construct a retaining wall to keep his backyard from moving down the hill. His neighbor to the west also had a retaining wall. He thought removing the trees to the north would cause foundation disruption because of the tree root structure, especially since they were right on the property line.

There was discussion regarding preserving the trees and getting a restrictive covenant on the trees so they could not be cut down.

Mr. Givens said they were not planning to remove the trees that Mr. Muller was most concerned about. He thought the cost of removing the trees would stop future property owners from removing the trees. Mr. Goldson said if the tree was on two properties at the property line, both owners would have to agree to remove it. Each one of the lots would have a foundation and would connect to the storm drain, so any impervious water would drain to the storm system. Mr. Givens said there would be drainage at the end of the new street that would provide for the collection of the water and to absorb water from the area.

Chair Kidwell closed the public hearing.

Commissioner Mahoney thought this was sufficient use of the property. He did not like the flag lots, but he did not think it could be done any better. He was in support of the application.

Commissioner Henkin thought R-8 fit the neighborhood. He also did not like the flag lots, but he did not know of a better site design. He was also in support.

Commissioner Espe did not like the design, but it was an in fill piece. He thought there needed to be a future conversation regarding tree preservation and mitigation. He thought the application met the criteria.

Commissioner McGriff also did not like the flag lots and hoped the developer could work with the adjacent property in regard to the trees so they were not removed.

Commissioner Mabee did not like the flag lots. He thanked the applicant for the trees that would be preserved. He thought it met the criteria, although he did not like the smaller lot sizes.

Chair Kidwell said this was a piece of property the City allowed to squeeze through without thought for its development when the adjacent properties were developed. Even if it stayed as R-10, it would be an awkward configuration. He thought the applicant had done a good job of salvaging most of the larger specimen trees. He suggested saving as many trees as possible around lots 12 and 15. He was in support of the application.

A motion was made by Commissioner Espe, seconded by Commissioner Henkin, to approve the Boulder Run Development Application: Zone Change file ZC 15-01, Subdivision file TP 15-02 & Natural Resource Overlay District Verification file NR 15-04 with conditions. The motion passed by the following vote:

Aye: 5 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

Nay: 1 - Damon Mabee

3c.

Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03

Chair Kidwell opened the public hearing. He asked if any Commissioner had conflicts of interest, ex parte contacts, bias, or other statements to declare including a visit to the site.

Commissioners Henkin, McGriff, and Mabee visited the site. Commissioner Espe frequented the area as he lived nearby. Chair Kidwell used to live in this area and was familiar with the site.

Ms. Terway presented the staff report. This was a zone change and subdivision application for property on McCord Road. There was currently a single family home and accessory structures on the site. She reviewed the Code criteria. The proposed zone change was from R-10 to R-6. The property was annexed into the City last year and defaulted to R-10 zoning. She discussed the zone change criteria. There was not much R-6 zoning in the City. The applicant also proposed a subdivision of 25 lots and she explained the design and street connections. The applicant would mitigate for removal of about 40 trees that would be in the right-of-way. Some trees were being retained. She explained the subdivision criteria. The transportation study did not identify any major issues. There was one condition, that the lot on Leland Road had to have a way for the owner to turn around and come out on Leland Road instead of backing out onto Leland Road. Staff recommended approval with conditions.

Rick Givens, planning consultant, was representing the applicant. There were no flag lots and all the street stubs were tied in and the streets were aligned for future development. The property abutted R-3.5 zoning to the northeast and R-6 to the northwest. He thought the R-6 would complete the neighborhood in a logical fashion. The property drained to the southwest corner and stormwater detention would be provided by expanding the existing stormwater facility in Pavilion Park neighborhood. He had a few concerns regarding the conditions. Regarding Condition 21, extending sanitary sewer across lot 16 at the developer's expense, the proposal was to serve lot 16 through an easement from lot 17. He discussed the Sanitary Sewer Master Plan and GIS maps which showed how the sanitary sewer would be served by going around Leland to McCord and how the line would be going counter to the topography if it was on lot 16. He suggested Condition 21 be eliminated after staff reviewed it and concurred with the applicant's proposal. Conditions 10 and 11, extending water all the way across lot 16, he did not think it was reasonable to make that connection due to the cost of the improvement. They were also being asked to provide house service lines to the adjoining properties and construct water meter vaults to the edge of the

right-of-way, which was not a benefit to their development. The applicant was requesting that those conditions be stricken and that they provide frontage improvements and either connect to Clackamas River Water temporarily or have an easement on lot 17 to provide water for lot 16. There was a similar situation with Condition 9 where they would have to provide services to other property owners at the applicant's expense from lots 1 and 2.

David Douglas, resident of Oregon City, said this was his property. He was requesting approval of the application. He would be proud to have this development on his property.

Amanda Kraxberg, resident of Oregon City, asked what the plan for Anita Place was as it was currently a dead end road, but it looked like it was going to connect with McCord. She was concerned about increased through traffic in the neighborhood.

Commissioner Mabee clarified there was no intention of diverting traffic through the neighborhood streets and encouraged traffic to go on Leland and McCord.

Ms. Richter suggested continuing the hearing to September 14 to allow staff to respond to the changes proposed to the conditions.

Mr. Givens confirmed it was not the applicant's intent to re-route the traffic through the neighborhood. The connection would not be made as part of this development, but would be done in the future. They could also use signage and traffic calming to help mitigate it as well. He was willing to work with staff to come to an agreement on the conditions.

A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, to continue Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03 to September 14, 2015. The motion carried by the following vote:

Aye: 6 - Charles Kidwell, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

4. Communications

Commissioner McGriff asked how the site visits were going regarding the Sign Code education. Ms. Terway said the site visits were done. Every non-residential site had been visited. The new Sign Code would go into effect on November 1. It was appreciated that the City took the time to talk to people about the changes.

Mr. Konkol announced the Rediscover the Falls event on September 9.

5. Adjournment

Chair Kidwell adjourned the meeting at 10:08 PM.



City of Oregon City

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

Meeting Minutes - Draft

Planning Commission

Monday, September 14, 2015

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Staffers: 4 - Tony Konkol, Carrie Richter, John Lewis and Laura Terway

2. Public Hearing

2a. Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03

Chair Kidwell opened the public hearing. He asked if the Commission had any ex-parte contact or a visit to the site since the last meeting. There was none.

Laura Terway, Planner, presented an updated staff report. She gave an overview of the application on McCord Road. The applicant proposed to change the zoning from R-10 to R-6. The property abutted R-6 and R-3.5 zoning. The zone change would provide the City with a variety of densities and housing types and a greater efficiency in public facilities. The applicant also proposed a 25 lot subdivision and she explained the lot layout, street tree plan, tree removal plan, and utility plan. The applicant brought up four issues at the last Planning Commission meeting regarding utility concerns. In response, Condition #9 was removed and Conditions #10, #11 and #21 were amended. Staff thought all of the concerns had been addressed for #9, #11, and #21. A letter from Carrie Richter, City Attorney, was added to the record regarding a proportionality analysis and nexus analysis for the water line in Leland Road. The City also received an email from the applicant that was put in the Planning Commission packet last week addressing the concerns.

Ms. Richter said her letter was in response to the email and testimony received relating to the requirement to extend the water line from Kalal Court to the southwest corner of the property on Leland Road. The concerns the applicant raised had to do with the obligation to extend the water line the additional 182 feet was not roughly proportional to the impacts of the development of Lot 16. She analyzed the issue with Public Works. The existing CRW water mains were in poor condition and were scheduled to be abandoned in the near future. Portions of the water distribution system design standards required that all lots created by a subdivision included permanent distribution facilities in the frontage. Because the water lines had to connect, they had to require the extension. The City's 2012 Water Distribution Master Plan showed a future system pipeline extending along Leland Road. By extending the water line down to where McCord turned a corner and coming back up on McCord where the applicant was already extending the line, the applicant would see a benefit of increased connectivity resulting from the connection. The benefits identified by Public Works were increased water pressure for the entire property, increased public

safety through enhanced fire flows, increased water quality enjoyed by the entire property because water would not be sitting in a dead end line, and looping provided redundancy in the event of an outage. It was staff's position that the whole property benefited from the 182 foot extension. This information established the essential nexus component of the takings analysis that the City had to complete in order to bear the burden of requiring the improvement. The second step was to determine whether or not the obligation for the extra 182 feet of pipe was roughly proportional to the impacts of development. Staff looked at the number of lots that would be created that would benefit. The total length of pipe necessary to provide the enhanced connectivity benefitting all the proposed development from the existing water line terminus at Leland Road to the McCord Road terminus was 1,625 feet. Conditions of approval as they were currently proposed required the applicant to construct 800 feet. Staff determined that by dividing the necessary 800 feet by 25 lots resulted in an allocation of 32 linear feet of pipe per lot. Staff compared that to how many lots could be developed in the green area, which was ten lots and required construction of 82 linear feet more than what the applicant was being asked to construct, and how many could be developed in the red area, which was 3 lots resulting in 61 feet per lot. This suggested that the obligation to construct only 32 linear feet per lot was less and was proportional to what would be required for other lots in the area to realize the same benefits. Another way to look at it was land area instead of lots. The applicant was being asked to construct 37% of a linear pipe system. The applicant was rezoning 224,198 square feet and the total land area that would benefit by the fully connected water line was 390,204 square feet. They were developing 57% of the land and being asked to improve 37% of the pipe. In the Dolan case, no precise mathematical calculations were required, only rough proportionality and it appeared to be roughly proportional. It was consistent with the City's regulations to require an extension in order to connect Lot 16 and it was roughly proportional.

Commissioner Espe asked about the possibility of a reimbursement district. John Lewis, Public Works Director, said there was a reimbursement district option in the Code that a developer could apply for.

Wendy Marshall, Development Projects Manager, explained they could apply for a reimbursement district for any infrastructure above and beyond the standard. It could be done for the water line they needed to build.

There was discussion regarding how the reimbursement district worked.

Ms. Terway said staff recommended approval with the revised conditions.

Ms. Marshall explained the amended conditions.

Rick Givens, representing the applicant, said at the pre-application meeting, staff's position was that there was no need to extend the water main to Leland Road. They were told they could either use temporary access to Clackamas River Water or extend it as the applicant proposed. At some point the City's position changed and it was a \$40,000 hit for the water line. It was a significant cost and potential reimbursement when the surrounding properties redeveloped was not likely in the near future. He explained how they proposed to provide water service to Lot 16. The argument for nexus had a few flaws. The purpose of the extension was for fire protection, but there were existing fire hydrants and fire protection already on Leland. The reason given in the design standards for the extension was not met in his opinion. Usually when the line was at the border, it was extended across the frontage, not extending it some unknown distance from a water line off site that they did not need.

Bruce Goldson discussed the rough proportionality. In the staff report it said one of the benefits of the extension was water pressure, but that would not happen with an extension of the line. Looping it together would not change the water pressure. The current pressure on the site was 70 psi which was what was expected throughout this subdivision. It was well above the fire protection requirements and City's design standards. He spoke with Clackamas River Water who said they were not opposed to providing service to the lot. It would not work very well for them to abandon the line in small segments. The new subdivision provided four connections that were dead-ended at this point. They would increase the water flow and redundancy of the system significantly with this subdivision. It would be hard to improve the water quality as there would be dead end lines with any development like this until it was totally built out. Looping was a benefit and would occur at some point when and if the line was built around McCord and Leland. The reimbursement option had to be approved by the City and there was no guarantee that the money would be recouped.

Mr. Givens was concerned about Condition #10 and asked that it be stricken entirely and allow the applicant to service Lot 16 as originally proposed from the rear and allow the applicant to do a fee in lieu of for the frontage improvements across the subject property. He also requested Condition #27 be changed to allow the option of providing a fee in lieu of the frontage improvements.

Mike Robinson discussed Condition #10. The applicant could provide a water line and sewer extension to Lot 16 by private easement. The staff report said Oregon Administrative Rules did not allow water and sewer lines in the same easement. The testimony from Mr. Goldson was that it was acceptable. Clackamas River Water did not object to serving Lot 16. There was no need for the 12 inch line to serve the single lot as it could be served by other means. The purpose of Condition #10 was to serve other areas, but there was no requirement for that in the Water System Master Plan. There was no evidence that there would be a subdivision impact that would justify the condition. Looping, fire protection, water quality, and water pressure were not supported by substantial evidence. There were contrary findings in the staff report on Goal 11 stating the public facilities and services could be provided and the findings that said the Fire Department did not have any concerns. He read an email from Mike Bowman, Deputy Fire Marshall with Clackamas Fire District, who was not aware of any water pressure or water quality issues in this area. The City had the burden of proof to show a nexus between the impacts of the subdivision and the condition. There was no evidence to support the justification in regard to fire protection, water quality, and water pressure by looping. There would always be dead ends in these situations. The water system had to be extended to allow for future connections of neighboring undeveloped properties, but the neighboring properties were developed. The cost for the extension was only for Lot 16, not the entire subdivision as the subdivision did not need the extension. He thought that was the proper proportional analysis. This was a City requirement, not an applicant requirement. Regarding the reimbursement district, he was unsure who would reimburse them as people would have to redevelop their property which required a zoning change. He did not think there would be an opportunity to recoup the money. He requested seven days to submit final written arguments and the Commission to come back and deliberate on September 28.

Commissioner Mabee asked if it was the potential for growth or the growth that happened that made this applicable. Mr. Robinson read a portion of the Code in the staff report regarding the water system, which stated applicants were responsible for extending the City's water system to the development site and through the applicant's property to allow for future connection of neighboring undeveloped properties. He thought it was a fair conclusion that this language did not take into account underdeveloped properties. He did not think this application fit with this Code

requirement.

Councilor Espe asked about the definition of undeveloped. Mr. Robinson said if he could find the definition, he would add it to the written comments he would be submitting.

Commissioner Espe was concerned about when the City might be able to provide additional water lines in this area that would be needed in the future. Mr. Robinson pointed out how he thought the applicant was paying his way for this development by extensions and connecting four dead end streets. He thought the extension should be a government financed project. He was willing to work with staff to come up with a modified condition.

There was no public testimony.

Ms. Marshall explained how the static pressure would not change, but the residual pressure would be increased with looping. Drinking water would not change, but the fire hydrant flow would be increased. Clackamas River Water had indicated that if the City did not require the main extension down Leland, they would serve Lot 16. It was not the preferred option, but they would if they had to. She explained which areas were considered developable and likely to develop. She did not think it was unfeasible to think parts would be developed soon and she thought Oregon City was amenable to higher density. A reimbursement district would be used in a 10 to 20 year timeframe.

Mr. Lewis said reimbursement districts were set up based on the number of properties that were in the district and if a majority of those property owners opposed the district, then it would become a problem with the formation of the district. It added more risk to the developer. There were credits the developer could request for SDCs for larger facilities.

Commissioner Espe said instead of fee in lieu, he thought they should give more SDC credits for the upsized system.

Mr. Goldson said when a fire hydrant was turned on there would be a residual drop in the pressure even if it was looped because the water was coming from several different directions. There might be better flow if it was looped, but there was still fire flow if it was not looped.

Chair Kidwell closed the public hearing.

A motion was made by Commissioner McGriff, seconded by Commissioner Geil, to continue deliberations to September 28, 2015, and authorize the applicant to submit final written arguments no later than noon on September 21, 2015. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

3. Consent Agenda

3a. Approval of Planning Commission Minutes for 12/08/14, 01/12/15, 01/26/15, and 04/13/15.

A motion was made by Commissioner McGriff, seconded by Commissioner Espe, to approve the December 8, 2014, Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

A motion was made by Commissioner McGriff, seconded by Commissioner Espe, to approve the January 12, 2015, Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

A motion was made by Commissioner Mabee, seconded by Commissioner McGriff, to approve the January 26, 2015, Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

A motion was made by Commissioner Henkin, seconded by Commissioner Mabee, to approve the April 13, 2015, Planning Commission minutes. The motion carried by the following vote:

Aye: 6 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

Abstain: 1 - Damon Mabee

4. Community Development Director Update

Tony Konkol, Community Development Director, said the Commission would have an upcoming Work Session on the Beavercreek Road Concept Plan and another Work Session on the Cove application. He explained the other applications coming up on the calendar. Additional funding was received from the State for the Riverwalk project. A Community Planning and Development Grant was applied for to do a development opportunity study on the private property. A Kick Off event for the Riverwalk was held last week and was well attended. A 501c3 was created called Rediscover the Falls to help with fundraising. He discussed the recent visit with Senator Wyden and the work with the railroad in creating a quiet zone downtown.

5. Adjournment

Chair Kidwell adjourned the meeting at 8:37 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes - Draft

Planning Commission

Monday, September 28, 2015

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 7 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff and Damon Mabee

Staffers: 5 - Carrie Richter, Laura Terway, Pete Walter, Tony Konkol and John Lewis

2. Public Comments for Items Not on the Agenda

There were no public comments on non-agenda items.

3. Public Hearing

3a. Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03

Chair Kidwell asked if the Commission had any ex parte contacts or visits to the site since the last hearing on this matter. There were none.

Laura Terway, Planner, gave an updated staff report. She summarized the proposal on McCord Road requesting a zoning change from R-10 to R-6 and subdivision of the property into 25 lots. At the last hearing, there was a lot of discussion regarding water mains on Leland Road. The applicant was allowed to submit written testimony. In that testimony there was discussion regarding Condition #8, discussing the extension of the water main in McCord Road, and Condition #10, discussing the extension of the water main in Leland Road. At the last meeting the City submitted a proportionality analysis and nexus finding. The Code required both water mains be extended to and through the frontage of the subject site. The extensions would benefit the subject site and were proportional. SDC credits were available through a separate process. The City met with the applicant since the last meeting and came up with an amended Condition #10. It would require the applicant to extend a 12 inch water main along Leland Road where it currently was through the property frontage. Staff did not think Condition #8 needed to be amended. Staff recommended approval of the application.

A motion was made by Commissioner Mabee, seconded by Commissioner Mahoney, to approve the Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03 with conditions of approval including amended Condition #10. The motion passed by the following vote:

Aye: 6 - Charles Kidwell, Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Damon Mabee

Nay: 1 - Denyse McGriff

4. Work Session

4a. Beavercreek Road Concept Plan: Overview and Discussion of the Re-Adoption Process.

Pete Walter, Planner, gave a presentation on the Beavercreek Road Concept Plan. He discussed the goals and boundary of the Plan which was adopted in 2007/2008.

Carrie Richter, City Attorney, explained the current status of the Concept Plan. She gave an overview of the LUBA appeal, LCDC appeal and remand, how the City Commission had remanded the Plan back to the Planning Commission, and how the record would be re-opened for the limited purpose of addressing the protection of the Title 4 lands, inserting the recently implemented Transportation System Plan and Public Utility plans, identifying transportation improvements, and addressing police and fire services.

Mr. Walter said staff would be bringing findings back along with updated cost numbers and estimates that showed how the plans applied to this specific area. There would also be findings for adequacy of police, fire, and school services. He then reviewed the Concept Plan zoning areas. He summarized the 2006/2007 process that led to adoption of the Plan. He then explained the open spaces and natural areas in the Plan, alignment of Meyers Road and other street connections that were adopted in the TSP in 2013, land use subdistricts in the Concept Plan, and next steps. Public hearings would be held for the Planning Commission in November and City Commission in December.

There was discussion regarding sustainability, timing of the development of residential and employment lands, expense of implementing the plan, and mixed land uses.

Commissioner McGriff would come in to the Planning Office and go over more of this information with staff.

Mr. Konkol said if the Planning Commission needed more time after the November public hearing, it could be continued and the City Commission hearing could be continued as well.

Chair Kidwell thought there was a good chance that it would be continued.

5. Community Development Director Update

There was no Community Development Director update.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:40 PM.