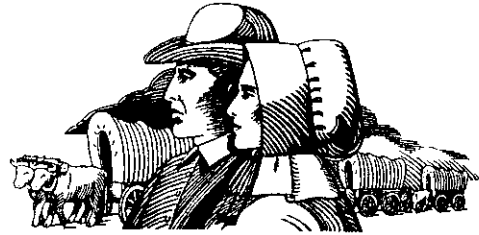


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL (503) 657-0891

OREGON CITY, OREGON 97045
FAX (503) 657-7892



AGENDA

**City Hall Lunch Room - City Hall
May 23, 2005 at 6:00 P.M.**

The 2005 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page (www.orcity.org) under PLANNING.

PLANNING COMMISSION MEETING

Work Session Topics:

1. Planning Commission Goals and Objectives
2. Transportation and Growth Management Grant Update
Discussion of the Beavercreek and Park Place Concept Plans

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

Planning Commission Goals 2005-2007 - DRAFT

1. Address future growth and development issues by developing and implementing long range plans and policies including:
 - a. Urban growth boundary expansion decisions, based on the ability to provide infrastructure and city services (particularly police and fire) needed to accommodate growth.
 - b. Development of concept plans for UGB expansion areas.
 - c. Use and role of Urban renewal districts.
 - d. Incorporate the Economic Development Program into future growth and development strategies.
 - e. Coordination with City Commission to create cohesive land use policies focusing on areas such as the City's National Historic District, local Ecology and Archeology.
2. Improve development code by drafting new language for:
 - a. ~~Develop Single Family housing design review criteria.~~ Completed
 - b. Review Home occupation ordinance.
 - c. Sign code and non-conforming signs.
 - i. Design versus content.
 - ii. Review sign code of other historic towns.
 - iii. New sign code language: size, materials.
 - iv. School signs.
 - d. ~~Develop code design standards to implement Master Plans.~~ Completed
 - e. Goal 5, Title 3 – Protection for Fish and Wildlife Habitat
3. Develop an understanding and more defined structure to the City's Committee's
 - a. Meet with recognized city advisory groups that deal with land use, economic development and planning issues at least once a year.
 - b. Improve communication with recognized city advisory groups.
 - c. Investigate the development of a committee reporting structure.
4. Implement a program to acknowledge/reword good/innovative designs.
 - a. Host a "Good Design" event once a year.
5. Promote and review Master Plans and Sub-area (neighborhood) plans.
 - a. Host an event with a speaker to discuss the function, benefits, concepts, development and implementation of a Neighborhood Plan.
6. Increased education.
 - a. Planning Commission
 - b. Neighborhood Associations

Additional Goals and Objectives for consideration as discussed at the April 11th Planning Commission Work Session:

- 1) Create a link between the Planning Commission and Urban Renewal Committee to coordinate and promote development improvements and opportunities;
- 2) Review code language concerning Farm Uses within the city;
- 3) Receive updates from City Departments, such as the Public Works Department, Parks and Recreation, Police and Fire;
- 4) Increase Commission education with presentations from city departments, such as “Transportation 101”; and
- 5) Review the annexation process and identify and prioritize lands to be annexed into the city.

The Commission indicated that the existing “Good Design” event would be an excellent tool that should be implemented if possible and that the city advisory groups to meet with should include the Transportation Advisory Committee, Parks and Recreation Advisory Committee, Urban Renewal Committee, Citizen Involvement Committee, Natural Resource Committee, Historic Review Board and the City Commission.

Beavercreek Road Concept Plan

2005-2007 TGM Grant Request
Pre-application Narrative

Description of Issue:

The City of Oregon City expanded its Urban Growth Boundary in December 2002 and brought in approximately 275 acres of property east of Beavercreek Road specifically to help meet the demand for industrial jobs land in the region in the next 20 years. The City Commission created the Comprehensive Plan designation "Future Urban" for these properties and several county properties already in the UGB and adjacent to the UGB expansion area. This designation of approximately 335 acres is intended to hold these properties until a concept plan for the entire area can be created. In addition to Commission support of a concept plan for this area, additional funding is anticipated from a major landowner in the study area that has been investigating the development of a concept plan for their properties. The Oregon City Comprehensive Plan, which was adopted in June 2004, specifically identifies this area as needed land to expand the city's industrial jobs lands, and Policy 2.6.8 states the following:

Require lands east of Clackamas Community College that are designated as Future Urban Holding to be the subject of concept plans, which is approved as an amendment to the Comprehensive Plan, would guide zoning designations. The majority of these lands should be designated in a manner that encourages family-wage jobs in order to generate new jobs and move towards meeting the city's employment goals.

In order to maximize the potential of this area, a detailed concept plan that incorporates transportation and public transit routes, local street designs, natural resource protection and compatible zoning designations, which may include industrial, supporting commercial and residential uses, will be vital. The continued piece meal development of property will lead to an inefficient development pattern that does not maximize the infrastructure investment that is needed in this area for develop nor help Oregon City meet the employment needs of a growing population or fulfill its status as a Regional Center. An approved detailed concept plan will provide incentive for the development of the industrial land since the infrastructure, resource protection and transportation issues will have been identified and addressed, providing assurance to developers of the investment necessary to located and build in the area.

Project Objectives/Expected Outcomes:

This project will result in a concept plan for the entire 335-acre study area that will be adopted as an ancillary document to the City's Comprehensive Plan. The plan will integrate the existing land use and transportation system in Oregon City with the 275-acres added to the Urban Growth Boundary by Metro and the adjoining 60-acres that are currently in the UGB but outside the City limits. The primary objective of this project is to create a concept plan for the area that will address the following:

1. Identify and address develop issues to ensure a consistent, predictable and expedited review process for the development of industrial lands and supporting uses;
2. Facilitate the involvement and cooperation of the various landowners and stakeholders, such as Clackamas Community College and the Oregon City High School, in generating a plan consistent with the recently adopted Oregon City Comprehensive Plan;
3. Identify infrastructure, transportation and other deficiencies that hinder the development of industrial uses and update the City's plans to provide funding to address and correct these issues;

4. Determine pedestrian, bicycle and transportation connections, both internally and to the existing transportation network, and incorporate public transportation into the overall design in an efficient manner that supports the mix of uses;
5. Review, and update if necessary, the City's zoning designations and designate the zoning for the study area;
6. Determine how infrastructure will be brought to, and circulated through out, the study area;
7. Create a compatible, supportive and efficient mix of uses that provides for the needs of those working and living in the area;
8. Identify and incorporate Goal 5 resources into the design of the study area and identify open space that will protect significant resources and potentially provide recreational opportunities through pedestrian trail development;
9. Create a concept plan that will meet the industrial land needs of the City consistent with Metro's Title 4 requirements. This area is currently designated industrial on the 2040 Growth Concept map; and
10. Generate information needed to initiate an industrial certification process for landowners wishing to participate in the State's "Opportunity and Shovel Ready Site" program.

Park Place Concept Plan

*2005-2007 TGM Grant Request
Pre-application Narrative*

Description of Issue:

In December of 2002, 300 acres were added to Oregon City's Urban Growth Boundary adjacent to the Park Place area. Park Place is located in the northeast corner of Oregon City, east of Highway 213 and south of Clackamas River Drive. It is filled with a mix of larger lots and newly developed city subdivisions (Attachment 2).

Steep ravines, which channel Livesay Creek southeast through the Park Place Neighborhood, are filled with lush native vegetation, active wildlife corridors, and open spaces. This area also has a long history, the Historic Barlow Road wound through the area on its way to the end of the Oregon Trail and many settlers chose to stay on top of the hill and built a small, but distinct, community just outside of Oregon City.

However, since its wholesale annexation in the late 1980s, the Park Place area of Oregon City has been progressively infilled as property owners continue to sell the existing large parcels of land. During the past 5 years, the Park Place Neighborhood has gained over 300 new homes. Existing rural roads have site distance problems, little or no sidewalks, and have posted speed limits that are currently out of line with the new urban development.

The lack of long range planning and existing topography has resulted in severe traffic constraints. Steep canyons have prevented, until now, a connection between the two major roads in the area (Holcomb Blvd and Redland Road). Additionally, development of the UGB expansion area will negatively impact an already existing pinch point in the transportation network of Highway 213 and I-205. Today, the City finds itself with a community that has severe lack of parklands, an existing transportation network that was planned for lower density county development, and many under developed parcels.

Kent Ziegler, a developer, is currently planning 82 acres of the Park Place UGB expansion area and additional land inside the UGB for future development. The proposed 179 acre Park Place Village is anticipated to incorporate a mix of commercial, multifamily and single family development. This project presents a unique opportunity for the City to partner with a developer who has the resources to craft a comprehensive and detailed mixed-use plan for a large area.

The city is also pleased to be working with students from the Master in Urban and Regional Planning program at Portland State University. The students are partnering with the City, Park Place Neighborhood Association and Kent Zeigler to produce a public outreach program with the existing residents of the Park Place area. The program is centered on bringing the residents into the planning process as early on as possible and being part of the creation of infill strategies that can allow future development to thrive without compromising the identity of the neighborhood.

-Attachment 1-

Project Objectives/Expected Outcome:

This project will result in a concept plan for 300 acres (UGB Expansion Areas 24, 25 & 26) that integrates the land use and transportation system in Oregon City with the newly added area to the Urban Growth Boundary by Metro. The concept plan will be adopted as an ancillary document to the City's Comprehensive Plan.

The goal of the concept plan is to provide the following:

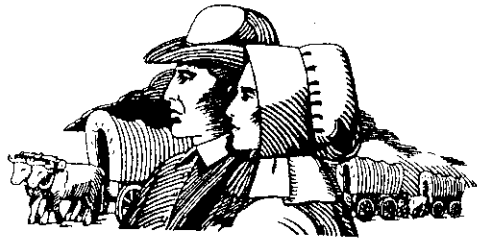
- ☐ Multi-Model transportation connections within the new UGB areas and the existing transportation network;
- ☐ How infrastructure will be brought to and developed in the area;
- ☐ Financing options for major public improvements (Highway 213 and I-205 are critical not only to Park Place and the new UGB expansion but also to the development of Oregon City's Regional Center.);
- ☐ Zoning and Comprehensive Plan designations for the study area;
- ☐ Creation of design standards that are specific to the area, will increase neighborhood identity, and promote compact mixed-use pedestrian, bicycle and transit friendly development;
- ☐ How Metro Goal 5 analysis work will influence the future development of the area
- ☐ How the ultimate planning of the study area will achieve Metro's concept plan requirements; and
- ☐ A public involvement process that allows the community to play an active part in the creation of the plan.

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Rene,

Your attendance is not needed.

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