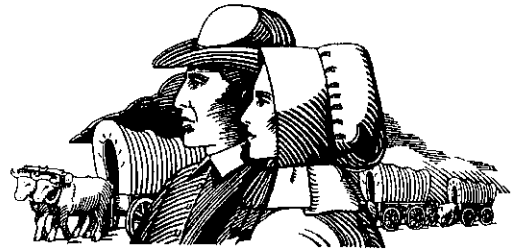


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL (503) 657-0891

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



AGENDA

City Commission Chambers - City Hall

July 12, 2004 at 7:00 P.M.

The 2004 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page (www.orcity.org) under PLANNING.

Please note, the July 21st work session is cancelled

PLANNING COMMISSION MEETING

1. **CALL TO ORDER**

2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

3. **APPROVAL OF MINUTES:** *Not Applicable*

4. **INFORMATION:**

Withdraw of Planning File VR 04-01, Applicants: Carol Loss and the City of Oregon City, Request for the approval of a Variance to the Oregon City Municipal Code Section 12.100: Maximum cul-de-sac length and Section 16.12.200: Maximum block length. The subject sites are located at 12901 Frontier Parkway, identified as Clackamas County Map 3S-2E-7D, Tax Lot 501 and 19866 Leland Road and identified as Clackamas County Map 3S-2E-7DD, Tax Lot 1900.

5. **WORK SESSION:**

A. *Single-family residential garage standards*
Speaker – Mark Handris

B. *Review and discuss the Oregon City Design Awards Program*

C. *Review and discuss potential "clean up" code changes and map amendments as part of the Comprehensive Plan and Zoning Code update that was implemented on June 18th, 2004 (Planning File L 03-01) and will be revisited by the Planning Commission on August 23rd, 2004 as required by the ordinance adopted by the City Commission.*

6. **ADJOURN**

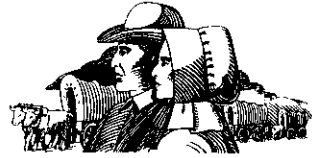
NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER-MILNE ROAD
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OREGON CITY, OREGON 97045
FAX (503) 722.3880



TO: Planning Commission

FROM: Tony Konkol, Associate Planner

DATE: July 2, 2004

SUBJECT: File # VR 04-01

The applicant has withdrawn variance application VR 04-01, as it is not necessary with the approval of the redesigned Newberry Subdivision (Exhibit 1). No further action is needed from the Planning Commission concerning this issue.

BALL JANIK LLP

A T T O R N E Y S

101 SOUTHWEST MAIN STREET, SUITE 1100
PORTLAND, OREGON 97204-3219

www.balljanik.com

TELEPHONE 503-228-2525
FACSIMILE 503-295-1058

DANA L. KRAWCZUK

dkrawczuk@bjllp.com

June 24, 2004

VIA FACSIMILE AND FIRST CLASS MAIL

Tony Konkol
City of Oregon City Planning Division
Community Development Department
320 Warner-Milne Road
Oregon City, OR 97045

Re: Request to Withdraw Variance Application VR 04-01 For the Newberry
Subdivision (WR 04-01 and TP 04-01)

Dear Tony:

Oregon City approved with conditions Centex's subdivision application (WR 04-01 and TP 04-01) for the Newberry development on June 7, 2004. The original configuration of the Newberry development required a variance to increase block and cul-de-sac lengths, so Centex submitted variance application VR 04-01. In April 2004, Centex modified the configuration of Newberry so that the variance was no longer necessary. On April 29, 2004 and June 7, 2004, Centex requested that processing of variance application VR-01 be placed on hold. The configuration of the Newberry development approved on June 7, 2004 renders the need for variance application VR 04-01 moot. Accordingly, Centex withdraws VR 04-01. Thank you for your assistance in this matter.

Sincerely,



Dana L. Krawczuk

DLK:jaw

cc: John Wyland

Exhibit 1

Preliminary Ideas

Oregon City Design Awards Program

Subcommittee Members: Planning Commissioners Renate Mengelberg and Dan Lajoie

Background: The Oregon City Planning Commission identified the development of a Design Awards program as part of its 2004-2006 goals. A subcommittee was formed to prepare preliminary ideas for the Planning Commission's consideration. The team reviewed existing programs at the City of San Diego, North Clackamas Chamber of Commerce and other experts to develop the following recommendation. If the planning commission agrees the idea has merit, the program will likely need the endorsement from the City Council. The team proposes that this become an annual ongoing program to encourage high development standards in the city.

Purpose:

- To draw attention to excellent design in Oregon City.
- To provide examples to builders and developers for what the city is looking for in new development and redevelopment.
- To recognize developers and designers for their creativity in implementing Oregon City Design standards.

Approach:

1. **Nominations:** Citizens or stakeholders of Oregon City can nominate candidates for consideration for praise or an example of what we do not want. Nominations could be submitted anytime on the web site, during the planning process, generated from press releases and articles in local newsletters and input from Neighborhood Associations.
2. **Applications:** Projects must be built and approved by the city to be considered. An application form could be developed that requests a project description, reason for nomination, a photo if available, categories the nominee wants to be considered for, Contact information on the nominator, and the option that the nominator remain private. This form could be made available on the web and during the design review process to encourage applications and build awareness of the program.

3. **Judging:** Annually, a review committee will evaluate the application materials, visit each potential candidate site, deliberate together and vote on whether the project is worthy of recognition. The committee can designate as many of the nominees for awards as appropriate in each category. If no worthy candidates are proposed for a category no award will be given that year. This review committee could include at least:
 - ❖ an architect
 - ❖ a landscape architect
 - ❖ a sustainability expert (preferably LEED's Certified)
 - ❖ the Community Development Director or designated staff
 - ❖ City Engineer
 - ❖ Planning Commission Member
 - ❖ Someone from the Arts Council
 - ❖ Specialists as needed in particular categories.
 - ❖ A citizen
 - ❖ Others as appropriate
4. **Awards:** Recognition for winners could be an attractive framed certificate, a plaque, or more elaborate award. We could hold an awards ceremony to celebrate winners and nudge negative examples into better efforts. This ceremony could be:
 - As simple as a presentation at planning commission hearing
 - Part of the "State of the City" address program
 - Sponsored by a local group like the arts commission, chamber of commerce, service organization
 - A festive black tie social affair
5. **Spreading the news:** Once awards have been given, the City could:
 - Post photos of winners and other recipients on the City web site
 - Send a press release announcing winners / others with photos
 - Integrate photos and information of the Design Award program in the Building application process (i.e. maybe a flyer could be developed to share at Pre-application Conferences)
 - Develop display panels or a book for permanent display of award winners for the Oregon City Lobby.

6. Potential Award Categories:

- Architecture
- Planning and Urban Design
- Public Art
- Signage and Graphic Design
- Heritage
- Interior Design
- Landscape architecture
- Lighting
- Sustainability
- Innovation
- Citizens Choice Award
- Neighborhood Awards
- True Pioneer Award (The best overall)

7. Potential Award Tag Lines:

- True Pioneers and Pirates ...Options scalawags, carpetbaggers or other derogatory term. (preferred option)
- Roses and Raspberries
- Butterflies and Slugs
- Orchids and Onions

Planning Commission Goals 2004-2006

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.
 - 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.
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

CICC Chairman/Hillendale Nbrhd **F**
 Julie Hollister
 94 Clairmont Way
 Oregon City, OR 97045

Barclay Hills Nbrhd Assoc. **A**
 Elizabeth Klein, Land Use
 13569 Jason Lee Drive
 Oregon City, OR 97045

Canemah Nbrhd Assoc. **A**
 Howard Post, Chairman
 302 Blanchard Street
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Caufield Nbrhd Assoc. **A**
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Caufield Nbrhd Assoc. **A**
 Mike Mermelstein, Land Use
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Gaffney Lane Nbrhd Assoc. **A**
 Joan Schultze
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Hazel Grove / Westling Farm N/A **A**
 Kathy Hogan, Chairman
 19721 S. Central Point Road
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Hillendale Nbrhd. Assoc. **F**
 Debbie Watkins, Co-Chairman
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McLoughlin Nbrhd Assoc. **A**
 Denyse McGriff, Land Use
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 Oregon City, OR 97045

McLoughlin Nbrhd Assoc. **A**
 Dean Walch, Co-Chairman
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 Oregon City, OR 97045

Park Place Neighborhood Assoc. **A**
 Julie Puderbaugh
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Park Place Nbrhd. Assoc. **A**
 Don Slack
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Rivercrest Nbrhd. Assoc. **A**
 Diane McKnight, Chairman
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Rivercrest Nbrhd. Assoc. **A**
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South End Nbrhd. Assoc. **A**
 Kathy Robertson, Land Use
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Canemah Neighborhood Assoc. **A**
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Canemah Neighborhood Assoc. **A**
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 Oregon City, Oregon 97045

Garvey Schubert Barer **A**
 Bill Kabeiseman
 121 SW Morrison Street, 11th Floor
 Portland, Oregon 97204

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 Oregon City, OR 97045

Planning Commission **F**
 Tim Powell
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 Oregon City, OR 97045

Planning Commission **F**
 Renate Mengelberg
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 Oregon City, Or 97045

DJC **A**
 Kurt Shirley
 PO Box 10127
 Portland, OR 97296

Oregonian Metro South-News **A**
 365 Warner-Milne Road, Ste. 110
 Oregon City, Oregon 97045
 Attn: Steve Mays

Canemah Neighborhood Assoc. **A**
 James Roddey
 709 5th Place
 Oregon City, Oregon 97045

Rene Hinneberg **A**
AV Tech
 2580 Cambridge Street
 West Linn, OR 97068



PC Mailing List

Meeting Date: 7-12-04

Sent On: 7-7-04

Number	Recipients	Sent	
10	Copies for Front Table	X	F
1	PC Binder	X	F
1	Front Counter	X	F
1	Dan Drentlaw	X	F
1	Tony Konkol	X	F
1	Christina Robertson-Gardiner	X	A
1	Sean Cook	X	A
1	Larry Patterson	X	F
1	Bob Cullison	X	A
1	Nancy K	X	A
1	City Recorder	X	A
1	Fire Department	X	A
1	Public Works	X	A
1	Police Department	X	A
1	Library	X	F
1	Carnegie Center	X	F
1	Pioneer Center	X	F
5	City Commission	X	A

*In addition to the names on the following page

Total:

02 04-01

Dana Krawczuk
101 SW Main, Suite 1100
Portland, OR 97201