

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
June 14, 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 June 16th work session is cancelled

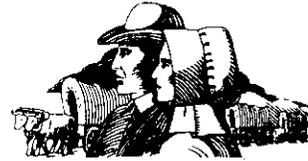
PLANNING COMMISSION MEETING

1. **CALL TO ORDER**
2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
3. **APPROVAL OF MINUTES:** *Not Applicable*
4. **HEARINGS:**
VR 04-01 (*Quasi-Judicial Hearing*), 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. **DISCUSSION ITEM:**
Review and discuss Planning Commission Goals and Objectives
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 OREGON CITY, OREGON 97045
TEL (503) 657 0891 FAX (503) 722 3880



TO: Planning Commission
FROM: Tony Konkol, Associate Planner
DATE: June 7, 2004
SUBJECT: File # VR 04-01

Staff requests that the Planning Commission continue the hearing for the above referenced file to July 12, 2004. The applicant has requested that the City continue the variance application until a final decision on the subdivision application (TP 04-01) is rendered (Attachment 1). If the subdivision request is approved without the need for a variance, the applicant will withdraw the application. This continuance will not have a negative impact on the city's ability to meet the 120-day decision requirement for the processing of this application.

Staff recommends a continuance of the public hearing for Planning File VR 04-01 to the date certain of July 12, 2004.

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 7, 2004

VIA FACSIMILE AND FIRST CLASS MAIL

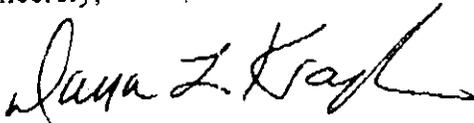
Tony Konkol
City of Oregon City Planning Division
Community Development Department
320 Warner-Milne Road
Oregon City, OR 97045

Re: Request for Second Continuance for Variance Application VR 04-01 For
the Newberry Subdivision (WR 04-01 and TP 04-01)

Dear Tony:

On April 29, 2004 Centex Homes requested a continuance on the consideration of variance application VR 04-01. The City continued the variance hearing to June 14, 2004. Centex Homes intends to withdraw the VR 04-01 once the Newberry subdivision (WR 04-01 and TP 04-01) is approved and the appeal period has lapsed. So that the Newberry Subdivision can be finalized and the appeal period can run, Centex Homes respectfully requests that the consideration of VR 04-01 be continued to July 12, 2004. In the interim, Centex agrees to toll the 120-day clock until July 12, 2004. ORS 227.178. Thank you for your assistance in this matter.

Sincerely,



Dana L. Krawczuk

DLK:jaw

cc: John Wyland

Exhibit 1

Planning Commission Goals 2004-2006
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.
2. Improve development code by drafting new language for:
 - a. Develop Single Family housing design review criteria.
 - b. Review Home occupation ordinance
3. Develop an understanding and more defined structure to the City's Committee's
 - a. Meet with all recognized city advisory groups at least once a year.
 - b. Improve communication with all recognized city advisory groups.
 - c. Investigate the development of a committee reporting structure.
4. Implement a program to acknowledge/reword good/innovative designs.
5. Promote and review Master Plans and Sub-area (neighborhood) plans.
6. Increased education.
 - a. Planning Commission
 - b. Neighborhood Associations

Planning Commission Work Session
June 4, 2003

City Commission Goals for 2003

1. Create a strategy for Oregon City's economic recovery.
2. Build partnerships that promote efficiency and accountability.
3. Begin implementation of downtown and waterfront plans.
4. Provide quality customer service.
5. Promote a positive image/positive quality of life for Oregon City.

Are there corresponding action items that go with these goals?

Planning goals for 2003

1. Comprehensive Plan adoption
 - a. Commercial District zoning changes
 - b. Incorporation with economic development person/team
 - c. Competitive in the region and cooperation
 - d. Industrial lands-How to attract
 - e. Beavercreek UGB expansion area/CCC/Glen Oak
 - f. Lower downtown/Washington Street Plan
 - g. Blue Heron site master plan
2. Sign code-non conforming signs
 - a. Design versus content
 - b. Review sign code of other historic towns
 - c. New sign code language: size, materials
 - d. School signs
3. Home Occupation Ordinance
4. Tree preservation
 - a. Tree committee
5. Long-range planning
6. UGB
7. Police/Fire protection/services
 - a. How does this (long-range planning and the UGB expansion) affect growth/economic development?
8. Community Development Fees
 - a. Fees: where should they be compared to the region
 - b. Land as a resource
9. Sub-divisions
 - a. Traffic calming in new subdivisions
 - b. Single family design review
 - c. Master planning for new subdivisions in UGB/South End/ Beavercreek
10. Hospital Master plan
11. Acknowledge "Good" and "Bad" design



PC Mailing List

Meeting Date: 6-14-04

Sent On: 6-8-04

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

*In addition to the names on the following page

Total:

CICC Chairman/Hillendale Nbrhd
Julie Hollister
13304 Clairmont Way
Oregon City, OR 97045

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

Canemah Nbrhd Assoc.
Howard Post, Chairman
302 Blanchard Street
Oregon City, OR 97045

Caufield Nbrhd Assoc.
Cathi VanDamm
15092 S. Persimmon Way
Oregon City, OR 97045

Caufield Nbrhd Assoc.
Mike Mermelstein, Land Use
20114 Kimberly Rose Drive
Oregon City, OR 97045

Gaffney Lane Nbrhd Assoc.
Joan Schultze
19413 Stillmeadow Drive
Oregon City, OR 97045

Hazel Grove / Westling Farm N/A
Kathy Hogan, Chairman
19721 S. Central Point Road
Oregon City, Oregon 97045

Hillendale Nbrhd. Assoc.
Debbie Watkins, Co-Chairman
13290 Clairmont Way
Oregon City, OR 97045

McLoughlin Nbrhd Assoc.
Denyse McGriff, Land Use
815 Washington Street
Oregon City, OR 97045

McLoughlin Nbrhd Assoc.
Dean Walch, Co-Chairman
516 Madison Street
Oregon City, OR 97045

Park Place Nbrhd. Assoc.
Ralph and Lois Kiefer
15119 Oyer Drive
Oregon City, OR 97045

Park Place Nbrhd. Assoc.
Don Slack
16163 Widman Court
Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.
Diane McKnight, Chairman
161 Barclay Avenue
Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.
Patti Brown, Land Use
P.O. Box 1222
Oregon City, OR 97045

South End Nbrhd. Assoc.
Karen Montoya, Chairman
137 Deerbrook Drive
Oregon City, OR 97045

South End Nbrhd. Assoc.
Kathy Robertson, Land Use
210 Elmer Drive
Oregon City, OR 97045

Canemah Neighborhood Assoc.
Alan Shull
713 5th Place
Oregon City, Oregon 97045

Canemah Neighborhood Assoc.
Shirley Smith
416 S. McLoughlin Blvd.
Oregon City, Oregon 97045

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

Planning Commission
Linda Carter
1145 Molalla Avenue
Oregon City, Or 97045

Planning Commission
Lynda Orzen
14943 Quinalt Ct.
Oregon City, Or 97045

Planning Commission
Dan Lajoie
143 John Adams Street
Oregon City, OR 97045

Planning Commission
Tim Powell
819 6th Street
Oregon City, OR 97045

Planning Commission
Renate Mengelberg
2263 South Gilman
Oregon City, Or 97045

DJC
Kurt Shirley
PO Box 10127
Portland, OR 97296

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

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

Rene Himmberg
AV Tech
2580 Cambridge Street
West Linn, OR 97068

V

Rick Givens
204 SE 10th Ave
Canby, OR 97013

Dee Craig
Oregon City Parks & Rec Director
320 Warner-Milne
Oregon City, OR 97045

John Wyland
Centex Homes
16520 SW Upper Boones Ferry Rd.
Ste. 200
Portland, OR 97224

Greg and Nancy Wallwork
12945 Noblewood Avenue
Oregon City, OR 97045

Kristen Ryner
12960 Noblewood Avenue
Oregon City, OR 97045

Carol Loss
229 Ogden Drive
Oregon City, OR 97045

Ball Janik, LLP
Dana L. Krawczuk
101 SW Main Street, Suite 1100
Portland, Oregon 97204-3219