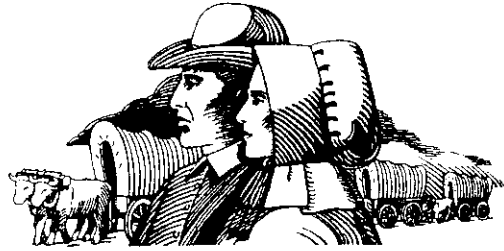


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892

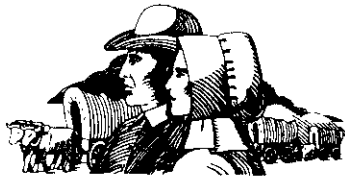


THE FEBRUARY 9TH, 2004 **PLANNING COMMISSION MEETING** **IS CANCELLED.**

A Joint City Commission and Planning Commission
Work Session will be held on **Wednesday,**
February 11th, 2004 in the City Hall Chambers
at 5:30 pm to review the Draft Comprehensive
Plan, Comprehensive Plan and Zoning Maps, and
Municipal Code Updates.

Drafts of the Comprehensive Plan, Comprehensive Plan Map, Zoning Map,
and Municipal Code Updates are on the
Oregon City Web Page (www.orcity.org) under "Planning".

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



CITY OF OREGON CITY

INCORPORATED 1844

Community Development Department
Planning Division

320 Warner Milne Rd. - P.O. Box 3040 - Oregon City, OR 97045
Tel: (503) 657-0891 Fax: (503) 657-7892

TO: Honorable Mayor, City Commissioners and Planning Commissioners
FROM: Dan Drentlaw, Community Development Director
DATE: February 6, 2004
RE: Legislative File L 03-01: Comprehensive Plan Update and Zoning Code Amendments

Dear Mayor and Commissioners:

The packet for the February 11, 2004 joint City Commission and Planning Commission work session includes the amended Comprehensive Plan Text, Comprehensive and Zoning Maps, and Zoning Code based on the January 26, 2004 Planning Commission recommendation.

The amended Zoning Code - Version 7, includes additional changes to those recommended by the Planning Commission. There have been minor changes throughout the document addressing spelling and grammatical errors and providing consistency with the amended Comprehensive Plan and with other amended sections throughout the entire code. In addition to minor changes throughout the document, changes have been made to update the zoning and annexation tables to reflect new zoning and comprehensive plan designations. Staff has added a maximum lot coverage requirement to compliment the reduced setbacks that have been proposed to the R-3.5, R-6, and R-8 zones and to further implement the goals of affordable housing and limit the size of a building footprint in relation to the size of the lot.

Staff has removed the Limited Commercial and Limited Office Conditional District as the zones are not applicable with the proposed map changes and the Neighborhood Commercial District has been amended to increase the permitted uses.

Staff will review the proposed additions at the work session on February 11, 2004. The most recent proposed Comprehensive Map, Zoning Map, Comprehensive Plan, and Amended Zoning Code are available at City Hall, the Oregon City Library, the Carnegie Center, Pioneer Community Center and on the Oregon City web site.

Updated February 6, 2004

City Limits
UGB

Please recycle with colored office grade paper.



CITY OF OREGON CITY








GEOGRAPHIC INFORMATION SYSTEM


Proposed Comprehensive Plan

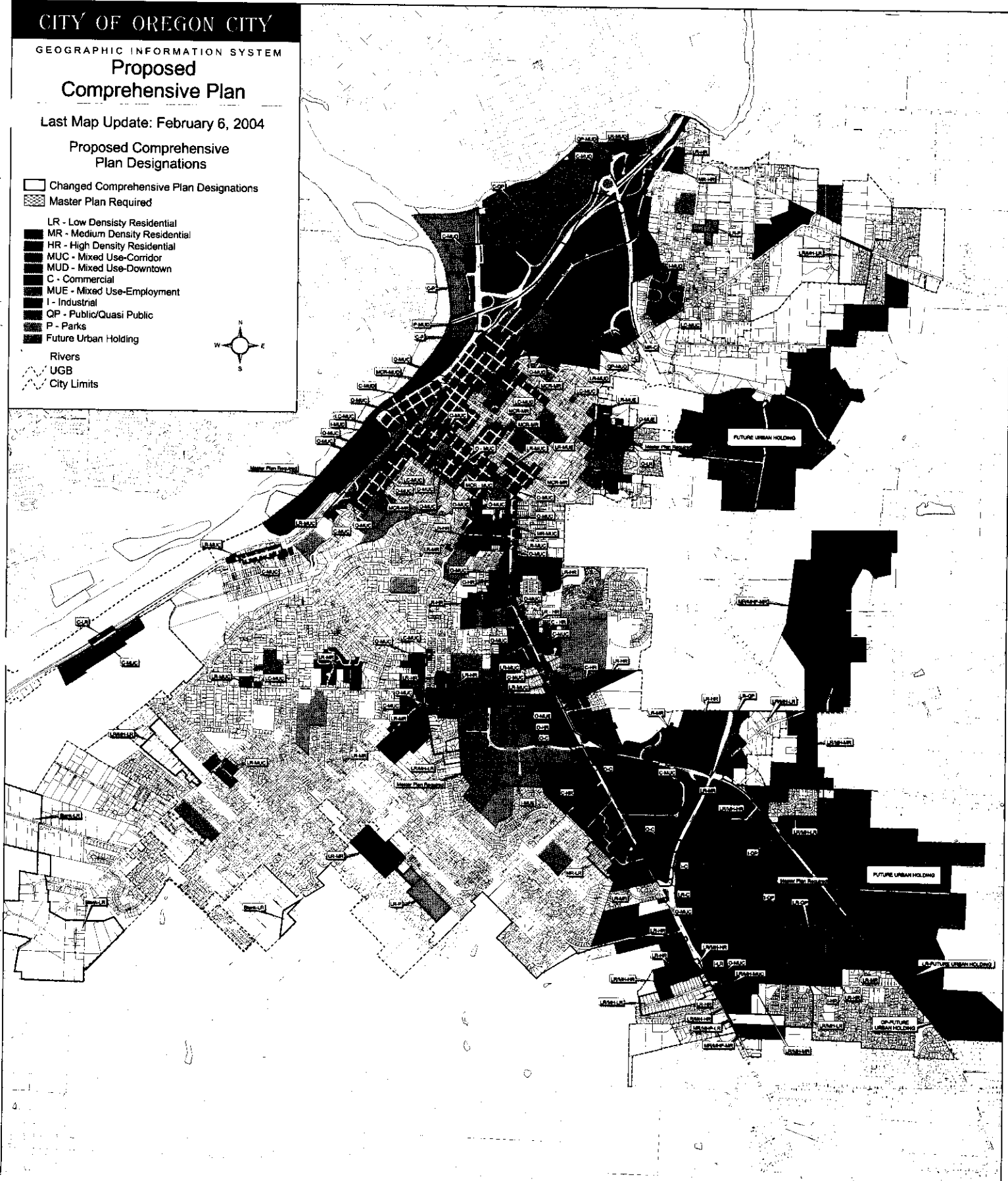
Last Map Update: February 6, 2004

Proposed Comprehensive Plan Designations

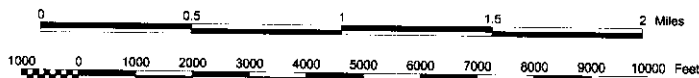
-  Changed Comprehensive Plan Designations
-  Master Plan Required

-  LR - Low Density Residential
-  MR - Medium Density Residential
-  HR - High Density Residential
-  MUC - Mixed Use-Corridor
-  MUD - Mixed Use-Downtown
-  C - Commercial
-  MUE - Mixed Use-Employment
-  I - Industrial
-  QP - Public/Quasi Public
-  P - Parks
-  Future Urban Holding

-  Rivers
-  UGB
-  City Limits



MAP FOR REFERENCE PURPOSES ONLY.
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



City of Oregon City
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Plot date: February 6, 2004
Project: Proposed Comp
Plot: Proposed_Comp_wgr_text_02062004.pdf