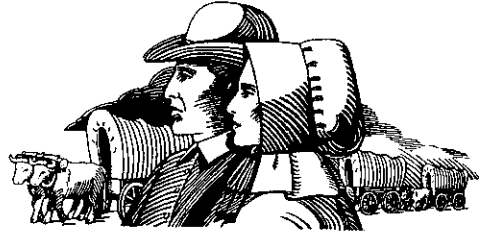


# CITY OF OREGON CITY

## 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 28, 2003 at 7:00 P.M.**

The July 28, 2003 Planning Commission Meeting is Cancelled.

The Planning Commission will meet for a work session on August 6, 2003.

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**Revised 7.14.03**

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  - b. Code changes to implement the Downtown Community Plan.
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  - c. Clackamas County (Red Soils)
  - d. Lower downtown/Washington Street including redevelopment and infill strategies.
6. Implement a program to acknowledge/reward good design.

TO: Planning Commission

FROM: Dan Drentlaw: Community Development Director

DATE: July 21, 2003

RE: Oregon City Municipal Code Section Amendments

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Commissioners,

Below is a brief description of the code sections that will be amended during the Comprehensive Plan Updated process. The three types of Code Section amendments that will occur are Removal of Sections, New Sections added, and Edit Sections, which include minor and major revisions to existing sections. I anticipate a draft of the code changes will be presented at the August work sessions.

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Section 12.08 – Edit Section; Streets

Reduces the distance between street trees from 40 to 35 feet and reduces the separation from trees and street lights and intersections. Requires that an arborist verify the health of a street tree prior to removal and addresses the number of trees required to replace the removed street tree.

Section 12.12 – Remove Section; Utility Poles

This section concerns the type of poles used for street lights and is not applicable.

Section 12.24 – Edit Section; Pedestrian Accessways

Adds industrial, institutional, retail, and office developments to meet the Pedestrian/bicycle accessway requirements and definition of “Accessway”. Requires 4-foot planter strips adjacent to the accessway and the use of ground cover rather than mulch to ensure 100 percent landscaping coverage.

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Section 16.08 – Edit Section; Subdivision Plat

Requires a connectivity analysis for automobile, pedestrian, and bicycle circulation and shadow plat of properties adjacent to the proposed development.

Section 16.12 – Edit Section; Land Division Design Standards

Requires land divisions to meet the goals and policies of the Comprehensive Plan and all ancillary documents to the Comprehensive Plan. Updates the OCMC to match the Oregon City Transportation System Plan ROW requirements. Allows the city to require Neighborhood Traffic Management Measures and discourages the use of speed bumps. Updates the requirement from 4-foot planters to 5-foot grass planters to match the Oregon City Transportation System Plan Street Design.

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Creates a table requiring a set number of trees to be replaced based on the diameter of the tree removed rather than the existing requirement of a one-to-one ratio.

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Requires that parcel large enough to be subdivided into 4 or more parcels be processed as a subdivision (4 or more lots) rather than a partition (3 or less lots). Allows for the original parcel meeting the above standard to be partitioned once if solely for the purpose of segregating one separate smaller parcel for an existing or proposed single-family home. The partitioned piece may not be large enough to partition again. Requires a connectivity analysis for automobile, pedestrian, and bicycle circulation and shadow plat of properties adjacent to the proposed development. Identifies when flag lots are allowed and the design requirements.

Section 17.04 – Edit Section; Definitions

Cul-de-sac, Net Buildable Area, Front Façade, Front Lot Line, Lot Depth, Lot Width, Porch, and Development.

Section 17.08.040 – Edit Section; R-10 Dimensional Standards

Reduces the minimum lot width and depth requirements. Reduces the minimum front yard setback and increases the rear yard setback. Requires garages to be 5 feet behind the front façade and allows a porch to encroach 5 feet into the front yard setback.

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This section is no longer applicable.

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Increase the permitted uses in the district and the maximum building height.

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Increase the permitted uses in the district. Allow restaurants as a permitted use and allow Duplex and Multi-Family development as Conditional Uses in the district.

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Ability to allow for buffering between non-compatible developments on a case-by-case basis.

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Increase the permitted clean industrial uses in the district and remove non-industrial related uses to be consistent with Title 4 of the Functional Plan. Section 17.37 (CI) and 17.38 (M-2) will be rewritten and combined into one section.

Section 17.40.020 – Edit Section; Historic Overlay Zone Definitions

Defines “New Construction”

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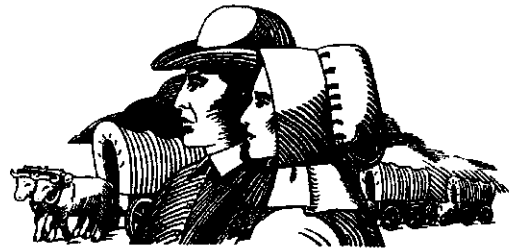
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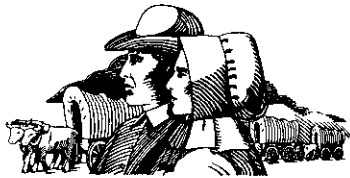
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# CITY OF OREGON CITY

INCORPORATED 1844

Community Development Department

Planning Division

P.O. Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045

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