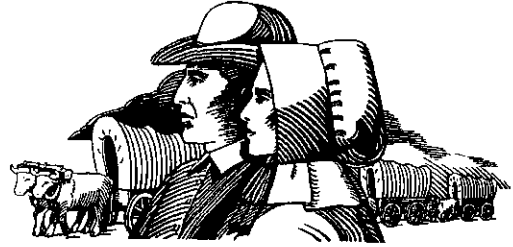


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



AGENDA

City Commission Chambers - City Hall
June 25, 2001 at 7:00 P.M.

PLANNING COMMISSION MEETING

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** June 11, 2001 (*Mailed Separately*)
- 7:15 p.m. 4. **HEARINGS:**
- ZC 01-02;** Oregon City School District; Zone Change from Clackamas County "FU-10" Future Urban -10 Acre Minimum to City of Oregon City "CI" Campus Industrial; Clackamas County Map 3S-2E-9D, Tax Lot 1200
- 7:45 p.m. **ZC 01-03;** Thomas Hurt; Zone Change from R-10 (Single-Family Dwelling District) to RD-4 (Two-Family Dwelling District); 678/674 & 668 Warner Parrott Road/ Map # 3-2E-6DB, Tax Lot 1700 & 1800
- 8:15 p.m. 5. **OLD BUSINESS**
- A. Adoption of 2001 Mission Statement and Goals and Objectives**
- 8:30 p.m. 6. **NEW BUSINESS**
- A. Staff Communications to the Commission**
- B. Comments by Commissioners**
- 8:45 p.m. 7. **ADJOURN**

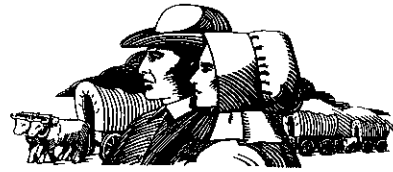
NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



STAFF REPORT Date: June 25, 2001

Complete: 4/16/01
120-Day: 8/14/01

FILE NO.: ZC 01-02

APPLICATION TYPE: Quasi-Judicial/Type IV

HEARING DATE: June 25, 2001
7:00 p.m., City Hall
320 Warner Milne Road
Oregon City, OR 97045

APPLICANT: Oregon City School District
1417 12th Street
Oregon City, OR 97045

OWNER: Dorothy Hess
14641 S. Glen Oak Road
Oregon City, OR 97045

REQUEST: Zone Change from Clackamas County FU-10 Future Urban –
10 Acre Minimum to City of Oregon City CI Campus
Industrial

LOCATION: Clackamas County Map 3S-2E-9D, Tax Lot 1200 (Exhibit 1)

REVIEWER: Barbara Shields, Senior Planner
Dean Norlin, Senior Engineer

RECOMMENDATION: Approval of ZC 01-02

CRITERIA:

Comprehensive Plan:

Section "G" Growth and Urbanization

Section "I" Community Facilities

Section "L" Transportation

Section "M" The Comprehensive Plan Map

Municipal Code:

Chapter 17.06 Zoning District Classifications

Chapter 17.50 Administration and Procedures

Chapter 17.68 Zoning Changes and Amendments

BACKGROUND:

The subject property is part (Tax Lot 1200, Clackamas County Map 3S-2E-9D) of the future Oregon City High School campus area (Exhibit 1). It was annexed to the City on February 7, 2001 (Exhibit 2).

The subject property is designated as "Industrial" on the Comprehensive Plan Map and zoned FU-10 Future Urban-10Acre Minimum in Clackamas County. The "Industrial" designation may be implemented by CI Campus Industrial, M-1 Light Industrial, or M-2 Industrial districts. Schools are permitted as conditional uses in all three zones.

The Code requires a quasi-judicial public hearing process in accordance with the procedures outlined in Chapter 17.68 for those instances in which more than one zoning designation carries out a City plan classification.

BASIC FACTS:

1. The subject property is approximately 18 acres in area and is currently zoned FU-10 Future Urbanizable-10 Acre Minimum in Clackamas County.
2. The subject property is part of the 68-acre consolidated Oregon City High School Campus area.
3. The subject property is designated "Industrial" on the Oregon City Comprehensive Plan Map. It was annexed by the City in February 2001. The applicant, Oregon School District is requesting a zone change from Clackamas County FU-10 to City of Oregon City CI Campus Industrial to finalize the site consolidation process of the 68-acre High School Campus area.
4. Schools are conditional uses in the CI district. This property is part of the conditional use request that was processed by the City (CU01-01).
5. Transmittals on the proposal were sent to various City departments, affected agencies, and property owners within 300 feet. The City Engineering Division evaluated the proposed zone change and submitted comments, which are contained in Exhibit 3.

ANALYSIS AND FINDINGS:

Oregon City Municipal Code Chapter 17.68.

Criteria for a zone change are set forth in Section 17.68.020 and are as follows:

Criterion A. The proposal shall be consistent with the goals and policies of the comprehensive plan.

The following goals and policies of the City of Oregon City Comprehensive Plan are applicable to the requested change:

Citizen Participation Goal The public hearing was advertised and notice was provided as prescribed by law to be heard by the Planning Commission on June 25, 2001. The public hearing will provide an opportunity for comment and testimony from interested parties.

Conclusion: The proposal is in conformance with the Citizen Involvement Goal of the Comprehensive Plan.

Growth and Urbanization Goal, Policy 6

Policy 6 requires that the rezoning requests involving land annexed to the City from the County will be processed under the regulations and hearing procedure used for all zone changes.

Conclusion: This rezone request follows the process and criteria established in Chapter 17.68.

Community Facilities Goal This goal requires the City to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve development in the City.

The subject property is part of the High School Campus site. Its suitability for a timely and orderly arrangement to serve development in the City was evaluated at the time of the conditional use permit review CU01-01. In general, all utilities are either available, or can be made available to serve the school site.

Conclusion: This site can be served by urban services or services can be made available to the site. Therefore, the proposed zone change complies with the Public Facilities Goal of the Comprehensive Plan. Upon application for development, the City will require the applicant to meet appropriate standards and provide necessary improvements and facilities to accommodate site development.

Conclusion for Criterion A:

Based on the above analysis, the proposal, as presented by the applicant, has satisfied Criterion A.

Criterion B. **That public facilities and services (water, sewer, storm drainage, transportation, schools, and police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.**

Conclusion for Criterion B:

Upon application for any future development, the City will require the applicant to meet appropriate standards and provide necessary improvements and facilities to accommodate site development. As discussed earlier in this report, this site can be served by urban services or services can be made available to the site. Therefore, the proposed zone change complies with Criterion B.

Criterion C. **The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.**

The subject property is part of the High School Campus site. Its suitability for a timely and orderly arrangement to serve development in the City was evaluated at the time of the conditional use permit review CU01-01. Based on the Traffic Impact Analysis submitted by the applicant at the time of the conditional use review, significant transportation and traffic improvements must be completed to serve the proposed use of the property.

Conclusion for Criterion C:

In conclusion, transportation services can be provided at sufficient capacity and level of service of the transportation system serving the surrounding transportation network.

Criterion D **Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions, which control the amendment.**

The following Statewide Planning Goals are applicable to this request: Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 11 Public Facilities and Services; and Goal 12 Transportation.

Conclusion for Criterion D:

The Oregon City Comprehensive Plan was acknowledged by the Land Conservation and Development Commission on April 16, 1982. The acknowledged City's Comprehensive Plan includes specific goals and policies that are applicable to the requested zone change. Therefore, it is not necessary to address the Statewide Planning Goals in response

to this criterion. The applicable Comprehensive Plan Goals and policies were addressed in response to Criterion A.

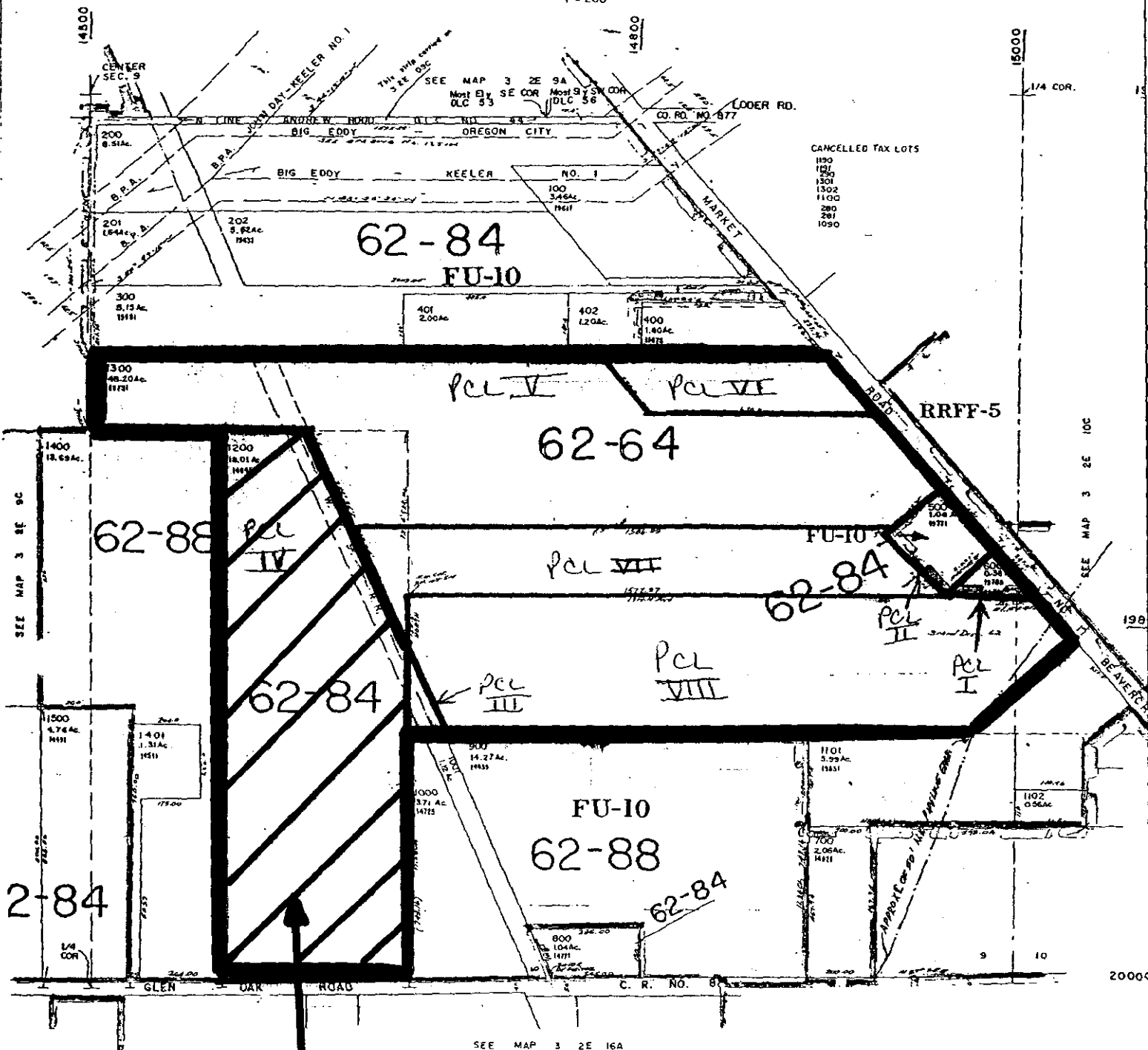
CONCLUSION AND RECOMMENDATION:

Based on the analysis and findings presented in the report, the proposed Zone Change from Clackamas County FU-10 Future Urban – 10 Acre Minimum to City of Oregon City CI Campus Industrial District satisfies the requirements as described in the Oregon City Comprehensive Plan and the Oregon City Municipal Code Chapter 17.68.

Therefore, staff recommends that the Planning Commission recommends the City Commission approve the requested Zone Change from Clackamas County FU-10 Future Urban – 10 Acre Minimum to City of Oregon City CI Campus Industrial District for the subject property identified as Clackamas County Map 3S-2E-9D, Tax Lot 1200 and adopt proposed Ordinance 01-1023 (Exhibit 4).

EXHIBITS:

1. Vicinity Map
2. Applicant's Narrative
3. Engineering Division Comments
4. Proposed Ordinance 01-1023

$l^* = 200'$ 

**SUBJECT
PROPERTY**

CHICAGO



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by r.

N

CHI

EXHIBIT 1

CITY OF OREGON CITY
PO Box 3040
320 Warner Milne Road
Oregon City, OR 97045-0304
Attn. Barbara Shields, Senior Planner

March 15, 2001

RE: Oregon City High School
Application for Conditional Use
File: CU 01-01

In your letter of 02/07/07 regarding Determination of Application Completeness on the subject project, you requested that a post-annexation zone change for the "Hess Parcel" be processed. Attached is a land use application for a Zone Change for Tax Lot 1200 (3S 2E 9D 1200). We are requesting this property be rezoned as "Campus Industrial M-I".

City Code 17.68.020 Criteria

This zone change is consistent with the goals and policies of the comprehensive plan.

The public facilities are presently capable of supporting the range of uses allowed for this zone change.

The proposed zone change and potential uses are consistent with function, capacity and level of service of the transportation system for this area.

Additional information regarding criteria supporting the proposed zone change are contained in AN 99-08 and City Ordinance 01-1005.

Yours Truly,



Peter F. Daniels
Milstead & Associates, Inc.

February 16, 2001

TO: Gary Cooper, Milstead & Associates
FROM: Ken Martin, Metro Boundary Office
SUBJECT: *Information On Hess Annexation*

On May 3, 1999 this office received a proposed annexation to Oregon City of land owned by Dorothy Hess. That land consisted of 18.01 acres on the north side of Glen Oak Road, more particularly described as: Tax Lot 1200 SE 1/4 Sec. 9, T3S R2E, W.M., Clackamas County, Oregon. The proposed annexation was assigned a City annexation number, AN 99-08

Because Oregon City was then in the process of adopting a new system for dealing with annexations this proposal was not scheduled for hearing by the City Commission until January 19, 2000. On that date the City Commission approved the annexation and referred it to the voters of the City as required by the City Charter. The Commission took this action via Ordinance No. 00-1002.

AN 99-08 was set for election on May 16, 2000. This was Measure No. 3-69. At the June 21, 2000 City Commission meeting the Commission accepted the results of the election which were: Yes-3,204 No-2,392.

On February 7, 2001 the City Commission passed Ordinance 01-1005 which officially annexed the property to the City.

ANALYSIS AND FINDINGS

The applicant has proposed a zone change for the property located at 14641 S. Glen Oak Road from FU-10 (County) to Campus Industrial (M-1). The Applicant is proposing to incorporate this property into the Moss Campus for the construction of various sports fields, tennis courts and roadways.

The applicant shall be required at the Site Plan and Design Review stage to improve their site's frontage along Glen Oak Road to the City's Collector standards, which will include and not be limited to asphalt paving with a rock base, sidewalks, street lights, and street trees.

Staff recommends approval of the proposed zone change as long as the following recommendations and conditions of approval are followed:

PROVISION OF PUBLIC SERVICES:

WATER.

There is an 8-inch and 12-inch City waterline in Glen Oak Road.

Future development may require upgrading the 8-inch line fronting the site in Glen Oak to 16-inches. Currently Glen Oak Meadows PUD is required to upgrade this water line when they develop.

SANITARY SEWER.

An 8-inch City sanitary sewer line can serve the site from Glen Oak Road. The current campus buildings are served by a private 8-inch sanitary sewer line going north to a manhole near the Clackamas Community College entrance on Beavercreek Road.

Future development of this property may require additional sanitary sewer lines along the north and east property lines according to the Sanitary Master Plan and City of Oregon City development standards.

STORM SEWER/DETENTION AND OTHER DRAINAGE FACILITIES.

This site is in the Caufield Drainage Basin as designated in the City's Drainage Master Plan. Drainage impacts to this site are significant. This site drains to the southwest. The south end of the site is located within the Water Quality Resource Area Overlay District. Erosion and water quality controls are critical for the development of this site.

Future development of this property will require detention and water quality treatment as well as meeting requirements to the Water Quality Resource Area Overlay District and Caufield Basin Master Plan.

DEDICATIONS AND EASEMENTS.

Glen Oak Road is classified as a Collector in the Oregon City Transportation System Plan, which requires a right-of-way (ROW) width of 52 to 86 feet. Currently, Glen Oak Road appears to have portions of 40 and 50-foot wide ROW.

Future development of this property will require dedication of ROW along Glen Oak Road to meet City requirements.

STREETS.

Glen Oak Road is classified as a Collector in the Oregon City Transportation System Plan, which requires a pavement width of 22 to 62 feet. Currently, Glen Oak Road appears to have a pavement width of approximately 16 feet.

Future development of this property will require half street improvements along the site frontage with Glen Oak Road to meet City requirements. A right turn lane may be required for eastbound traffic on Glen Oak Road requiring extra pavement width.

TRAFFIC AND TRANSPORTATION.

A traffic analysis for this site, prepared by Lancaster Engineering and dated June 4, 2001, was submitted to the City for review. The Moss Campus improvement will greatly impact the surrounding City and County roads and streets. The City and Oregon City School District have signed a Letter of Understanding (LOU) concerning the Meyers Road extension that will serve the school site while meeting the city's 1989 Transportation Master Plan for the additional collector road serving the properties between Glen Oak Road and the college and between Beavercreek Road and Highway 213. The LOU describes the parameters of the agreement whereby the school district will dedicate certain property, construct certain portions of the Meyers Road extension and construct the local street between Glen Oak Road and the Meyers Road extension.

The transportation impacts of this application are far reaching, the actual conditions of approval for the transportation impact will be determined during the Site Plan and Design Review. On-site circulation plans must be reviewed to ensure adequate stacking and clear out lanes are provided to alleviate off-site stacking beyond the design length.

Future development of this property will require applicant to contribute to the improvements in the corridor in proportion to the traffic generated.

ORDINANCE 01-1023

AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.06.30: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE OF 1991, AND THE OFFICIAL COMPREHENSIVE PLAN MAP, BY CHANGING CERTAIN DISTRICTS

WHEREAS the subject property is designated "Industrial" in the Oregon City Comprehensive Plan and zoned Clackamas County "FU-10" Future Urban – 10 Acre Minimum;

WHEREAS, the "Industrial" Comprehensive Plan designation may be implemented by "M-2" Heavy Industrial District, "M-1" Light Industrial District, or "CI" Campus Industrial District;

WHEREAS, the applicant/owner is requesting to change the zone from Clackamas County "FU-10" Future Urban – 10 Acre Minimum to City of Oregon City "CI" Campus Industrial District;

WHEREAS, the City recognizes that the supportive findings and conclusions adopted by the Planning Commission on June 25, 2001, which recognizes that the applicant has met the burden of proof in demonstrating that the proposed zone change complies with the applicable approval criteria;

OREGON CITY ORDAINS AS FOLLOWS:

This application is hereby APPROVED as to this particular property with the attached findings and conclusions (Attachment A);

Clackamas County Assessor map 3S-2E-09D, Tax Lot 1200 (Attachment B).

Read for the first time at a regular meeting of the City Commission held the 18th day of July 2001, and the foregoing ordinance was finally enacted by the City Commission this 18th day of July 2001.

LEILANI BRONSON-CRELLY
City Recorder

ATTESTED to this 18th day of July 2001.

JOHN F. WILLIAMS, JR., Mayor

Ordinance Effective: August 18th, 2001

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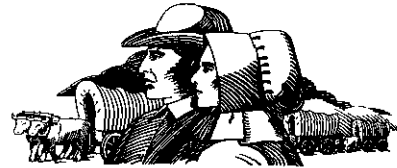
EXHIBIT 4

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



STAFF REPORT Date JUNE 26, 2001

Complete: 4/27/01
120-Day: 8/25/01

FILE NO.: ZC 01-03

APPLICATION TYPE: Quasi-Judicial/Type IV

HEARING DATE: June 25, 2001
7:00 p.m., City Hall
320 Warner Milne Road
Oregon City, OR 97045

**APPLICANT/
OWNER** Thomas Hurt
668 Warner Parrott Road

REQUEST: Zone Change from "R-10" Single-Family Dwelling District to
"RD-4" Duplex Residential Dwelling District.

LOCATION: 678/674/668 Warner Parrott Road
Clackamas County Map 3S-2E-6DB, Tax Lots 1700 and 1800

REVIEWER: Barbara Shields, Senior Planner
Dean Norlin, Senior Engineer

RECOMMENDATION: APPROVAL of ZC 01-03

CRITERIA:

Comprehensive Plan:

Section "C" Housing

Section "I" Community Facilities

Section "L" Transportation

Municipal Code:

Chapter 17.08 R-10 Single-Family Dwelling District

Chapter 17.16 RD-4 Two-Family Dwelling District

Chapter 17.50 Administration and Procedures

Chapter 17.68 Zoning Changes and Amendments

SUMMARY OF ISSUES:

The applicant is requesting a zone change from R-10 Single-Family Residential to RD-4 Two-Family Dwelling District for an approximately 0.9-acre parcel located at 678/674/668 Warner Parrott Road, Clackamas County Map 3S-2E-6DB, Tax Lots 1700 and 1800 (Exhibit 1).

A portion of the subject property, Tax Lot 1800, is occupied by an existing single-family home with an accessory structure. Tax Lot 1700 is occupied by a single-family home (Exhibit 2). If the Planning Commission approves this request, the applicant's intention is to convert the existing home and an accessory structure on Tax Lot 1800 to a duplex (Exhibit 3).

Based on the analysis and findings contained in this staff report, there is sufficient evidence to show that the proposed Zone Change ZC 01-03 satisfies the Oregon City Municipal Code criteria.

Upon application for redevelopment of the subject property, the City will require the applicant to meet appropriate standards and provide necessary improvements and facilities to accommodate site development.

BASIC FACTS:

1. The subject property is approximately 0.9 acres in area. It is located on Warner Parrot "Road, east of the intersection of Linn Road/Leland Road/Central Point (Exhibit 1). The property is designated "Medium Density Residential" on the Oregon City Comprehensive Plan Map. Section M-1 of the Comprehensive Plan states that the "Medium Density Residential" designations are planned for residential developments with a maximum density of 4,000 square feet per residential unit and 8,000 square feet for a duplex.
2. The "Medium Density Residential" is implemented by "RD-4" Two-Family Residential District (Oregon City Municipal Code Chapter 17.16).
3. The subject property consists of two parcels. If the Planning Commission approves this rezone to RD-4, under the Code requirements, each parcel may accommodate one duplex. The subject property may be ultimately divided into 4 duplex lots, with a total density of 8 housing units.

4. The subject property is currently occupied by two single-family homes. Rezoning this property to RD-4 could potentially increase the number of housing units by 6.
5. The surrounding properties to the north, northwest, and north of the subject property are designated "Low Density Residential" in the Oregon City Comprehensive Plan and zoned R-10 Single-Family Dwelling District. The properties to the east and to the south of the subject property are designated "Medium Density Residential" in the Comprehensive Plan and zoned RD-4 Two-Family Residential Dwelling District.

Transmittals on the proposal were sent to various City departments, affected agencies, property owners within 300 feet. No comments related to this request have been received by the Planning Division.

ANALYSIS AND FINDINGS:

Oregon City Municipal Code Chapter 17.68.

Criteria for a zone change are set forth in Section 17.68.020 and are as follows:

Criterion A. The proposal shall be consistent with the goals and policies of the comprehensive plan.

The following goals and policies of the City of Oregon City Comprehensive Plan are applicable to the requested change:

Citizen Participation Goal The public hearing was advertised and notice was provided as prescribed by law to be heard by the Planning Commission on June 25, 2001. The public hearing will provide an opportunity for comment and testimony from interested parties.

Conclusion: The proposal is in conformance with the Citizen Involvement Goal of the Comprehensive Plan.

Housing Goal Provide for the planning, development, and preservation of a variety of housing types at a range of rents.

The City encourages planning, development and preservation of a variety of housing types at a range of price and rents. The subject property has been already designated for "Medium Density Residential" uses. The requested zone change would implement the intended designation for this property.

Conclusion: The proposal is in conformance with the Housing Goal of the Comprehensive Plan.

Community Facilities Goal This goal requires the City to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve development in the City.

The Engineering Division noted the subject property is already served by public facilities (Exhibit 4).

Conclusion: This site is served by urban services. Therefore, the proposed zone change complies with the Public Facilities Goal of the Comprehensive Plan. Upon application for redevelopment, the City will require the applicant to meet appropriate standards and provide necessary improvements and facilities to accommodate site development.

Transportation Goal This goal requires that the City insure a transportation system that supports the City's land uses and provide appropriate facilities to accommodate transportation movements.

The City Engineering Division evaluated the site with regards to the availability of public facilities, including transportation facilities. Given the size of the subject property and the existing development, there is no indication that the proposed zone change would have any immediate major impacts on the transportation system in the vicinity of the site.

Conclusion: No specific traffic facility improvements are required by approval of the zone change request. Upon future redevelopment of the subject property, the City would evaluate the scope of appropriate transportation improvements.

Conclusion for Criterion A:

Based on the above analysis, the proposal, as presented by the applicant, has satisfied Criterion 1.

Criterion B. **That public facilities and services (water, sewer, storm drainage, transportation, schools, and police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.**

As previously discussed in this report, subject property is already served by public facilities (Exhibit 4).

Conclusion for Criterion B:

This site is served by urban services. Upon application for redevelopment, the City will require the applicant to meet appropriate standards and provide necessary improvements and facilities to accommodate site development.

Therefore, the proposed zone change complies with Criterion B.

Criterion C.

The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

If approved by the Planning Commission, the proposed zone change from R-10 to RD-4 would potentially result in additional 6 housing units on the subject 0.9-acre property.

Conclusion for Criterion C:

As previously discussed in this report, the proposed increase in density of the site will not have a significant impact of the existing capacity and level of service of the transportation system serving the surrounding transportation network.

Criterion D

Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions, which control the amendment.

The following Statewide Planning Goals are applicable to this request: Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 10 Housing; Goal 11 Public Facilities and Services; and Goal 12 Transportation.

Conclusion for Criterion D:

The Oregon City Comprehensive Plan was acknowledged by the Land Conservation and Development Commission on April 16, 1982. The acknowledged City's Comprehensive Plan includes specific goals and policies that are applicable to the requested zone change. Therefore, it is not necessary to address the Statewide Planning Goals in response to this criterion. The applicable Comprehensive Plan Goals and policies were addressed in response to Criterion A.

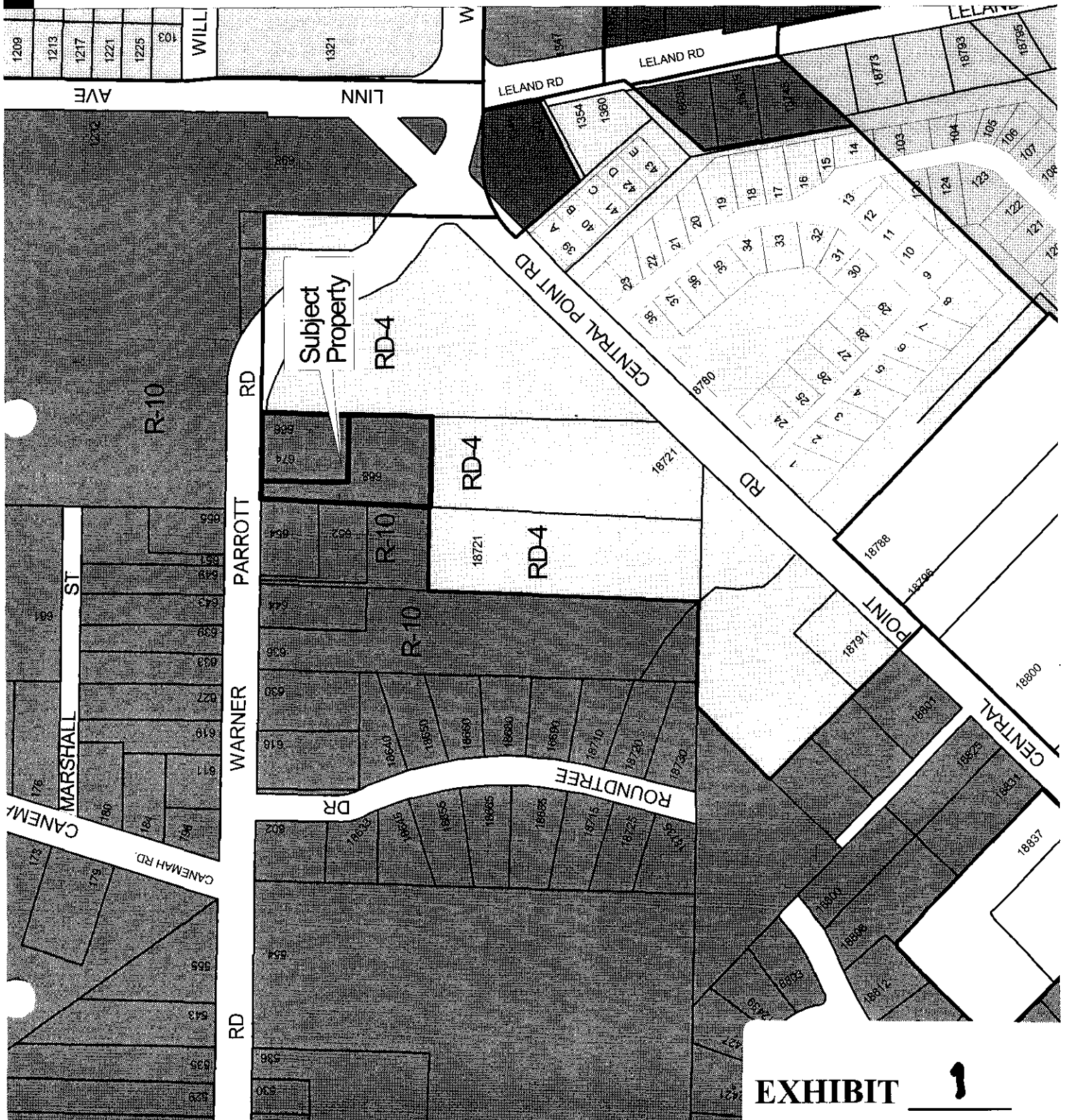
CONCLUSION AND RECOMMENDATION:

Based on the analysis and findings presented in the report, the proposed Zone Change from "R-10" Single-Family Dwelling District to "RD-4" Two-Family Dwelling District satisfies the requirements as described in the Oregon City Comprehensive Plan and the Oregon City Municipal Code.

Staff recommends the Planning Commission recommends the City Commission approve the requested Zone Change from "R-10" Single-Family Dwelling District to "RD-4" Two-Family Dwelling District for the property identified as Clackamas County Map 3S-2E-6DB, Tax Lots 1700 and 1800 adopt proposed Ordinance 00-1024 (Exhibit 5).

EXHIBITS:

1. Vicinity Map
2. Site Map
3. Applicant's Narrative
4. Engineering Division Comments
5. Proposed Ordinance 01-1024



THIS MAP IS NOT A LEGAL DOCUMENT. It is a map of the City of Oregon City, Oregon, showing the location of the Subject Property. It is not intended to be used as a legal document. The City of Oregon City is not responsible for any errors or omissions on this map. The City of Oregon City is not responsible for any damages or losses resulting from the use of this map.

City of Oregon City
222 Marine Avenue, Suite 100
Oregon City, Oregon 97136
503.656.4281

To: City of Oregon City

RE: Request for Zone Change.

Property Address and Legal Description:

678/674 Warner Parrott Rd.

- Township: 03S Range: 02E Section: 06 Tax Lot: 1800

668 Warner Parrott Rd.

- Township: 03S Range: 02E Section: 06 Tax Lot: 1700

Proposed Development:

In May of 1999 my wife and I acquired the property at 678/674 Warner Parrott Rd. (Tax Lot 1800) in Oregon City. It was previously owned by my mother, Thelma S. Hurt. She became sole owner following my father's death in 1988. We purchased the property from her estate following her death on February 3, 1999.

Presently it is rented to our daughter. The property is adjacent to our home at 668 Warner Parrott Rd. (Tax Lot 1700)

We are seeking a zoning change from R-10 to RD-4 for the above named properties. A review of the Comprehensive Plan Map revealed that these properties were already included on the map for high density but that the zoning had not been changed. Initially we were considering a zoning change for only Tax Lot 1800. During the Pre-Application meeting it was suggested that we apply for a zoning change for both properties. It was indicated that it would be more consistent with desired zoning practices to not have Tax Lot 1700 an "island" surrounded on three sides by RD-4 zoning.

The purpose of the zone change is to allow for the remodeling of a shop building on Tax Lot 1800 (described below) into a 2 bedroom, 1 bath living space. Therefore, the home and the shop would be a duplex.

Tax Lot 1800:

It is our desire to remodel the semi-attached shop building into a two-bedroom living space and thus the property would move from single family dwelling to a duplex. We believe this is a best use for this existing structure. The remodel will improve the physical appearance of the structure and its use would be consistent with adjacent property. This property has RD-4 zoning to the east.

Tax Lot 1700:

This property has RD-4 zoning to the south and east. As mentioned above, this property is being included in this request in order to be consistent with desired zoning practice. If after review of this application it is determined that it would be best that Tax Lot 1700 remain a R-10 zoning it would not affect the current owner's plans or desires for this property.

Existing Site Conditions:

1. Tax Lots 1700 and 1800 are properties that have very little if any elevation change across both tax lots. They are large lots compared to most in new developments. These lots, as shown on the site drawing, are contiguous and bordered on the east and south by property zoned RD-4, on the west by property zoned R-10, and to the north is Warner Parrott Road. Mt. Pleasant Elementary School is across Warner Parrott Road.
2. There are no wetlands, steep slopes, or specific natural features on either Tax Lot 1700 or 1800.

Existing Buildings:

Tax Lot 1700 includes:

- a two-story home constructed in the late 1800s to early 1900s. There is a detached garage, a wood storage shed, and RV cover.

Tax Lot 1800 includes:

- a three-bedroom home with a full bath and ½ bath. Many years ago the garage was converted to a "party room" with a full bathroom.
- a 20' x 46' shop building with full bath and a separate electrical supply. The shop shares a common gutter with the house at the carport end of the main residence. **This structure is proposed to be remodeled into a two bedroom, one bath living space making this property a duplex.**

Applicable Approval Criteria:

1. The proposal is Consistent with the Goals and Policies of the Comprehensive Plan.

The properties being considered in this application are already included in the Comprehensive Plan Map as high density and are adjacent to property zoned as RD-4. The adjacent RD-4 property to the east has several apartment complexes in a planned development. These existing conditions make a zone change consistent with the Comprehensive Plan and neighboring property use. Also, since the properties were adjoining and owned by the same individuals it was indicated that the zoning change for both properties could be considered on one application.

2. Public Facilities and Services are Presently Capable of Supporting the Proposed Zone, or Can be made available prior to Issuing a Building Permit.

A. Area schools will have little impact from this zoning change. The second living space will at best accommodate parents with one or possibly two children. The proximity of the school will be a benefit to these children and will not significantly increase the student population. Also, a smaller

living space in this area would provide good, affordable housing for a single person, couple, or small family.

B. Pre-Application meeting results indicated that for a duplex

- Design review was not required
- There would be little to no impact on city water/sewer services as structures are already connected.

C. It is understood that if the present or future owner of said property would desire to develop this property to a higher density than a duplex it would be necessary to meet additional criteria that would apply to future development.

3. The Proposed Land Use is consistent with the function, capacity and level of service of the Transportation system serving the proposed zoning district.

Transportation system discussion at the Pre-Application meeting resulted in the following:

For developed as a duplex.

- No need for a traffic study
- No street improvements were required

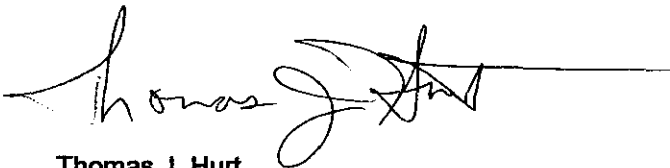
Any other higher density development would fall under additional criteria and study. The proposed development for this property is as a duplex only.

4. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

The proposed zone change complies with the Applicable Oregon City Comprehensive Plan

Policies and Goals for Housing and Community facilities.

- The use of this property as a duplex is compatible with the surrounding properties and
- All necessary Community facilities are already present and connected to the property.



Thomas J. Hurt
668 Warner Parrott Rd.
Oregon City, OR 97045
503-655-5401 hm.
503-656-8582 wk.

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045-0304
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

IN-HOUSE DISTRIBUTION

- ☒ BUILDING OFFICIAL
- ☒ ENGINEERING MANAGER
- ☒ FIRE CHIEF
- ☒ PUBLIC WORKS- OPERATIONS
- ☒ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER

TRAFFIC ENGINEER

- ☐ JOHN REPLINGER @ DEA

MAIL-OUT DISTRIBUTION

- ☒ CICC
- ☒ NEIGHBORHOOD ASSOCIATION (N.A.) CHAIR
- ☒ N.A. LAND USE CHAIR
- ☒ CLACKAMAS COUNTY - Joe Merek
- ☒ CLACKAMAS COUNTY - Bill Spears
- ☐ ODOT - Sonya Kazen
- ☐ ODOT - Gary Hunt
- ☐ SCHOOL DIST 62
- ☐ TRI-MET
- ☐ METRO - Brenda Bernards
- ☐ OREGON CITY POSTMASTER
- ☐ DLCD

RETURN COMMENTS TO:

PLANNING PERMIT TECHNICIAN
Planning Department

IN REFERENCE TO

FILE # & TYPE:
PLANNER:
APPLICANT:
REQUEST:
LOCATION:

COMMENTS DUE BY: May 30, 2001

HEARING DATE: June 25, 2001
HEARING BODY: Staff Review: ____ PC: X CC: ____

ZC 01-03 (Zone Change)
Barbara Shields
Thomas Hurt
Zone Change from R-10 to RD-4 **DB**
678/674 & 668 Warner Parrott Road/ Map # 3-2E-6, Tax Lot
1700 & 1800

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- | | | | |
|-------------------------------------|--|--------------------------|---|
| <input checked="" type="checkbox"/> | The proposal does not conflict with our interests. | <input type="checkbox"/> | The proposal conflicts with our interests for the reasons stated below. |
| <input type="checkbox"/> | The proposal would not conflict our interests if the changes noted below are included. | <input type="checkbox"/> | The following items are missing and are needed for completeness and review: |

STRUCTURE IS ALREADY CONNECTED TO H2O & SANITARY SERVICES

Signed
Title

Dean R. Mori
SENIOR ENGINEER

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MAT

EXHIBIT 4

ORDINANCE 01-1024

AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.06.30: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE OF 1991, AND THE OFFICIAL COMPREHENSIVE PLAN MAP, BY CHANGING CERTAIN DISTRICTS

WHEREAS the subject property is designated "Medium Density Residential" in the Oregon City Comprehensive Plan and zoned RD-4 Two-Family Residential;

WHEREAS, the "Medium Density Residential" Comprehensive Plan designation may be implemented by "RD-4 Two-Family Residential District;

WHEREAS, the applicant/owner is requesting to change the zone from R-10" Single-Family Dwelling District to "RD-4" Two-Family Dwelling District for the property identified as

WHEREAS, the City recognizes that the supportive findings and conclusions adopted by the Planning Commission on June 25, 2001, which recognizes that the applicant has met the burden of proof in demonstrating that the proposed zone change complies with the applicable approval criteria;

OREGON CITY ORDAINS AS FOLLOWS:

This application is hereby APPROVED as to this particular property with the attached findings and conclusions (Attachment A);

Clackamas County Assessor Map 3S-2E-6DB, Tax Lots 1700 and 1800 (Attachment B).

Read for the first time at a regular meeting of the City Commission held the 18th day of July 2001, and the foregoing ordinance was finally enacted by the City Commission this 18th day of July 2001.


LEILANI BRONSON-CRELLY
City Recorder

ATTESTED to this 18th day of July 2001.

JOHN F. WILLIAMS, JR., Mayor

Ordinance Effective: August 18th, 2001

Memo

To: PLANNING COMMISSION
From:  Maggie Collins, Planning Manager
CC: Planning Staff
Date: 06/20/01
Re: Supplemental Material for 6/25/01 Planning Commission Meeting

PLANNING COMMISSION Agenda No. 5A.

Attached is the final version of the Commission's Year 2001 Mission Statement and Goals and Objectives. Planning's recommendation is review and adoption by motion.

PLANNING COMMISSION AGENDA No. 6A.

Draft letter to endorse and support the Planning Division's Grant Application for assistance in completing the Downtown Community Plan Phase II work.

Senior Planner Barbara Shields has drafted a support letter. Planning's request is for review and adoption by motion.

PLANNING COMMISSION AGENDA No. 3

Attached is a draft of the Commission's June 11 Minutes. Planning's request is for review and adoption by motion.

YEAR 2001 MISSION STATEMENT

The mission of the Oregon City Planning Commission is to implement a proactive and positive planning strategy that preserves and enhances community character and improves the quality of the City's urban environment.

YEAR 2001 GOALS AND OBJECTIVES

Goal 1: Enhance Public Knowledge to Promote and Support Quality Public Planning

1. Work for adequate planning resources.
2. Promote and undertake a community event to raise awareness of planning issues and solutions.

Goal 2: Promote Coordination

1. Attend as many joint worksessions as possible.
2. Promote positive relations with all City boards and commissions, City staff, the City Commission and the Chamber of Commerce.

Goal 3: Promote, Enhance and Restore the City's Natural Resources

1. Build on past success, such as: The adopted Title 3 requirements, Park and Recreation Master Plan, Stormwater management regulations, the Transportation System Plan, the Molalla Avenue Bikeway and Boulevard Improvements Plan, and revised Design standards.
2. Inventory the City's natural resources with emphasis on steep slopes and canyons.
3. Evaluate the City's tree canopy to determine its preservation role in the Comprehensive Plan update.

Goal 4: Promote Transportation Options for Oregon City.

1. Evaluate awareness of multimodal transportation options.
2. Advocate connectivity in all decisions.

Goal 5: Promote Sustainability Options for Oregon City.

1. Support efficient and environmentally sound concepts in all development proposals.

CITY OF OREGON CITY

PLANNING DIVISION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



June 25, 2001

Gloria Gardiner
Code Assistance Planner
Oregon Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301-2540

DRAFT

RE: TGM Smart Development Code Assistance Request
Oregon City Downtown Community Plan, Phase II, Comprehensive Plan and Zoning Code
Amendments

Dear Mr. Gardiner:

This letter is in support of the City of Oregon City's application for the TGM Smart Development Code Assistant grant to fund the Oregon City Downtown Community Plan, Phase II, Comprehensive Plan and Zoning Code Amendments.

The project area is designated by Metro as a Regional Center. The City adopted a master plan for this area, Oregon City Downtown Community Plan, Phase I, in December 1999 as an Ancillary Document to the Comprehensive Plan Comprehensive Plan. Between January and November 2000, the City initiated Phase II of the Oregon City Downtown Community Plan to implement the Plan by development of amendments to the City Code and the Zoning Map.

The City needs to continue and finalize the amendment process of Phase II of the Oregon City Community Development Plan. This project would result in the adoption-ready report that would include recommendations for amendments to the City Code and the Zoning Map.

The project would help the City comply with Metro requirements for regional centers and promote the TGM "Smart Development" principles of:

- Efficient use of land and natural resources through compact building forms, infill development, and moderation in street and parking standards;
- Full utilization of urban services (roads, water and sewer lines, schools, storm drainage), particularly existing public facilities and utilities, in order to make infrastructure less costly and more efficient, including by sizing streets for their use;
- Mixed use developments and buildings (i.e., residential/commercial) where the uses are compatible or can be made compatible with appropriate;
- Transportation options for walking, bicycling, and public transit as well as private motor vehicles; and
- Human-scaled design on buildings and streets, for greater public safety, lower vehicle speeds, community interaction, and a higher-quality environment for pedestrians and drivers.

Sincerely,

Linda Carter, Chairperson
Oregon City Planning Commission

DRAFT

**CITY OF OREGON CITY
PLANNING COMMISSION MINUTES
June 11, 2001**

COMMISSIONERS PRESENT

Chairperson Carter
Commissioner Bailey
Commissioner Orzen
Commissioner Surratt
Commissioner Mengelberg

STAFF PRESENT

Maggie Collins, Planning Manager
Barbara Shields, Senior Planner
Nancy Kraushaar, City Engineer
Rich George, City Attorney
John Replinger, Traffic Engineer for City of Oregon City
Jonathan Kahnoski, Recording Secretary

1. CALL TO ORDER

Chairperson Carter called the meeting to order. For the record, Commissioner main's absence was an excused absence.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

None.

3. APPROVAL OF MINUTES: April 23, 2001

Commissioner Orzen offered two corrections:

1. She identified herself as the person listed as "Commissioner _____" in the minutes.
2. She stated that Mr. Kiefer, identified in the minutes as the new chair of the Park Place Neighborhood Association, is in fact the new chair of the Land Use Committee of the Park Place Neighborhood Association.

Maggie Collins said she received a letter from the Park Place Neighborhood Association clarifying their opposition to the Oak Tree Estates PUD. **Ms. Collins** suggested amending the minutes, the fourth line of the paragraph beginning "**Mr. Kiefer** identified himself..." to read:

"...explained that the PPNA Land Use Committee *and the Neighborhood Association* had met to consider the Oak Tree Estates..."

Commissioner Bailey moved to approve the minutes of the April 23, 2001 Planning Commission meeting with changes. **Commissioner Surratt** seconded.

Ayes: Bailey, Mengelberg, Orzen, Surratt, Carter; Nays: None.

4. PUBLIC HEARINGS

Chairperson Carter opened the public hearing but stated she would not review the procedures because this was a continuance. She said she would be glad to answer anyone's questions concerning the process.

OPEN OF PUBLIC HEARING (Legislative and Quasi-Judicial)

CU 01-01 (*Continued*); Milstead & Associates, Inc.; Conditional Use to develop a high school campus; 19751 Beavercreek Road, Clackamas County Map 3-2E-09D Tax Lots 500, 600, 1000, 1001, 1200, & 1300

STAFF REPORT

Barbara Shields presented the Staff report, an Addendum dated June 14, 2001, containing a revised set of Conditions of Approval. She noted that Staff wished to add another subcondition to Condition 8 [p8 d)] as follows:

"If the applicant fails to provide such construction within this period and the City undertakes enforcement of this condition, the prevailing parties of such proceedings shall be entitled to attorneys' fees."

Ms. Shields explained that the applicant had requested the continuance in order to provide a complete traffic impact analysis. She said that Staff has received this traffic impact analysis.

Maggie Collins introduced the Rich George, City Attorney's Office, to read into the record a short statement regarding proportionality. **Mr. Rich's** statement is as follows:

"The School District, here, is only obligated for its proportional share of improvements at State Highway 213 and Glen Oak Road. By proportional share, the United States Supreme Court established in *Dolan vs. City of Tigard* that it means local government's action, i.e., conditions or required improvements, must be proportionate to the impact of the particular development. Here, the proportionate share shall be based upon the percentage of daily vehicle trips attributable to the Moss Campus School facility as compared to the total trips through the intersection of Highway 213 and Glen Oak Road."

Commissioner Bailey complimented Staff on the work required to negotiate and resolve the issues with the applicant. He asked John Replinger for a status update on traffic issues resolution surrounding the Highway 213 and Glen Oak Road intersection. **Mr. Replinger** stated that the volume of traffic and the change that will occur, especially on Glen Oak Road, is very significant. He said that the need for improvements to this intersection has been growing, but the increased volume to come from the proposed high school campus makes the need for those improvements critical. **Commissioner Bailey** asked what impact this project will have on Meyers Road and how that impact will phase in. **Mr. Replinger** noted that the conditions suggested in the Staff report require certain improvements, including a traffic signal at the entrance to the high school campus. He said that the Staff has worked carefully to insure that the School District is not unduly burdened with improvements that will be shared between the City and the School District. He defined 'interim improvements' to the roads as upgrading the roads to the rural road standard: twelve-foot wide lanes and six-foot wide shoulders.

TESTIMONY IN FAVOR

Barry Rotrock, Superintendent, Oregon City Public Schools, 22489 S Penman Road, Oregon City, OR

Barry Rotrock noted two items for clarification. He said that, in condition number 4, the road in question is in Clackamas County, where an additional ten-feet of pavement is not the standard. He said that the School District's intention is to make the improvements to County standards. **Nancy Kraushaar** agreed that the County standard would satisfy the condition.

Mr. Rotrock said that a right-in and right-out access from/to Beavercreek Road is very important to the campus' planned internal traffic flow. He said that the School District has worked with the County to near resolution, and hoped this would satisfy the condition as well. **Ms. Kraushaar** asked Maggie Collins if these changes to the conditions could be postponed to the site design review to allow for consultation with Clackamas County about their standards. **Ms. Collins** suggested that, to condition number 4, language be added "subject to County improvements standards" in each place, and that, to condition number 7, language be added "...right-in *only subject to site design review.*" **Mr. Rotrock** said that such language would be acceptable so long as the School District is not precluded from changes at a later date.

Chairperson Carter asked if the School District is comfortable with the conditions and sub-elements in Conditions 8 and 9. **Mr. Rotrock** replied that the School District is comfortable with these conditions, and is working out the legal details to provide the necessary funding in the future. **Chairperson Carter** asked if that funding would be dependent upon a minimum five year time period. **Mr. Rotrock** said that the School District will be prepared to make the required improvements at any time over the next five years. **Chairperson Carter** asked if the proposed construction at Highway 213 and

Glen Oak Road and the improvements to Meyers Road between the high school campus and Highway 213 isn't creating the worst possible traffic situation. **Mr. Rotrock** and **Ms. Kraushaar** both agreed that the Meyers Road improvements won't happen for another three years.

Chairperson Carter asked the Staff if the School District has sole financial responsibility for installing the traffic signal at Glen Oak Road and Caufield Road. **Ms. Kraushaar** stated that funding responsibility for this is proportionate. She modified the statement made by Mr. Rich, stating that the School District's proportionate share "...shall be based upon the School District's percentage of daily traffic volume from minor street approaches." She said that what is causing the intersection to fail is the traffic from Glen Oak Road and Caufield Road, not the through traffic along Highway 213.

Mr. Bailey asked if the City could not be proactive in providing additional funding now to improve Meyers Road. **Mr. Rotrock** said he agreed but that the problem is not simple; he said there are three separate landowners and a wetlands issue. **Ms. Kraushaar** added that the amount of money needed to improve Meyers Road is not available currently in the City's budget. **Mr. Replinger** said the preliminary cost estimate of construction is \$1.5 million, not including costs for environmental mitigation. **Ms. Kraushaar** pointed out that that figure does not include acquisition of right-of-way, and that would be a substantial cost.

David Soderstrom, Soderstrom Architects, 1200 NW Naito Parkway, Portland, OR

David Soderstrom said that the record, as it currently stands, has a project total square footage of 332,700. He said the actual number is 356,508 square feet for the full project for 2,400 students. He noted that everything in the application, including the traffic analysis reports, is based upon the 2,400 student figure.

TESTIMONY IN OPPOSITION

None.

CLOSE OF PUBLIC HEARING

DELIBERATION BY COMMISSIONERS

None

Commissioner Bailey moved to adopt CU 01-01 based upon the Staff report of May 14, 2001, the Addendum to the Staff Report dated June 4, 2001, the supplemental traffic analysis report designated as Attachment C, and the analysis provided by the Traffic

Engineer, and including amendments to Conditions 5, 7, and 8.
Commissioner Orzen seconded.

Ayes: Bailey, Mengelberg, Orzen, Surratt, Carter; Nays: None.

VR 01-01 (*Continued*); Milstead & Associates, Inc; Variances to increase the maximum height requirement on the high school campus for a gymnasium building from 35 feet to 56 feet and for a theater/auditorium from 35 feet to 52 feet; and to reduce the minimum number of required bicycle parking spaces from 190 spaces to 20 spaces; 19751 Beavercreek Road, Clackamas County Map 3-2E-09D Tax Lots 500, 600, 1000, 1001, 1200, & 1300

STAFF REPORT

Barbara Shields reviewed the three variances requested by the applicant with an addendum to the Staff Report dated 6/14/01. She noted that the Staff recommends approval of the height variance requests, and denial of the request to reduce the number of bicycle parking spaces. She said the applicant has not justified the reduction either in terms of a reason or a showing of undue burden.

Commissioner Orzen asked how the number of 190 parking spaces was determined. **Ms. Shields** stated that it is a simple ratio of automobile parking spaces to bicycle parking spaces required in the building code.

TESTIMONY IN FAVOR

Barry Rotrock, Superintendent, Oregon City Public Schools, 22489 S Penman Road, Oregon City, OR

Jeff Houle, Milstead & Associates, Inc., 10121 SE Sunnyside Road, on behalf of the School District

Barry Rotrock said that his only comment concerned the requirement for 190 bicycle spaces. He said there are no circumstances where they would need that many spaces. He pointed out that, at the current high school campus, close in town, they have no more than five or ten students who ride bicycles to school. He said that the School District is working to encourage alternative forms of student transportation, and is reserving space for all 190 spaces, but cannot foresee a need for so many spaces.

Commissioner Surratt remembered a previous conversation that included a number of bicycles with an estimate of growth. **Jeff Houle** replied that, currently at Jackson High School, there are four-to-six bicycles and they are planning twenty bicycle spaces located

in two or three areas around the Moss campus, both by the ball fields and around the main campus.

Commissioner Mengelberg asked about the cost of an individual bicycle rack. **Mr. Rotrock** said that the cost is not the deterrent; rather, the School District does not want to install something on the campus that is not being used. He said that the School District would like to have the flexibility to install the bicycle spaces as they are needed.

TESTIMONY IN OPPOSITION

None

CLOSE OF PUBLIC HEARING

DELIBERATION BY COMMISSIONERS

Commissioner Surratt said that she is comfortable with a number of bicycle spaces between 20 and 190, with the condition that they be phased in.

Commissioner Orzen pointed out that the current road configuration makes bicycle riding a dangerous transportation alternative. Once those roads are improved, demand may increase.

Commissioner Mengelberg said she is aware of all of the factors that discourage bicycle riding – weather, safe routes, distances from the proposed campus to the residential areas where the students live. She said that she agrees with the idea of a number between 20 and 190.

Chairperson Carter suggested the School District install 20 bicycle spaces on the main campus and another 20 spaces around the ball fields. She said that she is confident that the School District will install the bicycle spaces as demand grows, and suggested that the Commission could re-visit the issue at a later date. **Commissioner Surratt** said she would prefer to have a condition set into this variance so that it would not have to be re-visited.

Commissioner Mengelberg proposed a total figure of 85 bicycle spaces, with 20 installed around the main campus and another 20 installed at the ball fields, and the remaining 45 phased in over five years. **Commissioner Surratt** agreed to that suggestion, but asked if the Commission can approve something in contradiction to the Staff's findings of fact. **Chairperson Carter** said she believes the Commission has the latitude to do what is reasonable under the circumstances.

The Planning Commission agreed, by consensus, that the School District should be required to install 20 spaces on the main campus, 20 spaces at the ball fields, and the remainder up to 190 as the need requires.

Ms. Collins suggested the Commission deny the variance request for bicycle space reduction as recommended by Staff; and direct the Staff, during the site design review, to start with forty spaces and plan to increase the number to 190 spaces as need arises.

Commissioner Orzen moved, based on the conclusions, recommendations, and analysis in the Staff Report dated May 14, 2001 and addenda, to approve the height variances requests of File VR 01-01; and to deny the applicant's request for reduction of minimum number of bicycle spaces, with direction to Staff to recommend at the site design review an initial installation of forty bicycle parking spaces to increase to 190 spaces as demand necessitates.

Commissioner Surratt seconded.

Ayes: Bailey, Mengelberg, Orzen, Surratt, Carter; Nays: None.

5. OLD BUSINESS

A. Mission Statement and Goals and Objectives

Maggie Collins presented a new draft of the Mission Statement and the Goals and Objectives.

Commissioner Surratt and **Chairperson Carter** suggested replacing, in the Mission Statement, the word 'built' with the word 'urban'. **Chairperson Carter** questioned whether or not the language of 'community identity' is appropriate. **Commissioner Bailey** agreed that 'community identify' is not a legal responsibility of the Planning Commission, but it still is a part of the Commission's intent. **Commissioner Mengelberg** agreed with the word 'urban', and suggested the wording 'community character'.

Commissioner Bailey said he wanted to see a goal that addresses urban development. **Commissioner Mengelberg** suggested wording for Goal 4: "To promote sustainability options for Oregon City." She suggested that Task 1 under Goal 4 be left as is, and adding a second task addressing compact, efficient development. She suggested Task 1 be divided into two: "Evaluate awareness of multi-modal transportation options," and "Advocate connectivity in all decisions."

The Commissioners discussed the appropriateness of the word 'compact', whether or not it was needed to reinforce the concept of urban form. **Ms. Collins** suggested preparing another draft for consideration of the Commissioners at their worksession scheduled for June 13th. **Commissioner Mengelberg** said she agreed that commercial and industrial

areas should be compact, but not all residential development should be compact. She noted that having only compact residential development would not encourage diversity.

The Commissioners agreed to continue their discussion of Goal 4 at their next meeting.

Commissioner Mengelberg asked if Goal 3, Task 2 should be limited to just an inventory of natural resources. She suggested that it should include development of walking trails in the canyons. **Chairperson Carter** explained that the intent is to set a goal for this year and to lay the basis for improvements next year.

Commissioner Orzen asked for an update concerning the Tree Committee with regard to their availability to assist with evaluating the City's tree canopy mentioned in Goal 3, Task 3. **Ms. Collins** said no one had been appointed to the Tree Committee to date.

Commissioner Bailey asked, given the recent personnel losses to the Staff, how much of their goals and objectives were doable under the Comprehensive Plan. **Ms. Collins** said that the update of the Comprehensive Plan is on the Planning Commission's Work Program for this year, and these goals and objectives will influence some decisions the Commissioners will make during the Plan Update.

B. Urban Center Discussion (*Continued*)

Ms. Collins asked that this item be postponed.

6. NEW BUSINESS

A. Staff Communication to the Commission (MTIP)

1) Metropolitan Transportation Improvement Program

Ms. Collins explained that the City is requesting grants under the MTIP for three projects, and reviewed those projects:

1. McLoughlin Blvd. Improvements
2. Molalla Avenue Blvd. and Bikeway Improvements
3. Washington St. Improvements

Ms. Collins said that, if the Commissioners are comfortable with these three projects, they could direct the Staff, by passage of a motion, to prepare a letter supporting approval of the three projects. **Ms. Collins** said she also was asking the Commissioners, as individuals, to voice their support via email, mailed letter, fax, or telephone message, and to provide public testimony at the public hearing scheduled for June 18th.

Commissioner Surratt moved to direct the Staff to prepare a letter in support of the MTIP projects. **Commissioner Bailey** seconded.

Ayes: Bailey, Mengelberg, Orzen, Surratt, Carter; Nays: None

Ms. Collins stated that the City has announced vacancies for an Associate Planner and an Assistant Planner. She said applications are due by June 18, 2001.

B. Comments by the Commissioners

Chairperson Carter offered a 'speedy recovery' to fellow Commissioner, Duff Main, who is recovering from surgery.

Chairperson Carter asked to clarify her comments made at the Budgetary Hearings concerning two urban renewal districts in Oregon City. She said she fully supports urban renewal districts because of their benefits to the City. She explained her testimony in favor of discontinuance of an urban renewal district was meant to address the circumstance where discontinuance would result in real financial advantages to the City.

Commissioner Bailey agreed with Chairperson Carter's support of urban renewal districts, calling them the primary, if not the only, tool the Planning Commission will have for the foreseeable future.

Commissioner Orzen pointed out that the minutes of the Budget Committee have been posted to the Oregon City website. She said that the minutes of the May 30th meeting include extensive information concerning urban renewal districts.

7. ADJOURN

All Commissioners agreed to adjourn.

**Linda Carter, Planning Commission
Chairperson**

Maggie Collins, Planning Manager