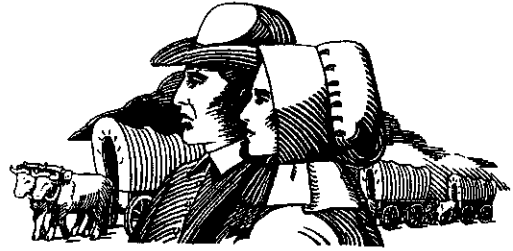


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



AGENDA

**City Commission Chambers - City Hall
June 14, 2000 at 7:00 P.M.**

PLANNING COMMISSION WORKSESSION

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **REVIEW OF WORK SESSION NOTES: May 10, 2000**
- 7:10 p.m. 3. **WORKSESSION:**
- A. Design Review Project Proposed Workprogram (*Attached*)**
 - B. Tree Ordinance Draft (*Presented at Worksession*)**
 - C. Sign Ordinance Draft (*Presented at Worksession*)**
- 8:20 p.m. 4. **OTHER**
- 8:30 p.m. 5. **ADJOURN**

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
PLANNING COMMISSION MINUTES
May 10, 2000**

DRAFT

COMMISSIONERS PRESENT

Chairperson Hewitt
Commissioner Carter
Commissioner Orzen
Commissioner Surratt

STAFF PRESENT

Maggie Collins, Planning Manager
Tom Bouillion, Associate Planner
Paul Espe, Associate Planner

OTHERS PRESENT

Bryan Cosgrove, Assistant City Manager
John Williams, Jr., Mayor

1. CALL TO ORDER

Chairperson Hewitt called the meeting to order.

2. WORKSESSION: Report on Design Guidelines Research

The Commission spent most of its time on Attachment 5 of the Design Guidelines memo from Barbara Shields that was in the Commission packet. After review of the concepts that were illustrated by the drawings, the Commission made the following conclusions:

- One problem is a varied and inconsistent commercial building setback line along Molalla Ave.
- Phase II of the Downtown Community Plan has some technical streetscape recommendations that might fit here—it would be advisable to build on what was recommended in the Downtown Plan.
- Commissioners do not want to address single-family housing, unless there's a special issue. They wish to concentrate on design elements for commercial and multi-family uses, with limited review of residential architectural features. The exceptions are a review of PUD and Subdivision designs.
- Linda Carter stated that the design book *City Comforts* was good, and reminded her that Molalla Ave. could be a pedestrian boulevard.
- Laura Surratt observed that many individuals like her have a hard time separating personal feelings about how Oregon City has grown from dealing with a future of higher density. This is a good exercise for balancing individual and collective views.
- Gary Hewitt cited a city like Seaside as promoting a "sense of place." His hope would be that "Old" Molalla, for example, could be "someplace" some day.

This topic will be scheduled for additional worksessions.

3. DRAFT OF PROPOSED TREE MAINTENANCE ORDINANCE

A draft ordinance that had been prepared in 1999 by the City Attorney was included in the Planning Commission packet for this Worksession. Bryan Cosgrove and Mayor Williams participated in the conversation about the merits of this draft.

Summary:

- The proposed draft combines aspects of several ordinances and addresses public property only. Public property includes rights-of-way.
- Commissioners noted that the requirements in the proposed draft are a “tall order for ordinary citizens.” The response from Mayor Williams was that the City needs to get the ball rolling with an ordinance.
- It may be possible to team up with Clackamas Community College to implement several aspects of the proposed draft.
- Commissioners recommended that roles and responsibilities be delegated to a “Committee” rather than a “Commission.”
- As adoption of a tree maintenance ordinance is not a land use issue, the proposal can be set out as an “L” file, and using a legislative amendment process.
- Mayor Williams stated that a tree inventory is simpler now that the GPS system is available. He stated that there are some financial implications to the City for the adoption of the proposed ordinance. Some work can be done through volunteers and grants.
- Linda Carter pointed out that building a “friends of trees” constituency could augment a feeling of pride in the community.
- Mayor Williams stated that the Tree Committee could advise on the types of trees that should be planted.
- Section 7.6 needs to state clearly that the regulations apply to City-owned property only. Concern was expressed about how complicated the permit procedure might be, and also how the regulations might be enforced.
- The proposal needs a reference to Title 3 to include wetland planting species. The tree specifications for street tree plantings need to be very clear, including acceptable tree species for a variety of parking widths. The Tree Committee might do this.

The Planning Commission was willing to move directly to a hearing procedure on a revised draft.

4. PROPOSED SIGN REGULATIONS

Two samples of sign ordinances (Ashland and West Linn) were presented in the Commission packet. In addition, Tom Bouillion passed out an article from *The Oregonian* on illegal signs, and a Memo dated May 10, 2000 that laid out issues the Planning Division has identified to be addressed in a revision to Oregon City’s regulations. Bryan Cosgrove and Mayor Williams participated in the conversation about revisions to the City’s sign regulations.

Summary:

- Banners—First proposal discussed: Possibly a 30-day time limit, one time per customer per year; include banners, flags and A-board signs; \$250 deposit; maybe no need for a permit.
- Part of the purpose of signage is building community connections; thus there is a concern about visually appealing signage. Discussion about people tacking signs on utility poles. Is part of the problem enforcement versus requiring more regulation? It was noted that some businesses take advantage of the regulations.
- Fees—Probably a flat rate is best. Discussion concluded that perhaps 30 day permits for banners and flags (no readerboards) with a \$100 fee. More discussion on the pros and cons of A-boards ensued, including signage relationships with Neighborhood Associations, Non-profits, Businesses, Political Campaigns, and Professional Garage Sales.
- Tom Bouillion noted that item #2 in his memo addressed the issues of political signs, garage sale and realty signs, and public right-of-way sign violations. As to political signs, Ashland allows political signs for up to 30 days prior to and 7 days following an election.
- Bryan Cosgrove brought up a concern raised at City Commission about limitation of signs being a possible constitutional issue.
- Conclusion: A draft proposal for political signs--one sign per candidate per issue for 45 days prior to election, and 7 days after. This reference is to signs up to four square feet in size. It was noted that elections happen four times per year--September, November, March and May. It was also noted that a small number of people cause problems with political signs. There was still a concern about a large number of separate candidate/issue signs appearing on any individual's property; this seemed to be addressed by acknowledging that this situation could happen.
- A short discussion occurred about billboards.

A revised sign ordinance modeled on Ashland's language will be drafted by staff to be reviewed by the original sign committee and by the Planning Commission in upcoming worksessions.

5. ADJOURNMENT

Chairperson Hewitt adjourned the worksession.

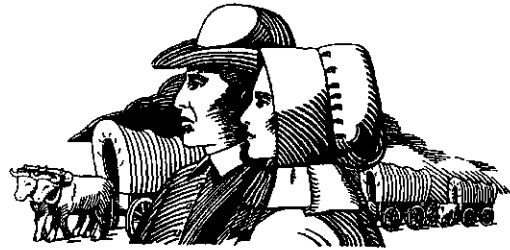

Maggie Collins, Planning Mgr.

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



MEMO

TO: Planning Commission

FROM: Barbara Shields

RE: Amendment to Chapter 17.62 Site Plan and Design Review
Adoption Timeline

DATE: June 2, 2000

Enclosed please find my proposed work program for amendments to Chapter 17.62 (Attachment A). The proposed work program reflects my general approach and discussion context for possible site plan and design review amendments.

The proposed program consists of two major phases:

- 1) PC worksessions: five worksessions on July 12, August 9, September 13, October 11, and November 8, 2000;
- 2) Public hearings: PC hearing on December 13, 2000, and CC hearing on December 20, 2000, followed with the final adoption by January 30, 2000.

My objective is to discuss the major site design components and building design features at the July 12 worksession for the land use categories of commercial, multi-family residential, and large tract residential uses in order to determine what elements should be considered for specific uses (Exhibits 1 and 2).

The objective of the August 9 and September 13 worksessions is to compile design packages (guidelines and standards) for the three use groups (Commercial, Multi-Family, and Large Tract Residential).

Action requested: Review and comment.

AMENDMENTS TO SITE PLAN AND DESIGN REVIEW CHAPTER 17.62

SCHEDULE OF MEETINGS

MEETING DATE	AGENDA FOCUS	OUTCOME / PRODUCT
JULY 12, 2000 PC WORKSESSION	SITE DESIGN ELEMENTS: Building Orientation: Residential Non-Residential Building Integrity: relationship between streetscape and building orientation BUILDING DESIGN FEATURES: <ul style="list-style-type: none"> • <i>Primary Entrance</i> • <i>Windows</i> 	Determination of preferred building orientation for Commercial, Multi-Family, and Large Tract Residential uses (Exhibits 1 and 2). Determination of preferred entrance and window design standards for Commercial, Multi-Family, and Large Tract Residential uses (Exhibit 1 and 2).
AUGUST 9, 2000 PC WORKSESSION	SITE DESIGN ELEMENTS: Open Space: Interaction between open space and building integrity Safety and Security: Relationship between BUILDING DESIGN FEATURES: <ul style="list-style-type: none"> • <i>Building Façade/Articulation</i> • <i>Other (columns, roofs, porches, fences, etc.)</i> 	Determination of appropriate types of open space for Commercial, Multi-Family, and Large Tract Residential uses (Exhibits 1 and 2). Determination of preferred building façade features for Commercial, Multi-Family, and Large Tract Residential (Exhibits 1 and 2).
SEPTEMBER 13, 2000 PC WORKSESSION	SITE DESIGN ELEMENTS: Streetscape: Corridor Transit Street Residential Street	Determination of preferred streetscape for Commercial, Multi-Family, and Large Tract Residential uses (Exhibits 1 and 2). <u>Discussion context:</u> Impact of TSP (Transportation System Plan) on streetscape standards

AMENDMENTS TO SITE PLAN AND DESIGN REVIEW CHAPTER 17.62

SCHEDULE OF MEETINGS

OCTOBER 11, 2000 PC WORKSESSION	GUIDELINES & STANDARDS FOR COMMERCIAL & MULTI-FAMILY DEVELOPMENT: Review of proposed guidelines and standards for design review process	Directions for draft amendments to Chapter 17.52
NOVEMBER 8, 2000 PC WORKSOP	PROPOSED AMENDMENT LANGUAGE TO CHAPTER 17.62: Discussion of proposed amendments to Chapter 17.62	Planning Commission motion to schedule a public hearing for amendment process
DECEMBER 13, 2000 PC HEARING	PC Public Hearing: legislative review process/public review and testimony	PC recommendation to CC for adoption of proposed 17.62 amendments
DECEMBER 20, 2000 CC HEARING	CC Public Hearing: legislative review process/public review and testimony	Adoption of Ordinance amending 17.62 amendments
JANUARY 20, 2001 ORDINANCE EFFECTIVE DATE	Final Adoption	

**SITE PLAN & DESIGN REVIEW AMENDMENT
ANALYTICAL FRAMEWORK
PRIMARY REVIEW LEVEL (PROPOSED STANDARDS)**

TYPE OF DEVELOP.	SITE DESIGN ELEMENTS						
	CORRID. DESIGN	TRANSIT STREET DESIGN	RESID. STREET DESIGN	BUILD. ORIENT.	OPEN SPACE	SAFETY & SECURITY	BUILD. DESIGN & ARCHIT. INTEGRITY
COMMERCIAL							
MULTI-FAMILY RESIDENTIAL							
LARGE TRACT RESIDENTIAL (PUDs, SUB.)							

MANDATORY ELEMENT
OPTIONAL ELEMENT
NOT REQUIRED



EXHIBIT 1

**SITE PLAN & DESIGN REVIEW AMENDMENT
ANALYTICAL FRAMEWORK
SECONDARY REVIEW LEVEL (PROPOSED GUIDELINES)**

TYPE OF DEVELOP.	Building Design Features				
	Windows	Primary Entrance	Facade	Architect. details	Other features
COMMERCIAL					
MULTI-FAMILY RESIDENTIAL					
LARGE TRACT RESIDENTIAL (PUDs, SUB.)					

MANDATORY ELEMENT



OPTIONAL ELEMENT



NOT REQUIRED



Chapter 12.08
Community Forest and Street Trees

Sections:

- 12.08.010 Purpose
 - 12.08.11 Definitions
- 12.08.020 Street Tree Planting Requirements
- 12.08.030 Street Tree Species Selection
- 12.08.040 General Tree Maintenance
 - 12.08.041 Public Property Tree Maintenance
 - 12.08.042 Public Tree Removal
- 12.08.050 City Tree Committee
 - 12.08.051 Tree Committee Terms of Operation and Compensation
 - 12.08.052 Tree Committee Responsibilities
 - 12.08.053 Tree Committee Procedures
 - 12.08.054 City Commission Review
 - 12.08.055 Preparation of a City Tree Plan
 - 12.08.056 Utility Operations and Tree Maintenance
- 12.08.060 Heritage Trees
- 12.08.070 Gifts and Funding
- 12.08.080 Violation and Penalty

12.00.810 Purpose. The purposes of this chapter are to:

- A. Develop tree-lined streets to protect the living quality and beautify the city;
- B. Establish physical separation between pedestrians and vehicular traffic;
- C. Create opportunities for solar shading;
- D. Improve air quality; and
- E. Increase the community tree canopy and resource.

12.08.011 Definitions. For the purposes of this chapter, the following apply:

- A. "Tree" means a living standing woody plant having a trunk six (6) inches in diameter or nineteen (19) inches in circumference at a point four and one-half feet above mean ground level at the base of the tree.
- B. "Street trees" mean trees located in public rights-of-way within the city.
- C. "Public trees" mean trees located on property designated as public park and trees located in public right-of-way not defined as street right-of-way.
- D. "Hazard tree" means any tree or tree part that poses a high risk of damage or injury to property or people by failure or fracture.
- E. "Tree topping" means the severe cutting back of limbs to stubs larger than three (3) inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.
- F. "Heritage tree" means a tree of significant historical value so designated by the city commission.

12.08.020 Street Tree Planting Requirements. All new construction shall provide street trees adjacent to all street frontage. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List. If a setback sidewalk has already been constructed or the engineering manager determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If street design includes a curbside sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.

- A. Street trees shall be planted a maximum of forty (40) feet on center for the length of the lot frontage, as practicable. The planning manager may permit tighter spacing of trees if the lot frontage is constrained by driveway locations or other obstructions.
- B. The following dimensional standards shall be maintained when planting trees:
 - 1. 25 feet from street lights;
 - 2. 5 feet from fire hydrants;
 - 3. 20 feet from stop signs;
 - 4. 25 feet from intersections;
 - 5. No less than three (3) feet in tree lawn widths from curbs or curb lines and sidewalks; and
 - 6. A minimum of 5 feet (at mature height) below power lines.
- C. All trees shall be a minimum of three (3) inches in caliper and installed to City specifications.

12.08.030 Street Tree Species Selection. The planning manager may specify the species of street trees required to be planted if there is an established planting scheme adjacent to the lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.

12.08.040 General Tree Maintenance. Abutting property owners shall be responsible for the maintenance of street trees and planting strips. Topping of trees is permitted only under recommendation of a certified arborist, or other qualified professional, if required by city staff. Trees shall be trimmed appropriately. Maintenance shall include trimming to remove dead branches, dangerous limbs and to maintain a minimum seven (7) foot clearance above all sidewalks and ten foot (10) clearance above the street. Planter strips shall be kept clear of weeds, obstructing vegetation and trash.

12.08.041 Public Property Tree Maintenance. The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs in the public right-of-way and public grounds, as may be necessary to insure public safety or to preserve and enhance the symmetry and beauty of such public areas. The tree committee may cause to be removed any tree or part thereof which is in an unsafe condition, or which by reason of its nature is injurious to above- or below-ground public utilities or other public improvements.

12.08.042 Public Tree Removal. Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the planning manager. Except for diseased trees, any tree that is removed shall be replaced with a similar caliper tree and species, unless said species is not included on the Street Tree List. If it is not practical to replace trees removed with like caliper trees, then the total sum of the newly planted trees shall equal the sum of removed tree caliper. The planning manager may approve off-site installation of replacement trees where necessary due to planting constraints.

12.08.050 City Tree Committee. A tree committee for the city of Oregon City is hereby created, which shall consist of five (5) members, at least three (3) of whom shall be citizens and residents of this city. Members shall be appointed by the mayor, with the approval of the city commission. Two (2) members shall be from the field of arboriculture, landscape architecture or otherwise have an interest or demonstrated experience in tree care and urban forestry. A city employee may be considered as having met the residency requirement and serve as a member of the committee.

12.08.051 Tree Committee Terms of Office and Compensation. Terms of service of the five (5) persons appointed shall be three (3) years, except that the term of two (2) members appointed to the first committee shall be for only one (1) year, and the term of two (2) additional members of the first committee will be for two (2) years. In the event a vacancy occurs during the term of any member, a successor shall be appointed for the remaining portion of the term. Members shall serve without compensation.

12.08.052 Tree Committee Responsibilities. The tree committee is charged with the following:

- A. To study, investigate, develop, and submit a written tree plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees in parks, and in public areas, which includes the public right-of-way. Approval of said tree plan shall be by the city commission.
- B. When requested by the city commission, the tree committee shall investigate, make findings, report, and recommend upon any special matter or question within the committee's scope of work.
- C. To review the city's adopted Street Tree List on a regular basis, using its guidelines in development of 12.08.052 (A) and (B) above.
- D. To promote the planting and proper maintenance of trees through special events, including an annual local celebration of Arbor Day.
- E. To obtain the annual Tree City, USA designation by the National Arbor Day Foundation.
- F. To designate heritage trees on public land within the city.
- G. To consider information and data provided by neighborhood associations and organizations; and to coordinate committee plans and activities with other city departments.

12.08.053 Tree Committee Procedures. The tree committee shall elect a chairperson and vice-chairperson, and shall develop its own meeting schedule. A majority of its members shall constitute a quorum. The committee shall keep a journal of its proceedings, to be placed on file in the city recorder's office.

12.08.054 City Commission Review. The city commission shall have the right to review the conduct, acts, and decisions of the tree committee. Tree committee decisions that are considered binding may be appealed to the city commission, who shall hear the matter and make a final decision.

12.08.055 Preparation of City Tree Plan. The tree committee, in conjunction with other city departments, shall prepare a tree plan for the planting, maintenance and replacement of trees on the streets of Oregon City. The plan should include, but not be limited to, a series of maps of city streets with specific species designations. The committee shall, within a reasonable time, cause to have prepared a survey of street trees now growing, with a record of their condition.

12.08.056 Utility Operations and Tree Maintenance. The tree committee shall review and recommend regulations for tree pruning and maintenance by utility companies operating in the city.

12.08.057 Tree Maintenance Permits. The tree committee may consider and propose methods of municipal review of any activity which could be detrimental to public trees, such as requiring a permit, including appeal procedures, for tree removal, trimming, planting, trenching near trees, installing pavement, etc. all with the intent to preserve the community tree cover consistent with the overall tree plan.

12.08.060 Heritage Trees. Certain trees, because of their age, type, notability or historical association, are of special importance. A Heritage Tree designation shall be enacted using the following process:

- A. The tree committee shall prepare a list of criteria to be used for determining when a tree qualifies for designation as a heritage tree.
- B. The tree committee shall review a heritage tree nomination by a citizen or the committee itself, and if on private property, by the permission of the property owner.
- C. The tree committee shall make a recommendation on heritage tree designation to the city commission, who shall approve said recommendation by resolution.
- D. The tree committee shall plan appropriate signage for such designated trees, and make recommendations for tree maintenance.

12.08.070 Gifts and Funding. The city of Oregon City may accept gifts, which are specifically designated for the purpose of planting or maintaining trees within the city. A separate fund shall be established and maintained for revenues and expenditures created by activities specified in this chapter. The tree commission shall have authority to seek grants and alternative funding for tree projects.

12.08.080 Violation and Penalty. Any act or omission of this chapter shall be deemed a nuisance. The violation of any provision of this chapter shall constitute a civil infraction, subject to code enforcement procedures of Chapter 1.16 and/or Chapter 1.20.

RECOMMENDED STREET TREES FOR PLANTING UNDER POWER LINES

TREE SPECIES	HEIGHT SPREAD	STRUCTURE	FOLIAGE	FLOWERS, FRUIT, OTHER SPECIAL INTEREST
Amur Maple <i>Acer ginnala</i>	20' 20'	Round	Medium green turning orange to scarlet red	Bright red, winged fruit
Hedge Maple <i>Acer campestre</i>	30-35' 30'	Round to oval	Dark green turning yellow	Corky bark that is striking in winter
Japanese Maple <i>Acer palmatum</i>	25' 25'	Upright, low branching	Green, yellow or red turning scarlet, orange or yellow	
Paperbark Maple <i>Acer griseum</i>	25' 20'	Narrow to rounded	Dark green above, silvery below turning brilliant red	Cinnamon-brown bark peels away in paper-thin strips
Vine Maple <i>Acer circinatum</i>	25' 10'	Upright, spreading	Medium green turning orange to bright red	Winged fruit resembling bow ties, thrives in shade
Eastern Redbud <i>Cercis canadensis</i>	25-35' 25-30'	Round	Rich green, heart shaped turning yellow	Small rosy pink flowers with 4-6" dried pods
Flowering Dogwood <i>Cornus florida</i>	20' 20-25'	Upright	Bright green, lighter underside turning glowing red	Small clusters before leaves appear in May
Japanese Dogwood <i>Cornus kousa</i>	15-25' 25'	Vine shaped	Lustrous medium green turning yellow to scarlet	Small clusters with raspberry like fruit, blooms later than most
Washington Hawthorn <i>Crataegus phanopyrum</i>	30' 25'	Broad, rounded	Glossy deep green turning orange, scarlet or purple	White cluster flowers, bright glossy red fruit
Lavelle Hawthorn <i>Crataegus x lacvaller</i>	20-30' 20'	Upright, open	Glossy green turning bronze to copper red	White cluster flowers, showy orange- red fruit

Scarlet Oak <i>Quercus coccinea</i>	50' 40'	Broad oval	Glossy green turning scarlet	
Red Oak <i>Quercus rubra</i>	70' 50'	Round	Green turning red	
Halka Zelkova <i>Zelkova serrata</i> 'Halka'	45' 30'	Vase	Medium green turning yellow	

Globe-headed European Ash <i>Fraxinus excelsior globosum</i>	20' 12-15'	Rounded	Dark green , dense	
Flowering Ash <i>Fraxinus ornus</i>	25-30' 20-30'	Pyramidal to rounded	Luxuriant, medium green turning lavender and yellow	Fragrant white fluffy flowers with seed clusters
Golden Desert Ash <i>Fraxinus oxycarpa aureopolia</i>	20' 18'	Rounded	Open green turning gold (July on)	Small lacy look leaf
Goldenrain Tree <i>Koelreuteria paniculata</i>	20-35' 10-20'	Open	Bladder shaped capsule	Small yellow cluster flower, buff to brown pods
Golden Chain Tree <i>Laburnum x waterii</i>	12-15' 15'	Upright, oval to round	Dark, glossy green	Yellow, peal-like chain flowers, small peas pods, seeds are poisonous
Flowering Crabapple <i>Malus</i>	25' 20-25'	Upright, rounded or weeping	Red or green often turning yellow	White, pink or red flowers; red yellow or green fruit; Recommended varieties: Adirondack, Prairie Fire, Profusion, Red Jewel, Sargent, Springshow, Strawberry
Flowering Cherry <i>Prunus</i>	20-25' 20-25'	Vase to rounded	Bronze; green in summer turning yellows and red	Fragrant pink or white flowers; Recommended varieties: Akebono, Autumnalis, Mt. Fuji, Shirofugen, Tai Haku, Whitcomb's, Yoshino
Flower Pear 'Cleveland Select' <i>Pyrus calleryana</i>	30-35' 20'	Horizontal	Glossy, dark green turning wine red to scarlet	White cluster flowers, early bloomer
Japanese Snowbell <i>Styrax japonica</i>	20-30' 25'	Rounded, horizontal	Dark green turning yellow to red	Faintly fragrant white, bell-shaped flowers
Japanese Tree Lilac <i>Syringa reticulata</i>	30' 20-25'	Rounded to oval	Dark green	Large, pyramidal, creamy-white cluster flowers; reddish-brown bark turns grey with age

CITY OF OREGON CITY - PERMITTED STREET TREE LIST
RECOMMENDED STREET TREES FOR PLANTING IN 3' TO 4' PLANTING STRIPS

TREE SPECIES	HEIGHT SPREAD	STRUCTURE	FOLIAGE	FLOWERS, FRUIT, OTHER SPECIAL INTEREST
Trident Maple <i>Acer buergeranum</i>	25' 20'	Oval to Round	Glossy green turning yellow orange red	Exfoliating bark, adaptable to varied conditions
Vine Maple <i>Acer circinatum</i>	25' 10'	Upright Spreading	Medium green turning bright orange and red	Northwest native maple, open delicate form, thrives in shade
Amur Maple <i>Acer ginnala</i>	20' 20'	Upright Round	Green turning yellow to scarlet red	Small fragrant flowers followed by winged fruit
Rocky Mountain Glow Maple <i>Acer grandidentatum</i>	25' 15'	Oval	Dark green turning bright red	Requires well drained soil
Paperbark Maple <i>Acer griseum</i>	30' 20'	Round	Green w/ silver under, bright red orange in fall	Interesting cinnamon brown under exfoliating bark
Crimson Sentry Norway Maple <i>Acer platanoides</i>	25' 12'	Upright	Red turning maroon to bronze in fall	Smaller than most Norway maple cultivars
Pyramidal Serviceberry <i>Amelanchier canadensis pyramidalis</i>	30' 20'	Very Upright	Dark green turning brilliant red and orange	White flowers in spring, dark purple fruit attract birds
Allegheny Serviceberry <i>Amelanchier laevis</i>	25' 15'	Upright and Oval	Green turning orange in fall	White flowers in spring, blue purple fruit attract birds
Lavelle Hawthorne <i>Crataegus x lavelle</i>	30' 20'	Upright	Dark glossy green turning bronze red	White flowers, red persistent fruit

Crimson Cloud Hawthorn <i>Crataegus laevigata</i> "Crimson Cloud"	25' 18'	Oval	Glossy green	Flowers are bright red with white center, bright red fruit
Columnar Hawthorn <i>Crataegus monogyna</i> "Stricta"	30' 10'	Tightly Upright	Green turning yellow	White flowers, small clusters of red fruit
Flowering Ash <i>Fraxinus ornus</i>	30' 25'	Pyramidal to Round	Medium green turning yellow	Fragrant creamy white flowers
Golden Desert Ash <i>Fraxinus oxycarpa aureopolia</i>	20' 18'	Round, Compact	Green turns golden early	Unusual gold colored bark
Goldenrain Tree <i>Koelreuteria paniculata</i>	30' 20'	Round, Open	Green turning yellow	Yellow flowers in summer, brown persistent fruits, tolerant of poor conditions
Newport Plum <i>Prunus cerasifera</i>	20' 20'	Oval to Round	Purplish Red	Single pink flowers
Japanese Tree Lilac <i>Syringa reticulata</i>	25' 15'	Pyramidal	Green	White panicles and yellow brown fruit
Skyrocket Oak <i>Quercus robur</i> "Fastigiata"	45' 15'	Fastigate	Dark green turning yellow brown	Interesting oak for very narrow spaces

RECOMMENDED STREET TREES FOR PLANTING IN 4½' TO 5½' PLANTING STRIPS

TREE SPECIES	HEIGHT SPREAD	STRUCTURE	FOLIAGE	FLOWERS, FRUIT, OTHER SPECIAL INTEREST
Queen Elizabeth Hedge Maple <i>Acer campestre</i> "Queen Elizabeth"	35' 30'	Upright, Oval	Dark green turning yellow	
Paperbark Maple <i>Acer griseum</i>	30' 20'	Round	Green w/ silver under, bright red orange in fall	Interesting cinnamon brown under exfoliating bark
Cleveland II Norway Maple <i>Acer platanoides</i> "Cleveland"	40' 25'	Upright	Medium green turning bright yellow	
Parkway Norway Maple <i>Acer platanoides</i>	40' 25'	Oval	Dark green turning yellow	Good central leader
Variegated Norway Maple <i>Acer platanoides</i>	35' 25'	Broadly Oval	Light green with white margins	
Columnar Norway Maple - Compact <i>Acer platanoides</i>	35' 15'	Fastigate	Dark green turning yellow	Ascending branches, good for very narrow spaces
Olmsted Columnar Norway Maple <i>Acer platanoides</i>	40' 20'	Upright	Dark green turning yellow	Also good for narrow spaces
Armstrong Red Maple <i>Acer rubrum</i> "Gerling"	45' 15'	Fastigate	Light green turning yellow orange red	
Gerling Red Maple <i>Acer rubrum</i> "Gerling"	35' 20'	Pyramidal	Green turning orange red	
Pacific Sunset Maple <i>Acer truncatum</i> x <i>A. Platanoides</i> "Warrenred"	30' 25'	Upright	Dark green turning orange red	

Pyramidal European Hornbeam <i>Carpinus betulas</i> "Fastigiata"	35' 20'	Dense, Upright, Pyramid to Oval	Dark green turning yellow	Retains leaves into winter, small hard nutlets in clusters
Chinese Dogwood <i>Cornus kousa chinensis</i>	30' 30'	Round	Green turning red	White flowers and red pink fruit
Lavelle Hawthorne <i>Crataegus x lavelle</i>	30' 20'	Upright	Dark glossy green turning bronze red	White flowers, red persistent fruit
Flowering Ash <i>Fraxinus ornus</i>	30' 25'	Pyramidal to Round	Medium green turning yellow	Fragrant creamy white flowers
Sarasota Ginko <i>Ginko biloba</i> "Sarasota"	30' 30'	Round	Greenish gold turning yellow	
Magnolia Kobus <i>Magnolia kobus</i>	30' 20'	Round	Dark Green	Deciduous with large white flowers early
American Hornbeam <i>Ostrya virginiana</i>	35' 25'	Oval	Medium green turning yellow	Male catkins visible in winter, greenish white nutlets
Columnar Sargent Cherry <i>Prunus sargentii</i> 'Columnaris'	35' 15'	Columnar	Green turning orange red	Deep pink flowers
Capital Pear <i>Pyrus calleryana</i> 'Capital'	35' 12'	Columnar	Medium green turning reddish purple	White flowers in clusters, good for narrow spaces
Chanticleer Pear <i>Pyrus calleryana</i> 'Glens Form'	40' 15'	Pyramidal	Glossy green turning orange red	White flowers in clusters, good for narrow spaces
Skyrocket Oak <i>Quercus robur</i> 'Fastigiata'	45' 15'	Fastigate	Dark green turning yellow brown	Interesting oak for very narrow spaces
Japanese Stewartia <i>Stewartia Pseudocamellia</i>	40' 20'	Pyramidal	Dark green turning dark red	White camellia like flowers, mottled bark

Chacnello Linden <i>Tillia cordata</i> 'Chancole'	45' 20'	Pyramidal, upright	Dark green turning yellow	Yellow fragrant flowers attractive to bees
---	------------	-----------------------	------------------------------	---

RECOMMENDED STREET TREES FOR PLANTING IN 6' TO 8' PARKING STRIPS

TREE SPECIES	HEIGHT SPREAD	STRUCTURE	FOLIAGE	FLOWERS, FRUIT, OTHER SPECIAL INTEREST
Crimson King Norway Maple <i>Acer platanoides</i> 'Crimson King'	40' 35'	Round	Deep purple turning reddish orange	
Emerald Queen Norway Maple <i>Acer platanoides</i> 'Emerald Queen'	50' 40'	Oval, dense	Dark green to bright yellow	
Superform Maple <i>Acer platanoides</i> 'Superform'	45' 40'	Oval	Medium green turning yellow	
Globe Norway Maple <i>Acer platanoides globosum</i>	15' 18'	Round	Medium green turning yellow	Appropriate for under power lines
Embers Red Maple <i>Acer rubrum</i> 'Embers'	40' 35'	Open	Green turning bright red	
Red Sunset Maple <i>Acer rubrum</i> 'Franksred'	45' 35'	Broad Oval	Dark green turning red orange	
October Glory Maple <i>Acer rubrum</i> 'October Glory'	40' 35'	Broad Oval	Medium green turning red to purple	
Globe Sugar Maple <i>Acer saccharum</i>	15' 20'	Round	Medium green to yellow and orange	Appropriate for under power lines
European Hornbeam <i>Carpinus betulus</i>	50' 35'	Oval to Round	Dark green to golden yellow	Holds leaves into winter
Hackberry <i>Celtis occidentalis</i>	40' 30'	Oval	Dark green turning yellow	

Katsura Tree <i>Cercidiphyllum japonicum</i>	40' 35'	Oval	Blue green turning yellow scarlet	
Tricolor Beech <i>Fagus sylvatica</i> 'Roseo-Marginata'	40' 30'	Broad Oval	Purple with light pink border	
Autumn Purple Ash <i>Fraxinus americana</i> 'Autumn Purple'	45' 40'	Round	Green turning red and purple	
Skyline Ash <i>Fraxinus americana</i> 'Skycole'	45' 35'	Oval	Medium green turning orange red	
Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	50' 40'	Broad Oval	Dark glossy green turning bright yellow	
Urbanite Ash <i>Fraxinus pennsylvanica</i> 'Urbanite'	50' 40'	Broad pyramidal	Lustrous green turning bronze	
Saratoga Ginko <i>Ginko biloba</i> 'Saratoga'	30' 30'	Round	Green gold to yellow	
Shademaster Honeylocust <i>Gleditsia triacanthos</i> 'Shademaster'	45' 35'	Vase	Dark green turning yellow	
Skyline Honeylocust <i>Gleditsia triacanthos</i> 'Skyline'	50' 30'	Broad pyramidal	Medium green turning golden	
Magnolia Kobus <i>Magnolia kobus</i>	40' 30'	Round	Dark green	Evergreen leaves and white flowers
Royal Burgandy Cherry <i>Prunus serrulata</i> 'Royal Burgandy'	30' 20'	Vase	Purple red to red and orange	Pink flowers
Scarlet Oak <i>Quercus coccinea</i>	50' 40'	Broad Oval	Glossy green turning scarlet	

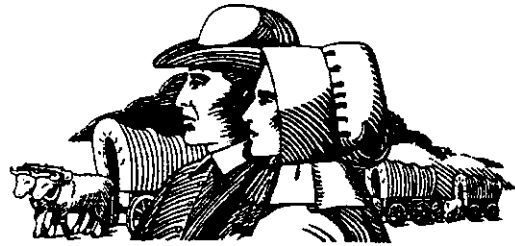
Skymaster Oak <i>Quercus robur</i> 'Pyramich'	50' 25'	Pyramidal	Dark green turning yellow	
Glenleven Linden <i>Tilia cordata</i> 'Glenleven'	45' 30'	Pyramidal	Medium green turning yellow	
Halka Zelkova <i>Zelkova serrata</i> 'Halka'	45' 30'	Vase	Medium green turning yellow	

RECOMMENDED STREET TREES FOR PLANTING IN 8 1/2' AND LARGER PARKING STRIPS

TREE SPECIES	HEIGHT SPREAD	STRUCTURE	FOLIAGE	FLOWERS, FRUIT, OTHER SPECIAL INTEREST
Schwedler Norway Maple <i>Acer plantanoides</i> 'Schwedleri'	50' 45'	Round	Green turning yellow	
Globe Norway Maple <i>Acer platanoides globosum</i>	15' 18'	Round	Medium green turning yellow	
Sycamore Maple <i>Acer pseudoplatanus</i>	60' 50'	Wide spread	Green turning yellow	
Wineleaf Sycamore Maple <i>Acer pseudoplatanus</i> 'Spaithi'	30' 50'	Pyramidal	Dark green	
Red Maple <i>Acer rubrum</i>	60' 50'	Oval	Medium green turning orange red	
Sugar Maple <i>Acer saccharum</i>	60' 45'	Oval	Green turning bright yellow to orange	
Red Horsechestnut <i>Aesculus x carnea</i> 'Briotii'	60' 45'	Round	Dark green turning yellow	Red flowers
Globe Serviceberry <i>Amelanchierr canadensis oblongifolia</i>	60' 40'	Round	Green turning bright yellow red	White flowers
Catalpa <i>Catalpa speciosa</i>	75' 50'	Round	Green turning yellow	White flowers
Katsura Tree <i>Cercidiphyllum japonicum</i>	40' 35'	Oval	Blue green turning yellow to scarlet	

Red Bud <i>Cercis canadensis</i>	20' 25'	Open spreading	Medium green turning yellow	Pink flowers
Purple Rivers Beech <i>Fagus sylvatica</i> 'Riversi'	60' 40'	Oval	Deep purple turning bronze	
Tricolor Beech <i>Fagus sylvatica</i> 'Roseo-Marginata'	40' 30'	Broad Oval	Purple with light pink border	
Flame Ash <i>Fraxinus oxycarpa</i> 'Flame'	35' 30'	Round	Green turning purple and red	
Urbanite Ash <i>Fraxinus pennsylvanica</i> 'Urbanite'	50' 40'	Broad pyramidal	Lustrous green turning bronze	
Summit Ash <i>Fraxinus pennsylvanica lanceolata</i>	45' 25'	Pyramidal	Medium green turning yellow	
Saratoga Ginko <i>Ginko biloba</i> 'Saratoga'	30' 30'	Round	Green gold to yellow	
Halka Honeylocust <i>Gledisia triacanthos</i> 'Christie'	55' 40'	Upright	Green turning yellow	
Kentucky Coffee Tree <i>Gymnocladus dioicus</i>	70' 40'	Open	Green	
Moraine Sweetgum <i>Liquidambar styraciflau</i> 'Moraine'	60' 30'	Oval	Dark green turning red purple	
Sourwood <i>Oxydendrum arboreum</i>	50' 25'	Pyramidal	Green to brilliant scarlet	White flowers
Yoshino Cherry <i>Prunus xyedoensis</i>	30' 30'	Spreading	Green turning yellow	Pink or white flowers

CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPARTMENT
320 WARNER MILNE ROAD OREGON CITY, OREGON 97045
TEL 657-0891 FAX 657-7892



MEMORANDUM

TO: Planning Commissioners

FROM: Tom Bouillion, Associate Planner *T.B.*

DATE: June 14, 2000

RE: Proposed Temporary Sign Language

Staff is providing specific proposed code language related to temporary signs, based upon comments from the last work session on May 10, 2000. New proposed language includes specific provisions for different types of temporary signs, including special event, election, real estate and miscellaneous temporary signs. Please provide any additions or deletions you would like to see. Two other items for discussion are: 1) Should other types of temporary signs be allowed, such as A-boards or sandwich boards? and 2) Should only temporary special event signs have to pay a deposit or should other categories of temporary signs have to pay a deposit as well?

Please note that proposed deletions to the existing code are indicated with a strike-through and proposed additions to the existing code are underlined.

GENERAL PURPOSE:

The purpose of the sign code is to balance the needs of businesses, organizations and individuals to advertise their particular message or product versus the desire to maintain a high level of aesthetics in the community by limiting the size, number and design of signs.

15.28.050 Prohibited signs.

It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this chapter:

- A. Billboards;
- B. A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed view of official traffic control signs or devices or approaching or merging traffic;
- C. A sign that contains, includes or is illuminated by any flashing or revolving, rotating or moving light or moves or has any animated or

moving parts. This subsection does not apply to traffic control signs or devices;

D. A sign with lighting which is not effectively shielded as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a state highway, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of a motor vehicle or otherwise to interfere with the operations thereof;

E. A sign located upon a tree, or painted or drawn upon a natural feature;

F. An obsolete sign;

G. Portable signs, A-frame signs, sandwich boards, tent signs, streamers, strings of lights, balloons, hulas, ~~banners or pennants~~, excepting traditional holiday decorations; and except as provided in Section 15.28.010(B);

H. A sign that obstructs free ingress to or egress from any door, window or fire escape, alley, drive or fire lane, or is attached to a fire escape;

I. A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction;

J. A sign not able to withstand a wind pressure of twenty pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard;

K. A sign not maintained in a safe, neat, clean and attractive condition and in good repair;

L. Any sign larger than four square feet on an undeveloped lot or parcel of property;

M. A sign not otherwise in compliance with any provision of this code, Oregon law or the terms and conditions of any valid sign permit issued under this chapter;

N. Signs on fences or fencing. (Ord. 94-1027 §1(part), 1994)

15.28.060 Signs not requiring a permit.

In any zoning district, the following signs may be erected and maintained without a permit, so long as they comply with all applicable provisions of this chapter and are not illuminated;

~~A. One temporary sign per street frontage of property under a single ownership provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face exceeds four square feet in area;~~

B. Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area. This subsection does not include signs painted on the sides of buildings;

C. A single sign where the display surface area does not exceed two square feet;

D. Window signs situated on the indoor-side of a window or door;

E. Flags of national, state and city governments, limited to two per premises;

- F. Signs attached to, or carried by, a person;
- G. Signs required by law or legal action, including but not limited to, signs warning of hazardous or dangerous conditions on a premises and land use application and hearing notice signs. (Ord. 94-1027 §1(part), 1994)

15.28.065 Temporary signs, including special event, election and real estate and miscellaneous temporary signs.

In any zoning district, temporary signs are allowed so long as they comply with all applicable provisions of this chapter and are not illuminated;

- A. One temporary special event sign, including advertising banners or flags, is allowed per street frontage on a single tax lot up to 30 days in any calendar year. Community and non-profit special event signs may be allowed on public property, including road rights-of-ways, with the permission of the City Manager. Applicants shall obtain a temporary sign permit and post a deposit fee, set by the City Manager, prior to the erection of any special event sign.
- B. One temporary election sign is allowed per street frontage of a single tax lot per candidate or issue, up to 45 days prior to and up to 7 days after an election. Each temporary election sign may be up to 4 square feet per sign face, with a maximum of 2 sign faces.
- C. One temporary real estate sign, including leasing and construction signs, is allowed per street frontage of a single tax lot. Temporary real estate signs may be up to 6 square feet in residential areas and 12 square feet in commercial and industrial areas and must be removed within 15 days from the sale, lease or rental of the property or within 7 days of completion of the project.
- D. One temporary miscellaneous sign not falling into one of the other temporary sign categories is allowed per street frontage of a single tax lot, up to 4 square feet per sign face, with a maximum of 2 sign faces.