

From: [Laura Terway](#)
To: [Kelly Reid](#)
Subject: FW: Land Use Transmittal for LE 16-02 - Text Amendment to chapter 17.62 of the Municipal Code
Date: Thursday, June 16, 2016 11:31:32 AM

From: Katie Durfee
Sent: Monday, June 13, 2016 9:28 AM
To: Katie Durfee
Subject: FW: Land Use Transmittal for LE 16-02 - Text Amendment to chapter 17.62 of the Municipal Code

To the members of the Hillendale and Tower Vista Neighborhood Associations:

The City is trying to clean up some of the red tape involved in processing requests for approval of minor projects and they're asking for our input. This may look like a lot of gobbledygook, but it's important stuff. If you're so inclined, feel free to take a peek at the proposed Code changes and let me know if you'd like your comments forwarded to the City as your Land Use Chair. Of course you can comment directly to the City as well; it's just that if you send them to me, I may be able to consolidate some things.

It's perfectly OK not to have any comments on the subject – I personally have no objections to the plan and in fact endorse the changes.

William Gifford 503.723.3456
Land Use Chair
Hillendale Neighborhood Association



Subject: Land Use Transmittal for LE 16-02 - Text Amendment to chapter 17.62 of the Municipal Code

Good Afternoon,

This is an electronic land use transmittal from Oregon City Planning Division. The application below is referred to you for your information, study and official comments. For inclusion in the staff report, please provide written comments to the reviewing planner by June 17th, 2016.

The complete Application Materials can be downloaded from the Planning Division Website at the following web address:

<http://www.orcity.org/planning/project/le-16-02>

FILE NUMBER: LE16-02

APPLICANT: City of Oregon City Community Development Dept., 625 Center Street, Oregon City, OR 97045

PROPOSAL DESCRIPTION: The proposal from the City of Oregon City is an amendment to Chapter 17.62.035 of the Municipal Code, to revise the land use review process for certain types of land use proposals. The amendment would create a Type I review process for minor site plan proposals that meet specific criteria, in an attempt to streamline review.

LOCATION: City-wide.

CONTACT PERSON: Kelly Reid, AICP, Planner (503) 496-1540

NEIGHBORHOOD ASSN: Citizen Involvement Committee

CRITERIA: Administration and Procedures set forth in OCMC 17.50 for legislative proposals and 17.68 Zone Changes and Amendments.

PLANNING COMMISSION HEARING DATE:

On June 27, 2016 the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 to consider a legislative action.

CITY COMMISSION HEARING DATE:

On July 20, 2016 the City of Oregon City - City Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 to consider a legislative action.

Kelly Reid (Moosbrugger), AICP
Assistant Planner, City of Oregon City
kreid@orc.org

From: [Derek Metson](#)
To: [Kelly Reid](#); "[Jonathan Stone](#)"; aholveck@oregoncity.org; kntzig001@aol.com
Cc: [Eric Underwood](#)
Subject: RE: TONGIHT Type I Site plan amendments at Planning Commission
Date: Monday, June 27, 2016 5:16:31 PM

Kelly,

Please forgive the late response but I have to say this is really a positive change. it will make type one reviews so much faster, easier, and more economical without reducing quality of the outcome. Thank you for taking the time to talk about it and work in some feedback, especially the five items below.

Cheers,

Derek Metson, AIA, NCARB
Greenbox Architecture, LLC
1300 John Adams Street, Suite 106
Oregon City, Oregon 97045
p: (503) 380-7114
w: www.greenboxpdx.com

From: Kelly Reid [<mailto:kreid@orccity.org>]
Sent: Monday, June 27, 2016 1:20 PM
To: Jonathan Stone; aholveck@oregoncity.org; Derek Metson; kntzig001@aol.com
Cc: Eric Underwood
Subject: TONGIHT Type I Site plan amendments at Planning Commission
Importance: High

Hi all,

A couple months ago we met to discuss possible changes to the land use process for small scale projects – those code amendments are being heard by the Planning Commission tonight at 7PM (the items is second on the agenda; Willamette Falls Legacy project update is first).

I did not receive any public comments on the amendments, but if you have any I can certainly share them with the Planning Commission tonight. Feel free to email and comments you would like to share.

A couple notes about the amendments:

- The amendments create a Type I process for review of certain small scale projects – façade improvements, small additions, landscaping and parking changes, etc.
- Type I applications are expected to take 1-10 days for review, rather than 2-3 months for Type II process
- Minor site plan fees are currently over \$800; the fee for Type I would be reduced to reflect the decreased cost to process the application.
- Type I applications would involve filling out an application form, but would not require preparing written code responses.
- We addressed your comments by increasing the square footage of building additions from

100 to 200 square feet.

The new version coming before the Planning Commission is attached.

Thanks,

Kelly Reid (Moosbrugger), AICP
Assistant Planner, City of Oregon City
kreid@orcity.org

From: [Kelly Reid](#)
To: [Kelly Reid](#)
Subject: FW: TONGIHT Type I Site plan amendments at Planning Commission
Date: Monday, June 27, 2016 4:22:12 PM

From: Eric Underwood
Sent: Monday, June 27, 2016 1:43 PM
To: Kelly Reid <kreid@orcity.org>
Subject: RE: TONGIHT Type I Site plan amendments at Planning Commission

Thanks for the chance to comment, Kelly. I interpret these proposed changes as yet another exciting step in becoming a more business friendly community. Simplification and cost reduction efforts are especially important for the smaller businesses as the chances for their success are increased significantly. It's pretty much a given that successful businesses within a community typically result in a stronger and more stable economy. I support these amendments because they're just one more way we can show that Oregon City truly is open for business.

Best,
Eric

Eric Underwood
Economic Development Manager
City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, OR 97045

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Fx: 503-657-7026
eunderwood@orcity.org

Kelly Reid

From: Laura Terway
Sent: Thursday, July 07, 2016 8:48 PM
To: Kelly Reid
Subject: FW: Clarification of Comments at Monday July 27 Planning Commission Meeting

Kelly,
Please add the attached to the record for the Type I Site Plan. Thank you

Laura Terway, Community Development Director City of Oregon City
503.496.1553

From: Jonathan Stone [jon@downtownoregoncity.org]
Sent: Friday, July 01, 2016 12:43 PM
To: Tony Konkol; Kattie Riggs
Cc: Roger Nickerson
Subject: Clarification of Comments at Monday July 27 Planning Commission Meeting

Kattie and Tony, can you please make sure this is sent to Planning Commission members as well as inserted into the record for the next hearing regarding the Type 1 process update.

I attended the July 27 meeting intending to fully support the proposed code amendment (L16-02). By the time I spoke, I was confused by the implications of the proposal and suggested that downtown's design district be treated much the same way the commission was suggesting it might treat historic districts.

Reflecting on this further, I don't believe the original proposal affects the quality and type of building modifications that downtown has. The commission offered amendments that included reference to the downtown design district. Please consider this email as a request to remove downtown from the planning commission's amendment.

DOCA will instead strengthen our dialogue with property owners on subjective design related issues rather than relying on the notification process to alert us to proposals we should already be aware of. We are fully in support of this process to reduce the costs and time associated with minor building modifications.

If you have any questions, please call.

Regards,

Jonathan Stone

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Jonathan Stone
Executive Director

Downtown Oregon City Association
814 Main Street
Oregon City, OR 97045

jon@downtownoregoncity.org<mailto:jon@downtownoregoncity.org>

Office (503) 802-1640 **NOTE NEW NUMBER

Direct (503) 802-1639 **NOTE NEW NUMBER

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