

Site Enhancement Services

6001 Nimtz Pkwy

South Bend IN 46628

City of Oregon City

625 Center St.

Oregon City OR 97045

To Whom it May Concern:

Please find the enclosed application for a Sign Variance at the McDonald's located at 1450 Molalla Ave, Oregon City OR 97045. Also enclosed is a check for the cost of the variance as well as the cost to have the City provide the labels for owners within 300 feet of the site. We are most appreciative that you will provide that information.

With regards to the requirement of a Neighborhood Association Meeting, we were able to attend a meeting on 8/13. The Neighborhood Association was good enough to allow us to attend via phone. We discussed the proposal with the Association and they were very receptive to our plans. Unfortunately, our attempts to obtain a copy of the minutes or a letter from the association have not been successful. We have reached out several times via e-mail and our requests have not been responded to. Enclosed is a copy of the email chain where we have reached out. Hopefully this will not cause any issues with our application.

Should you require any additional information, please do not hesitate to contact me. You can reach me via e-mail at [djrsitenhancementservices.com](mailto:djr@sitenhancementservices.com) or by phone at 574-485-1101. We thank you for your time, consideration and assistance throughout this process.

Sincerely,

David Ratliff

Project Coordinator

Site Enhancement Services



OREGON CITY

L/C 036-0060
Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: Replace 1 of 2 existing menu boards with new menu board that has changeable copy more than 3 times a day.

Project Name: McDonald's Menu Boards Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1450 Molalla Ave Oregon City OR 97045

Clackamas County Map and Tax Lot Number(s): 3-2E05C -00205

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: David Ratliff Date: 10/9/19

Mailing Address: 6001 Nimtz Pkwy South Bend IN 46628

Phone: 574-485-1101 Fax: _____ Email: djr@siteenhancementservices.com

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Hilltop Mall LLC Date: 8/21/2019

Mailing Address: PO Box 2200, Oregon City, OR 97045

Phone: 503-657-1703 Fax: _____ Email: CTD@DANIELSONS.NET

Representative(s):

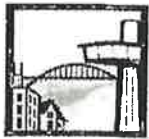
Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



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Property Owner(s) Name Printed: Hilltop Mall LLC Date: 8/21/2019

Mailing Address: PO Box 2200, Oregon City, OR 97045

Phone: 503-320-8274 Fax: _____ Email: CTD@DANIELSONS.NET
503 657-1703

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

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Representative (s) Name Printed: _____ **Date:** _____

Mailing Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

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Statement of Justification

The McDonald's that is located at 1450 Molalla Ave Oregon City OR 97045 is respectfully relief from the code that will allow the property the ability to reflect the investment being made into the site and the community as well as improve the overall customer experience. As part of the investment into this location, McDonalds is seeking to replace its 2 existing menu boards and 1 existing pre-menu board with new menu boards using new digital technology.

The area that requires relief is as follows:

- Number of drive-through signs and size
 - Allowed: 1 freestanding sign NTE 150 SF, 1 incidental freestanding sign NTE 8 SF
 - Requested: 2
 - § 2 Menu Boards at approximately 20SF each
 - Replacing 2 existing menu boards at approximately 45SF
- Signs that contain, include or illuminated by flashing, revolving, rotating or moving light or moves or has any animated or moving parts with move or rotate or change more than 3 times a day are prohibited.
 - Requesting 2 menu boards that list a customer's order as they place it, including the total cost.

The requested signs all serve a purpose that work together to create an overall aesthetic balance as well as help to improve the customer experience. These signs will also help to ensure that motorists can easily navigate the site, entering and exiting quickly, yet safely.

The additions of these new signs will be beneficial to the site and will have no adverse effect to the site or the surrounding areas. These new signs do not change the use. The new signs serve the same purpose, but are smaller, more concise and easier for the consumer to use. The current menu boards are approximately 45SF. The proposed boards are approximately 20 SF and the proposed pre-menu boards are approximately 10SF. This is a significant decrease in overall sign square footage. Additionally, these signs do substantially not alter the appearance of the site. The new menu boards will be in the same location as the existing signs. The modification of the existing antiquated display with the new digital technology will only impact the direct user of the product. This user has made the choice to enter onto the commercial property and expects the transaction that they are seeking to be able to be accomplished in an expedited and concise manner. In addition, this corridor is primarily commercial in nature and modifications that will allow for services offered at these types of properties should be supported and approved.

The second area requiring relief has to do with the changeable copy on the sign. The menu portion of the sign will only change twice daily, once from breakfast to lunch/dinner and then back to breakfast. The portion of the sign that will change more than 3 times is a very small area. This area is specifically designed for only the user of the sign. This area will list the user's order as well as the total cost. This will only be visible to the user as their vehicle will be in front of the board. The order will not be visible to anyone else.

These new signs will have little to no impact on adjoining properties and the neighborhood. The signs are smaller and give off less illumination than the current signs. Included in this submission are statements showing the lumen output as well as a letter showing the adjustable nature of these signs. The default minimum brightness is 500 nits which is 20% of the maximum brightness, but it can be adjusted to by only 1% of maximum brightness. These signs also can be set to automatically dim in low light and nighttime environments. Whether its manual or automatic, the ability to adjust the brightness of the signs will make any impact on the adjoining properties or passing motorists will be negligible.

The new signs will not affect the provision of public services nor increase demand on public or private utilities. As previously stated, these signs will put off less illumination than the current signs. They are much more efficient and will require less energy to operate. Also, they will be in the same area as the current signs. This will not have any impact on the provision of public services.

The modifications do not diminish the intent of the originally approved plan. These new signs serve the same purpose as the original plans however, they utilize new digital technology. The new signs are designed to optimize development potential in ways that benefit current future citizens. This upgrade in technology will allow for a better overall customer experience at this site. The increase in customer experience directly relates to the viability and use of the site. A fully functioning, well run McDonald's property is a benefit to any community and this specific corridor.

The digital displays that are requested provide the customer with 100% up-to-date messaging in a clear and readily legible manner. The existing messaging is manually controlled which, unfortunately, often leads to inconsistent and out-of-date offerings in the display rotation. These inconsistencies lead to elongated time for the customers in the drive thru lanes and decreases to the overall experience during the transaction phase of the experience. The goal of the digital displays is to make sure that the customers have clear and concise messages so that time on site is focused, controlled, and expedited. A focused and satisfied motorist is more aware of their surrounding and less likely to cause vehicular infractions.

TYPE II –SITE PLAN AND DESIGN REVIEW
Applicant's Submittal
Date

APPLICANT: David Ratliff

Site Enhancement Services 6001 Nimitz Pkwy South Bend IN 46628

OWNER: McDonald's Corp

110 N Carpenter St, Chicago IL 60607

REQUEST: Replace existing menu boards with new menu boards using digital technology.

LOCATION: 1450 Molalla Ave, Oregon City OR 97045

Map # 3-02E-05C

Taxlot # 00205

I. BACKGROUND:

1. Existing Conditions

The site currently has 1 freestanding sign, 2 directional signs and 2 menu boards. The menu boards are approximately 45 SF in size.

2. Project Description

The property owner is seeking to replace the 2 existing menu boards with smaller menu boards that utilize digital technology.

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 15.28 – SIGNS

15.28.080 Signs in Office Commercial, Mixed Use and Industrial Zones

A. General. All of the following standards apply to all signs in office, commercial, mixed use and industrial zones:

- 1. With the exception of projecting or wall signs, signs shall not project over the right-of-way. Signs projecting into the right-of-way shall receive approval by the city engineer.*
- 2. With the exception of wall signs, signs shall maintain a minimum clearance of ten feet above grade over pedestrian or vehicular areas, and fourteen feet above grade over areas of truck access.*

Applicant's Response: The proposed signs do not project over any right of way

B. Wall Signs. All of the following standards apply to wall signs in office, commercial, mixed use and industrial zones:

- 1. The number of wall signs is unlimited provided the total combined display area of wall signs, projecting signs and banners does not exceed twenty square feet for each ground floor tenant space on which the sign is constructed. For ground floor tenant spaces exceeding twenty feet of wall length on which the sign is constructed and tenant spaces not on the ground floor, signage shall not exceed one square foot per each lineal foot of the wall length of the tenant space on which the sign is constructed.*
- 2. Signs on structures such as awnings, canopies, false fronts and wall extensions that do not extend more than one foot from the structure are considered wall signs.*

Applicant's Response: The signs in question are not wall signs. The above does not apply to this request.

C. Freestanding Signs. All of the following standards apply to freestanding signs in office, commercial, mixed use and industrial zones:

1. A maximum of one freestanding sign is allowed for each street frontage. On arterial streets, if a frontage exceeds a length of six hundred linear feet a second freestanding sign is allowed. In all cases, no freestanding sign shall be permitted on the same frontage where there is a projecting or roof sign.

Applicant's Response: The applicant is requesting to replace 2 existing menu boards with 2 smaller menu boards that utilize digital technology.

2. Freestanding signs on the same frontage shall be separated by a minimum of fifty feet distance.

Applicant's Response:

3. Maximum display area

a. Where the street frontage is less than fifty feet in length, the display area shall not exceed fifty square feet and the sign face shall not exceed twenty-five square feet.

b. Where the street frontage is fifty feet or greater but less than two hundred feet in length, display area shall not exceed one hundred square feet and the sign face shall not exceed fifty square feet.

c. Where the street frontage is two hundred feet or greater in length, the display area shall not exceed three hundred square feet and the sign face shall not exceed one hundred fifty square feet.

d. In no case shall any sign have a display area in excess of three hundred square feet.

Applicant's Response: The requested signs are approximately 20SF each for a total of 40SF. This is well below the requirements listed above.

4. The sign width shall not exceed twenty linear feet.

Applicant's Response: The width of each sign is 4'10".

5. Where the street frontage is two hundred feet in length or less the sign height shall not exceed twenty-five feet. Where the street frontage is more than two hundred feet in length, the sign height shall not exceed thirty feet.

Applicant's Response: The height of each sign is 5' 11 5/8".

D. Incidental Freestanding Signs. All of the following standards apply to incidental signs in office, commercial, mixed use and industrial zones:

1. A maximum of one incidental freestanding sign is allowed for each street frontage.

Applicant's Response: No incidental signs are being requested.

2. The display area shall not exceed sixteen square feet and the sign face shall not exceed eight square feet.

Applicant's Response: No incidental signs are being requested.

3. The sign height shall not exceed 15 feet.

Applicant's Response: No incidental signs are being requested.

15.28.130 Variances

All of the following standards apply to variances to this chapter:

A. Grounds for Variance. Upon application by an applicant, the planning commission may grant a specific variance from provisions of this chapter provided all of the following circumstances exist:

1. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

Applicant's Response: The requested change will have little to no effect on adjacent properties. The reduction in illumination from the new signs is a benefit to adjacent properties as these new signs are not distracting and are tailored to the user.

2. That the request is the minimum variance that would alleviate the hardship;

Applicant's Response: This request is part of a nationwide campaign by McDonald's to replace their menu boards with state of the art digital boards. These new boards are smaller and give off less illumination. The site already has 2 menu boards. McDonalds simply wants to replace them with smaller, more effective and efficient menu boards.

3. Granting the variance will equal or exceed the purpose of the regulation to be modified;

Applicant's Response: The variance will equal the purpose of the regulation to be modified. The request is to replace existing menu boards with smaller, easier to read menu boards. The amount of signs will not be increased and the overall square footage will actually be decreased.

4. Any impacts resulting from the adjustment are mitigated;

Applicant's Response: As previously stated, these new menu boards will have little to no impact on adjacent properties. Internal to the site, the new menu boards will provide a clear and concise message that is focused and controlled. This will lead to an expedited and more satisfying on-site experience for the customer. A focused and satisfied motorist is more aware of their surrounding and less likely to cause vehicular infractions.

5. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Applicant's Response: There are no alternatives. This is a nationwide initiative by McDonald's to replace existing menu boards with these smaller digital menu boards.

6. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

Applicant's Response:

B. Variance Fee. At the time of application for variance from the provisions of this chapter, the applicant shall pay a fee in accordance with the fee schedule established and amended from time to time by the city commission and on file with the city recorder.

C. Procedure. A variance application shall be treated in the manner provided by [Chapter 17.50](#) of this code with respect to zoning variances.

Applicant's Response: Fees are included with this submission. We agree to comply with the requirements as laid out in the code.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication

requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

Applicant's Response: Pre-application conference was held on 7/9 via conference call.

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.

2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.

3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.

4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.

5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.

Applicant's Response:

The Neighborhood Association Meeting was held on 8/13/19. The Association allowed us to call in and participate in the meeting. A sign in sheet is attached with the submission. We have requested the minutes from the meeting multiple times however, the Association has not sent them over. During the meeting we outlined our proposal to the Association to replace the existing menu boards with new menu boards that utilize digital technology. The Association was receptive to the change as the new menu boards provide the same information on a smaller size board and the illumination is less than the current levels. The Association overwhelmingly approved the proposal.

17.60.030.F – Molalla Ave

Goal 2.3 – Corridors

The proposal for this site is in line with the goal set forth in the code. The proposal for new, smaller menu boards that use digital technology will help the site and its consumers. The boards are smaller, easier to read, more aesthetically pleasing and give off less illumination. The new boards will help move customers through the site quickly and safely, leading to a better overall customer experience.

Goal 2.5 – Retail and Neighborhood Commercial

The proposal for this site is in line with this goal set forth in the code. The proposal will help the business expand its customer base by allowing customers to get through the drive thru lane quicker and safer. By doing so the traffic movement will be faster as people will spend less time in the drive thru lanes. The new boards also improve the area aesthetically as the boards are smaller and give off less illumination.



Presentation

**1450 Molalla Avenue
Oregon City, OR 97045**

August 8, 2019

Existing Signage

A1 A2 Tri-Face Menu Boards

Proposed Signage

A1 A2 4'-1 5/8" x 4'-10" @ 5'-11 5/8" OAH D/F Menu Boards

Aerial



Scale: NTS

Path of Travel



Existing Menu Boards



Day Time (Typical)

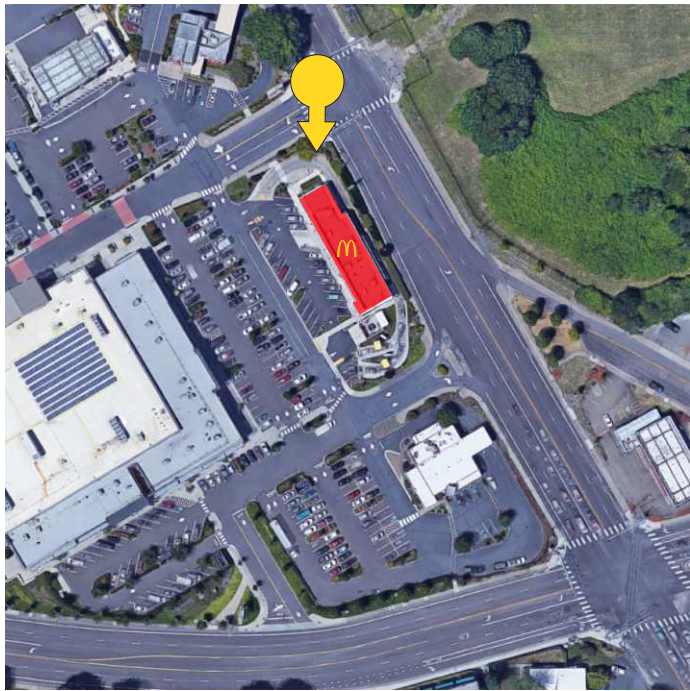


Night Time (Typical)





View from Molalla Avenue (North Side)



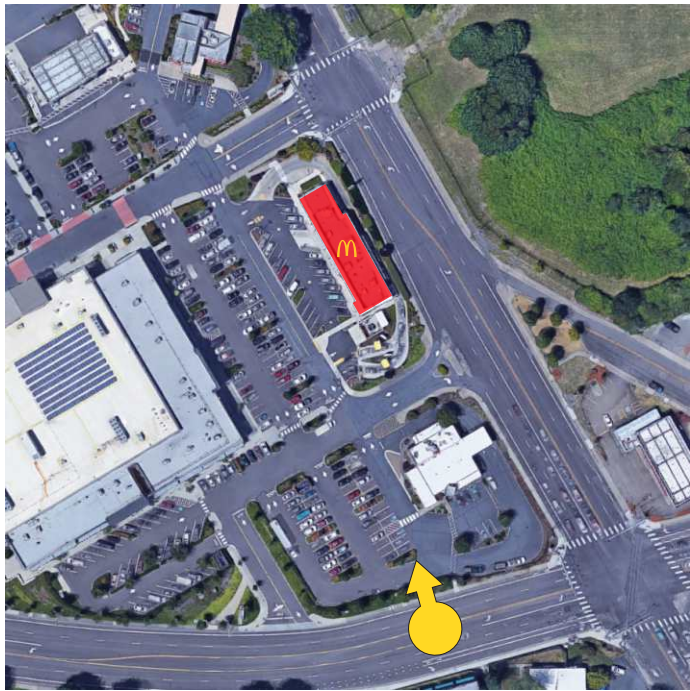


View from Molalla Avenue (South Side)

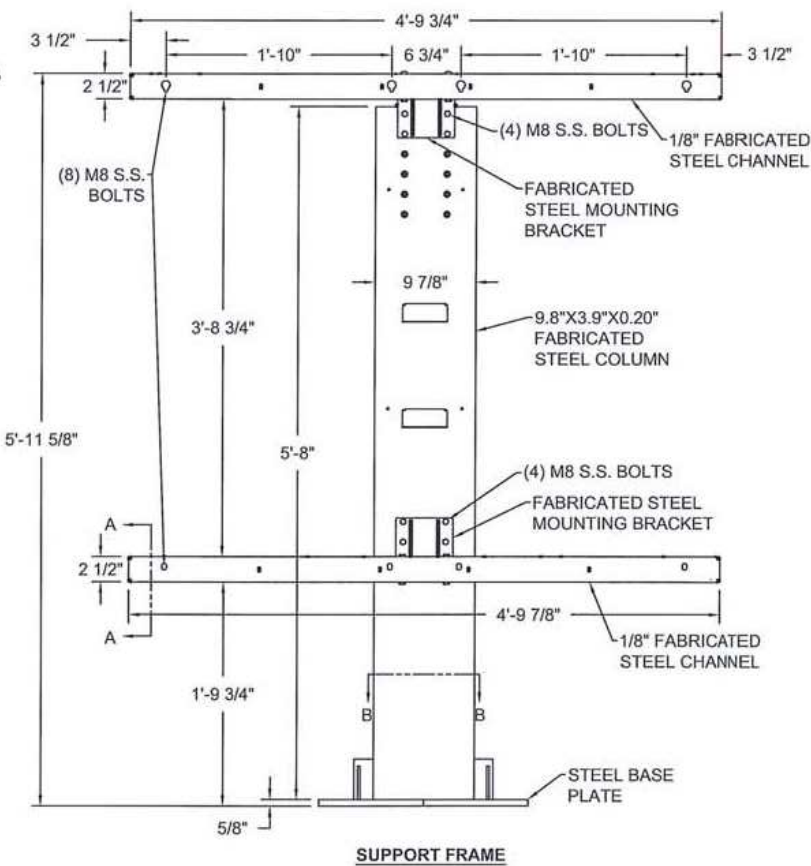
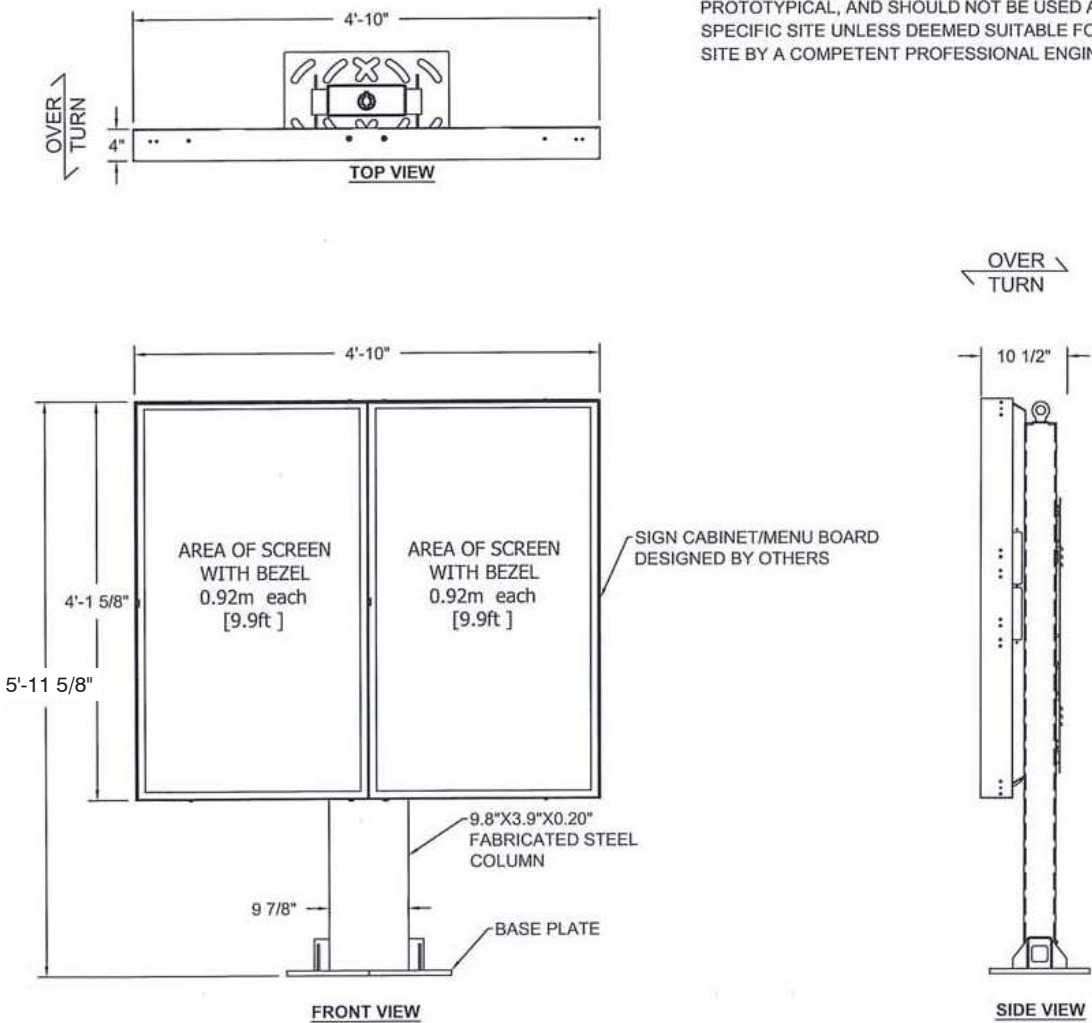


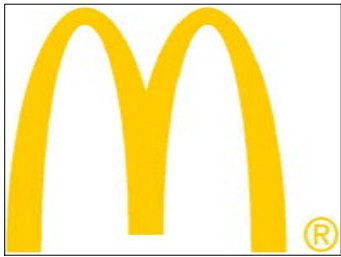


View from South Beaver Creek Road (South Side)



- NOTES:
- 1. THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE LOADING REQUIREMENTS OF A 180 MPH WIND SPEED PER THE FLORIDA BUILDING CODE 5TH ED. 2014/IBC 2012, EXPOSURE C.
 - 2. FABRICATED STEEL SUPPORT MEMBERS SHALL MEET ASTM A36 OR EQUIVALENT.
 - 3. STEEL WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSON CURRENTLY QUALIFIED IN ACCORDANCE WITH AWS STANDARDS.
 - 4. THE DESIGN DEPICTED ON THIS DRAWING IS PROTOTYPICAL, AND SHOULD NOT BE USED AT A SPECIFIC SITE UNLESS DEEMED SUITABLE FOR THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.



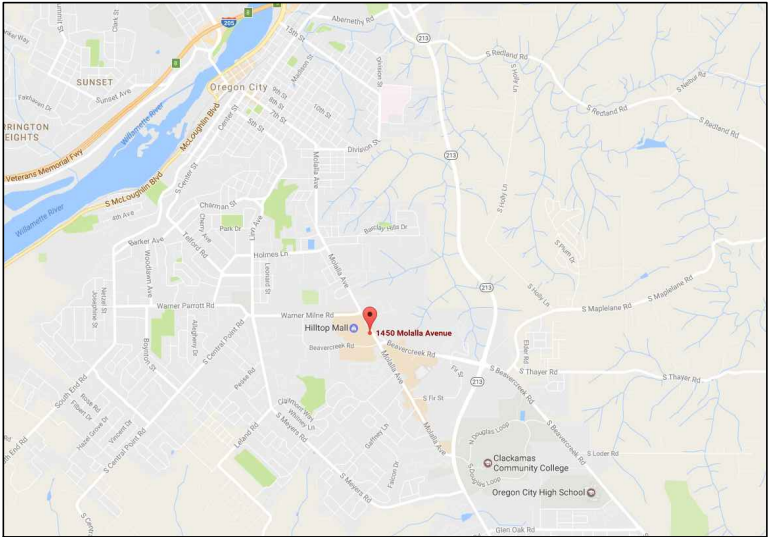


McDonalds Existing Conditions

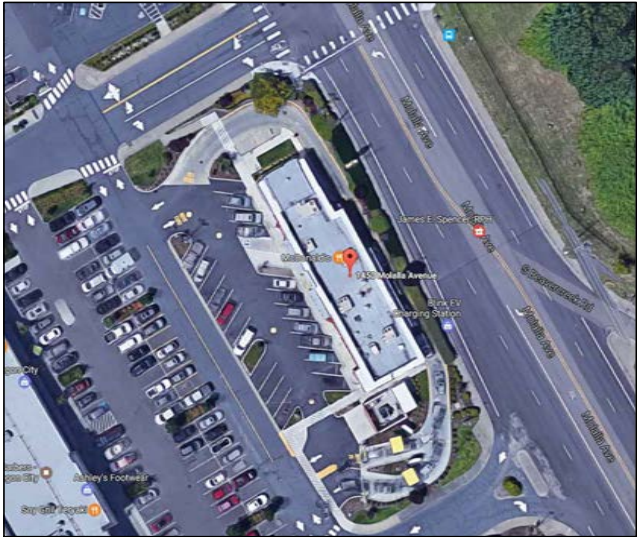
360° Virtual Tour



STOREFRONT



VICINITY MAP



AERIAL PHOTO

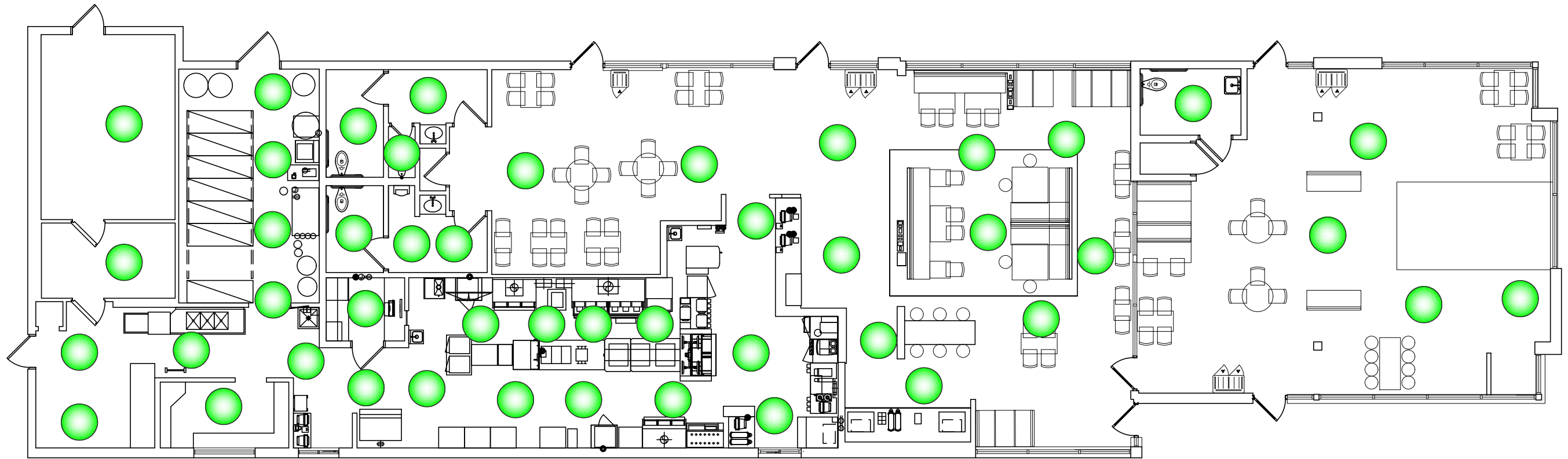
Store Name:	Oregon City
National Store No.	05858
Store ID:	036-0060
Address:	1450 S Mollala Oregon City, OR 97045



CLICK FOR A VIRTUAL TOUR



360° PHOTO LOCATION



VT FLOOR PLAN



McDonalds
Existing
Conditions
360° Virtual Tour



360
PHOTO
MARKER

STORE NAME:	Oregon City
NATIONAL STORE NO.	5858
SITE ID:	036-0060
ADDRESS:	1450 S Molalla Oregon City, OR 97045



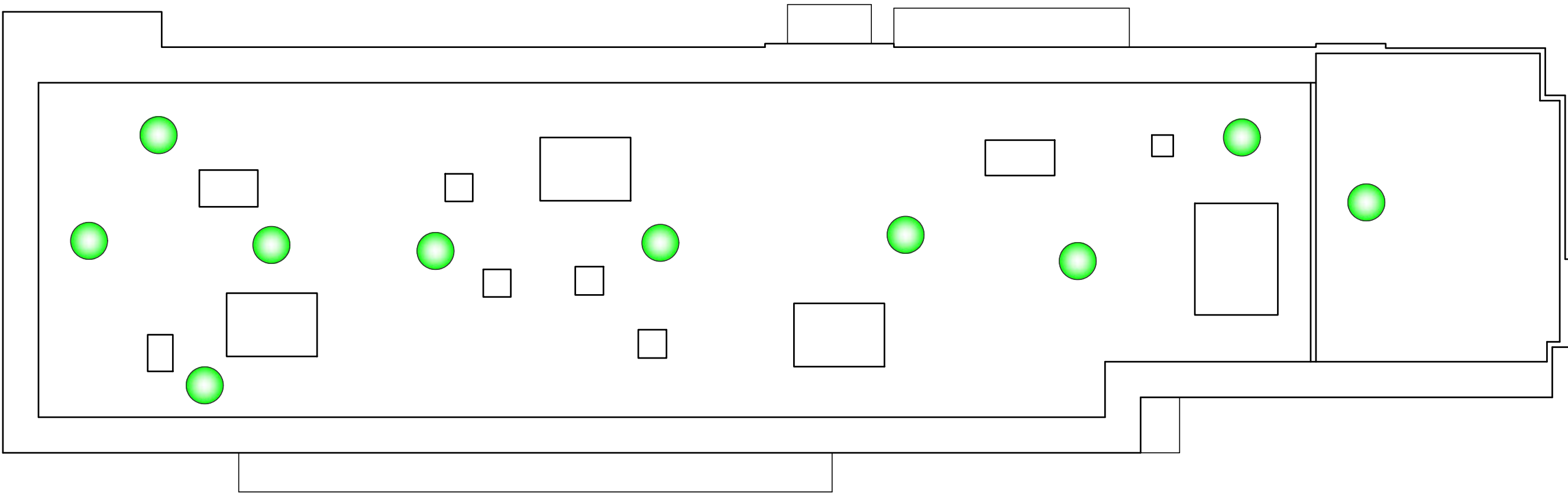


McDonalds
Existing
Conditions
360° Virtual Tour

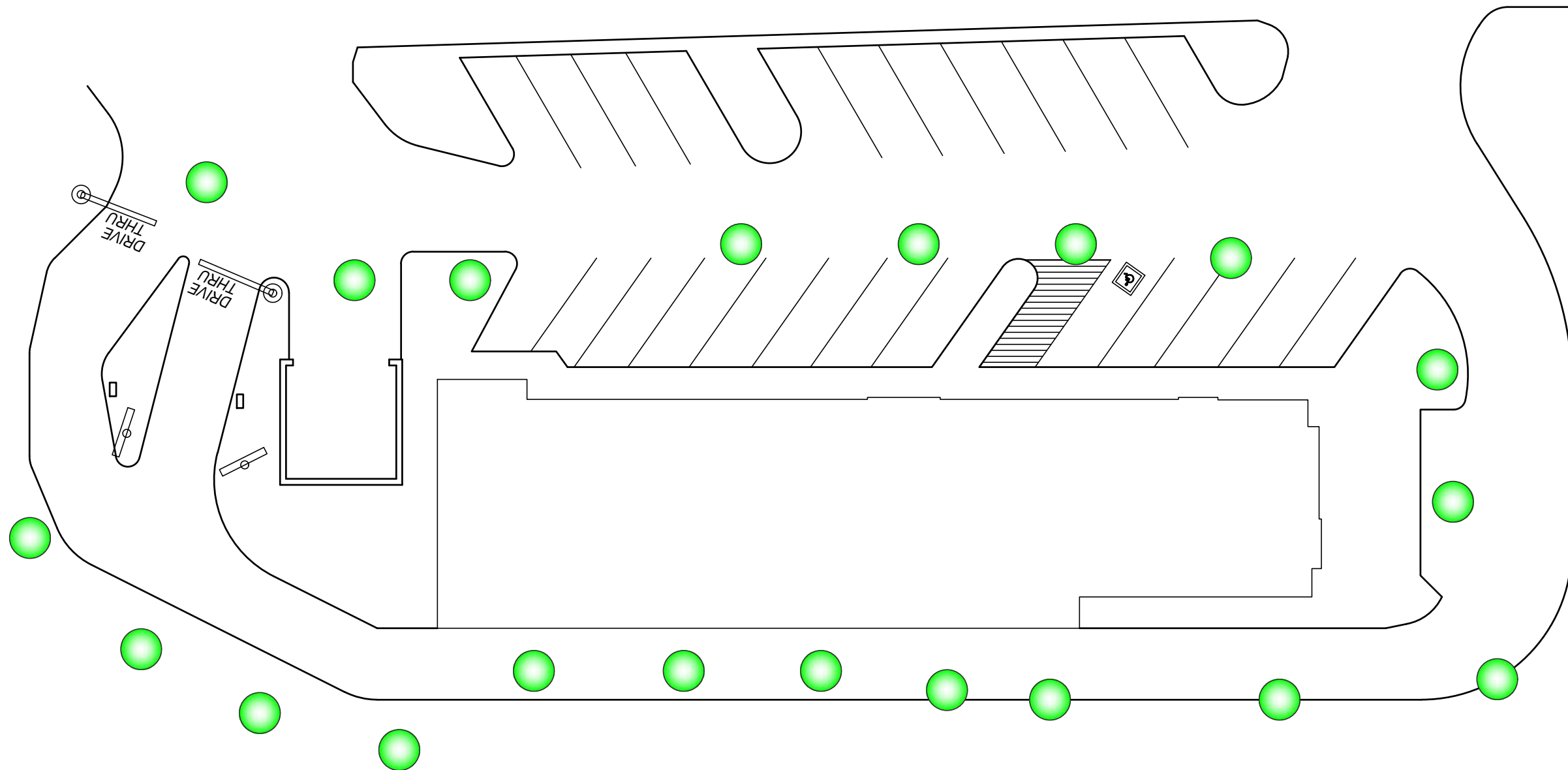


 **360
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MARKER**

STORE NAME:	Oregon City
NATIONAL STORE NO.	5858
SITE ID:	036-0060
ADDRESS:	1450 S Molalla Oregon City, OR 97045



VT ROOF PLAN



VT SITE PLAN



McDonalds
Existing
Conditions
360° Virtual Tour



 **360
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MARKER**

STORE NAME:	Oregon City
NATIONAL STORE NO.	5858
SITE ID:	036-0060
ADDRESS:	1450 S Molalla Oregon City, OR 97045



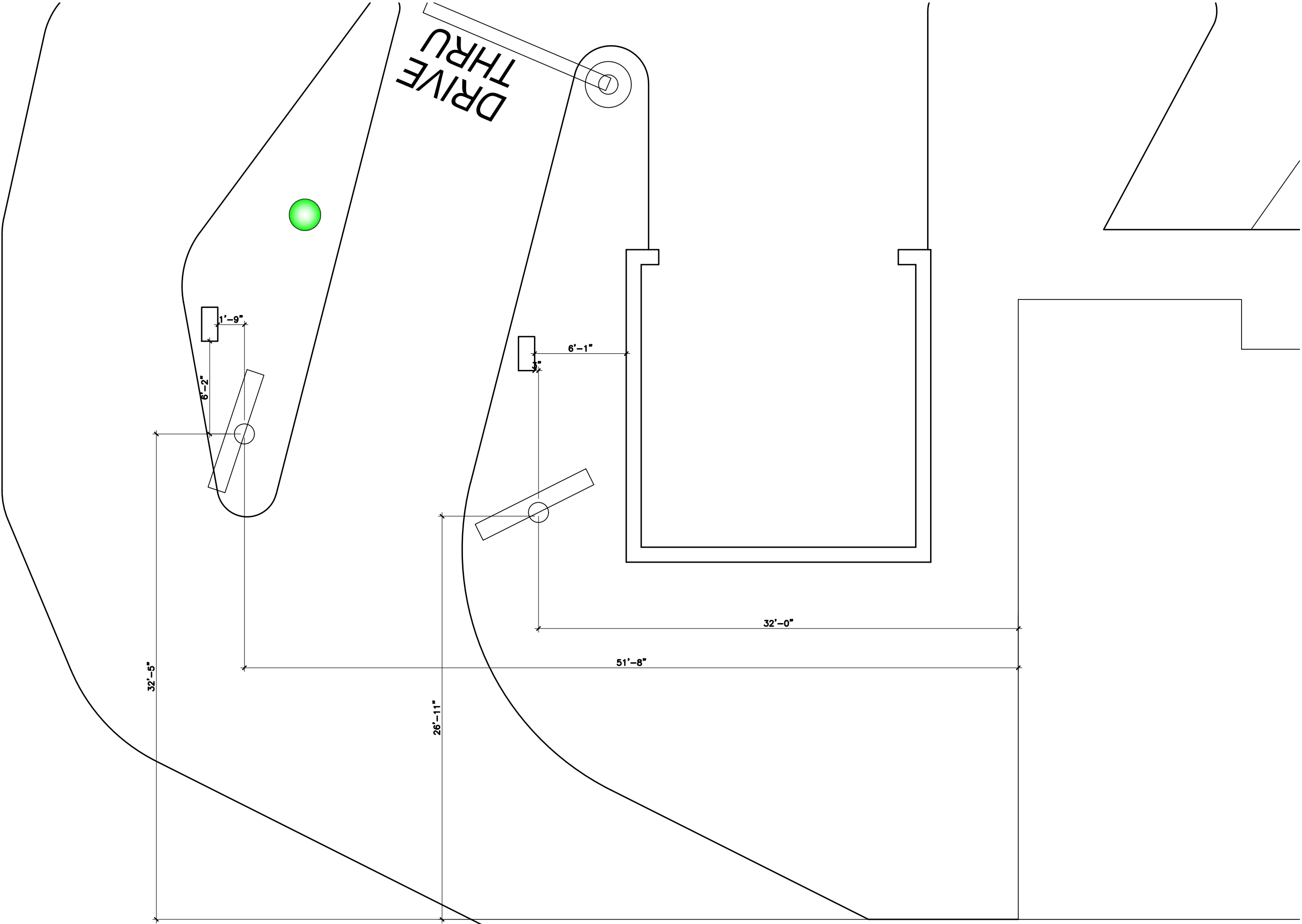


McDonalds
Existing
Conditions
360° Virtual Tour



 **360
PHOTO
MARKER**

STORE NAME:	Oregon City
NATIONAL STORE NO.	5858
SITE ID:	036-0060
ADDRESS:	1450 S Molalla Oregon City, OR 97045



VT DRIVE THRU

	A	B	C	D	E	
1		NAME	ADDRESS	ZIP	TELEPHONE	EMAIL ADDRESS
2		1 Andy Kirsch Police				andkirsch@on
3		2 Ben Boye				
4		3 Tony Hermon	503-260-3432			RIVERS OF LIFE GMAIL
5		4 Matthew Berg				riversoflifecenter@gmail
6		5 Margie Heegler			503-502-7966	Team. bas
7		6 Julie Berg	516 1st Ave			com cas
8		7 Bryce Morrow	1401 WASHINGTON ST.		503-347-0399	BRUCE@OCBERC
9		8				
10		9				
11		10				
12		11				



**Two Rivers Neighborhood Association
13285 S. Clackamas River Drive
Oregon City, OR 97045
Minutes of July 24th, 2019
Rivershore Bar and Grill
1900 Clackamas Drive
Oregon City, OR 97045**

Minutes for: October 23rd, 2019 Meeting

Chair: Bryon Boyce, bryony@birdlink.net, (503) 655-4457

Secretary: Margie Hughes, margiehughes1@aol.com

CIC Primary Representative: Bryon Boyce, bryony@birdlink.net, (503) 655-4457

CIC Alternate Representative: Vacant

Planning Division Contact: Pete Walter, pwalter@orcify.org, (503) 496-1568

Members/Guests Present: Margie Hughes (Secretary), Bryon Boyce (Chair), Jerry Herrmann (Rivers of Life Center), Matthew Riegg (Rivers of Life Center), Linda Baysinger (Canemah Citizens Involvement Committee), Andy Kiesel (Oregon City Police Liaison), Bryce Morrow (Oregon City Brewing Company), David Ratliff McDonalds Corporation Call-In guest.

1. Meeting was called to order by Bryon Boyce, Chair, at 6:59pm and opened by self-introductions
 - a. Pete Walter and John Runyon were not able to attend the meeting

2. Andy Kiesel, Officer, City of Oregon City Police Department

- a. Andy shared many observations on Oregon City law enforcement and traffic. They included:**
- b. There are 320 document homeless citizens in Oregon City**
- c. More come to Oregon each day from the Portland Area**
- d. Mike Day is Homeless Liaison for Oregon City. He can be emailed at mday@orcify.org**
- e. Day provides housing, job opportunities for homeless**
- f. Day also determines is homeless are veterans for special care**
- g. Approximately 75%-80% of call load in Oregon City Police Department is related to homeless incidents**
- h. Approximately 10% of call load in Oregon City Police Department is related to mental health issues**
- i. Kiesel found 5 homeless approximately 10 years ago. Now there are 320 homeless in Oregon City**
- j. "What will Homeless result be? -Jerry Herrmann**
 - i. Answer: Citizens should voice concerns at the Oregon City Commission Meeting**
 - ii. Homeless come to Oregon City in part due to the Father's Heart Ministry**
 - iii. Close to 100% of housed homeless end up back on streets**
- k. Mental Health Issues: There is a lack of resources for those with mental health issues. Oregon City Officers get approximately 2-10 calls per day related to mental health.**
- l. Kiesel presented "Crime Maps" related to different crimes committed in Oregon City. Please see attached crime map diagrams from Officer Kiesel.**
- m. New Police Department Building:**
 - i. Opening planned for Fall, 2020**
 - ii. Will have partition walls that protect safe citizens from criminals (some people only want to ask the department everyday questions and this wall will provide privacy for these citizens)**
 - iii. Department will have better holding cells, better interview rooms**

- iv. Old Department Lot will be sold, torn down
 - 3. David Ratliff of Site Enhancement Services discussed proposed changes to the light display panels at the Clackamette Park McDonalds located at 2010 Clackamette Drive, Oregon City, OR 97045. Menu boards will be switched from 46 square feet (original) to new 20 square feet boards. This will provide:
 - a. Less illumination
 - b. Can be set to auto-light to save power
 - c. Switches menu options for each meal-time automatically
 - d. Is more eco-friendly
 - e. Is part of a nation-wide display replacement project
 - f. Two Rivers Neighborhood Association APPROVED these plans over the phone with David Ratliff. The approval statement is listed further on in the minutes.
 - 4. Bryce Morrow, Owner, Oregon City Brewing Company
 - a. Morrow will expand seating area and make other improvements into part of Coney Island parking lot, which is Owned by Oregon City Brewing.
 - b. Renovations will include:
 - i. Current entry slide-out patio door, two fire pits installed
 - ii. Conditional-use fence (wood fence, 8 feet tall near back area, with transparent fence near Washington Street)
 - iii. Patio will include built-in seating, plants, eco-friendly, opposite of gravel parking lot
 - iv. Full project area is under 7,000 square feet
 - v. Patio will be 4,200 square feet once completed
 - vi. Project will be completed before summer, 2020
 - vii. Andy Geonopolous, of Larson's Creamery now owns old Spicers Produce Lot
 - viii. Margie Hughes: will look into possible opportunity to bring in a Trader Joe's store near old Spicers Produce lot
 - ix. Morrow: 15th Street and 14th Street will become 1-way streets in the coming years, under Oregon City's "9 Year Plan" with dedicated bike lanes

- c. **Jerry Herrmann Comments:**
 - i. **Oregon City should have “omnibus” person to answer citizen questions and concerns so that there is more time to do so than only at City Council meetings**
- d. **Items Approved by Two Rivers on 10/23/19:**
 - i. **“The Two Rivers Neighborhood Association agrees to meet with an Oregon City representative regarding the City’s “9-year plan” and discuss the plan to change 14th and 15th Street traffic.”**
 - ii. **“The Two Rivers Neighborhood Association hereby approves the McDonalds light panel changes for the Clackamette Park McDonalds located at 2010 Clackamette Drive, Oregon City, OR 97045).”**
 - iii. **The Two Rivers Neighborhood Association hereby approves the OC Brewing expansion project.**
- e. **TO DO’s:**
 - i. **Outreach to residents in Two Rivers Neighborhood Association District**
 - ii. **Notify City with post card 1 1/2 months before next meeting in January, 2020**
 - iii. **Jerry Herrmann: Confirm a Clackamette Cove Development representative to visit the Two Rivers Neighbor Association Meeting for January 22, 2020**

Upcoming Events:

Next Meeting: 7:00pm Wednesday January 22nd, Rivershore Bar and Grill

Taxlot Information

Parcel Number (APN) 3-2E-05C -00205
Primary Situs Address 1450 MOLALLA AVE
OREGON CITY, OR 97045
County CLACKAMAS
Section T3S R2E S05
Latitude 45.334879
Longitude -122.589825
R Number (Alt ID) 00846883
Approx. Size (acres) 0.68698636
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

**Political Boundaries**

Jurisdiction OREGON CITY
Voting Precinct 3.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Christine Lewis
Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap 3S2E05C
Land Value (Mkt) \$740,192
Building Value (Mkt) \$2,929,650
Exempt Amount \$0
Net Value (Mkt)
Assessed Value \$2,463,047
Year Built (if known)
Sale Date 200603
Sale Price Unavailable
Document Date 2006-03-15 00:00
Document Number 2006-022739
State General Prop. Code 201
County Tax Code 062002

Land Use and Planning

<i>Zoning</i>	C	<i>In Sewer Moratorium Area?</i>	N
<i>Comprehensive Plan</i>	C	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Subdivision</i>	NONE	<i>In Beavercreek Rd Access Area?</i>	N
<i>Subdivision Plat Number</i>		<i>In Willamette River Greenway?</i>	N
<i>PUD (if known)</i>	0	<i>In Geologic Hazard?</i>	N
<i>Partition Plat Number</i>	0	<i>In High Water Table Area?</i>	Y
<i>Neighborhood Association</i>	HILLEDALE	<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Urban Renewal District</i>	NONE	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Historic District</i>	NONE	<i>In FEMA Floodway?</i>	N
<i>Historic Designated Struct.?</i>	NONE	<i>In Barlow Trail Area?</i>	N
<i>Concept Plan Area</i>	NONE	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Urban/Rural Reserve</i>		<i>Sub-Watershed</i>	Abernethy Creek
<i>Reserve Name</i>		<i>Basin</i>	Willamette
		<i>Sub-Basin</i>	Middle Willamette

Service Districts

<i>Elementary School</i>	GAFFNEY LANE ELEMENTARY
<i>Middle School</i>	GARDINER MIDDLE
<i>High School</i>	OREGON CITY HIGH
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6698
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	226.05000000
<i>Census Block Group</i>	1
<i>Census Block Grp. Pop. (2010)</i>	1987





Pre-Application Conference Notes

PA 19-36/PA 19-37, July 9, 2019

Proposed Project:

McDonalds Sign Variances

Location:

1450 Molalla Avenue, Oregon City, OR 97045
Clackamas County Map 3-2E-05C, Tax Lot 205
Zoning: "C" General Commercial District

2010 Clackamette Drive, Oregon City, OR 97045
Clackamas County Map 2-2E-30, Tax Lot 400
Zoning: "MUD" Mixed Use Downtown District

Timing and Process:

This application includes a Type III decision process for a sign variance. Pursuant to OCMC Section 17.50.050, a pre-application conference is valid for a period of six months. The applicant has **180 days** from the date of submittal of a land use application to have a complete application.

Upon a complete application submittal, the applicant is entitled to a decision from the city of approval, approval with conditions, or denial within **120 days** by state law. Type III decisions are rendered by the Planning Commission, with appeal on the record to the City Commission, and then LUBA.

Type III decisions require a minimum of one public hearing before the Planning Commission and involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the City Commission except upon appeal.

Signs in Office, Commercial, Mixed Use and Industrial Zones – OCMC 15.28.080

A. General. All of the following standards apply to all signs in office, commercial, mixed use and industrial zones:

- 1. With the exception of projecting or wall signs, signs shall not project over the right-of-way. Signs projecting into the right-of-way shall receive approval by the city engineer.*
- 2. With the exception of wall signs, signs shall maintain a minimum clearance of ten feet above grade over pedestrian or vehicular areas, and fourteen feet above grade over areas of truck access.*

B. Wall Signs. All of the following standards apply to wall signs in office, commercial, mixed use and industrial zones:

- 1. The number of wall signs is unlimited provided the total combined display area of wall signs, projecting signs and banners does not exceed twenty square feet for each ground floor tenant space on which the sign is constructed. For ground floor tenant spaces exceeding twenty feet of wall length on which the sign is constructed and tenant spaces not on the ground floor, signage shall not exceed one square foot per each lineal foot of the wall length of the tenant space on which the sign is constructed.*
- 2. Signs on structures such as awnings, canopies, false fronts and wall extensions that do not extend more than one foot from the structure are considered wall signs.*

C. Freestanding Signs. All of the following standards apply to freestanding signs in office, commercial, mixed use and industrial zones:

1. A maximum of one freestanding sign is allowed for each street frontage. On arterial streets, if a frontage exceeds a length of six hundred linear feet a second freestanding sign is allowed. In all cases, no freestanding sign shall be permitted on the same frontage where there is a projecting or roof sign.
2. Freestanding signs on the same frontage shall be separated by a minimum of fifty feet distance.
3. Maximum display area
 - a. Where the street frontage is less than fifty feet in length, the display area shall not exceed fifty square feet and the sign face shall not exceed twenty-five square feet.
 - b. Where the street frontage is fifty feet or greater but less than two hundred feet in length, display area shall not exceed one hundred square feet and the sign face shall not exceed fifty square feet.
 - c. Where the street frontage is two hundred feet or greater in length, the display area shall not exceed three hundred square feet and the sign face shall not exceed one hundred fifty square feet.
 - d. In no case shall any sign have a display area in excess of three hundred square feet.
4. The sign width shall not exceed twenty linear feet.
5. Where the street frontage is two hundred feet in length or less the sign height shall not exceed twenty-five feet. Where the street frontage is more than two hundred feet in length, the sign height shall not exceed thirty feet.

D. Incidental Freestanding Signs. All of the following standards apply to incidental signs in office, commercial, mixed use and industrial zones:

1. A maximum of one incidental freestanding sign is allowed for each street frontage.
2. The display area shall not exceed sixteen square feet and the sign face shall not exceed eight square feet.
3. The sign height shall not exceed 15 feet.

- 1450 Molalla Avenue Freestanding Signs



- One freestanding sign and one incidental freestanding sign is allowed per each street frontage
- Frontage is defined as the full length of a property that abuts a dedicated street, highway, or a **city-approved vehicular public access easement**.

- Staff did not find any documentation confirming that the drive aisles include public access easements.
- Property has one street frontage approximately 240 feet in length, though verification of property lines and the location of proposed signs is required (proposed signs may be on separate lot).
- Property is allowed one freestanding sign a maximum of 150 SF, and one incidental freestanding sign a maximum of 8 SF.
- 2010 Clackamette Drive Freestanding Signs



- One freestanding sign and one incidental freestanding sign is allowed per each street frontage
- Property has one street frontage approximately 198 feet in length, and another street frontage approximately 300 feet in length.
- The property is allowed one freestanding sign a maximum of 50 SF in size, one freestanding sign a maximum of 150 SF in size, and two incidental freestanding signs a maximum of 8 SF each.
- The applications should include an inventory of all existing signs onsite, identifying their size and type of sign (ancillary, freestanding, etc.). Any unpermitted signage or signage that does not comply with the sign code shall be removed unless it is a legal non-conforming sign that pre-dated the sign code, or exempt per [OCMC 15.28.030](#).
- Please note that signs with moving light, animated or scrolling components cannot change more than three times per day in accordance with the regulations for prohibited signs in [OCMC 15.28.110.B](#).

Sign Variances – [OCMC 15.28.130](#)

- Grounds for Variance. The Planning Commission may grant a specific variance from provisions of this chapter provided all of the following circumstances exist:

- That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;
 - Letters from adjacent property owners can be helpful in demonstrating compliance with this standard.
- That the request is the minimum variance that would alleviate the hardship;
 - The application should identify a hardship that prevents the development from meeting the code.
- Any impacts resulting from the adjustment are mitigated;
- No practical alternatives have been identified that would accomplish the same purpose and not require a variance; and
 - What other options have been considered? Why can't another type of sign or change of copy of existing signage work?
- The variance conforms to the [comprehensive plan](#) and the ordinance being varied.
 - Applicable comprehensive plan goals and policies may include:
 - Goal 2.2 - Downtown Oregon City (for Clackamette Drive location only)
 - Goal 2.3 - Corridors
 - Goal 2.5 – Retail and Neighborhood Commercial
 - Goal 15.1 – Protect the Willamette River Greenway (for Clackamette Drive location only)

Willamette River Greenway:

Applicable for Clackamette Drive location only.

- The Willamette River Greenway protects, conserves and enhances the natural scenic, historical, economic and recreational qualities of land along the Willamette River.
- Development within the Willamette River Greenway requires a Willamette River Greenway permit to ensure protection of the integrity of the Willamette River.
- Compliance with [OCMC 17.48.080 – Development Standards General Considerations](#) and [17.48.120 – Additional Procedural Requirements](#) is required.

Upcoming Code Changes:

The City is proposing housing and development code amendments which may affect your proposal. The code amendments have been approved by the City Commission and will be in effect on August 2, 2019. The application is subject to compliance with the code that is in place on the date that the land use application is submitted. Depending on the date of submittal, the applicant may contact staff for an updated code criteria template.

For details on proposed code amendments, please visit the following site:

<https://www.orcity.org/planning/draft-housing-and-other-development-and-zoning-code-amendments>

Other Notes:

- A neighborhood association meeting is required for a sign variance application. The property on Clackamette Drive is within the Two Rivers Neighborhood Association.

Neighborhood Association: Two Rivers NA

Chair: Bryon Boyce, bryony@birdlink.net

Secretary: Margie Hughes, margiehughes1@aol.com

CIC Representative: Bryon Boyce, bryony@birdlink.net

Upcoming Meetings: July 24, 2019; October 23, 2019;

Meeting Location: Rivershore Bar & Grill, 1900 Clackamas Drive, Oregon City, OR 97045

Meeting Time: 7:00 PM

- A neighborhood association meeting is required for a sign variance application. The property on Molalla Avenue is within the Hillendale Neighborhood Association.
Neighborhood Association: Hillendale NA
Chair: Roy Harris, royandanna@centurylink.net
Land Use Chair: William Gifford, william@smallflags.com
Secretary: Joyce Gifford, Joyce@smallflags.com
CIC Primary Representative: Roy Harris, royandanna@centurylink.net
CIC Alternate Representative: Ray Stobie, drakeel@gmail.com
Upcoming Meetings: October 1, 2019
Upcoming Steering Committee Meetings: TBD
Meeting Location: Living Hope Church, 19691 Meyers Road, Oregon City, OR 97045
Meeting Time: 7:00 PM
- Please include the Citizen Involvement Committee Chair, Amy Willhite, in any Neighborhood Association meeting requests, notifications or correspondence. Amy can be reached at awillhit@yahoo.com
- [OCMC 17.50.055](#) requires submittal of the meeting sign-in sheet, a summary of issues discussed, and a letter from the neighborhood association indicating that a meeting was held.
- Your application was transmitted to the State Historic Preservation Office (SHPO) and affected tribes for review. Comments received have been provided.

Applications Anticipated and Fees:

- Planning application anticipated:
 - Sign Variance: \$1,368 per sign per standard being varied.
 - Willamette River Greenway Permit (Clackamette Drive location only): Currently no fee, however, a \$1,056 fee for this permit is proposed, effective in August. Proposed fees are not yet adopted and are currently under review by the City Commission. Depending on the date of application submittal, please check with staff about whether new fees have been adopted.
 - Mailing Labels: \$17 or provided by applicant
 - [2019 Planning Fee Schedule](#)

Applications, Checklists and Links:

- [Type III Review Process](#)
- [Land Use Application](#)
- [Oregon City Municipal Code](#)
- [Variance Checklist](#)

Planning Division

Diliana Vassileva, Assistant Planner, reviewed your pre-application for the Planning Division. Diliana may be reached at 503-974-5501 or dvassileva@orc.org.

Building Division:

You may contact Mike Roberts, Building Official at 503.496.1517 or by email at mroberts@orc.org.

Clackamas Fire District:

Questions can be directed to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas Fire District #1. You may contact Mr. Boumann at (503)742-2660 or michaelbou@ccfd1.com.

Oregon City Municipal Code Criteria:

A template with applicable code criteria will be provided by staff following the pre-application conference. The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

[OCMC 15.28 - Signs](#)

Several applicable code sections recently changed and have not yet been updated in the online version of the code. The changes can be found [here](#) and are also in the template provided by staff.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:

A. *Preapplication Conference.* Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.