Background
The Planning Commission requested that neighborhoods developing implementation strategies check-in with the Commission for feedback and guidance on potential ideas throughout the process. On January 26 the Planning Commission is scheduled for a check-in from the Glenmorrie Neighborhood Plan Implementation Committee.

At the Glenmorrie Neighborhood Association annual meeting in December of 2007 staff asked for volunteers to work on further implementing the neighborhood’s adopted plan. Six neighbors volunteered and have been meeting with staff approximately twice a month since January 2008 to analyze the adopted plan to identify goals, policies and recommended action measures that still need an implementation strategy.

The committee determined that a good portion of the plan has been implemented or that implementation is on-going and further action is not required. For the outstanding plan items the committee decided to discuss potential concepts to be included in an overlay zone for the Glenmorrie neighborhood. These concepts will be presented for discussion with the full neighborhood association at the Glenmorrie annual meeting on January 29 for further refinement.

In addition to the meetings, several members of long range and current planning staff went on a tour of the Glenmorrie neighborhood with the committee to assess the neighborhood character and to explore ideas that would help maintain that character.

Neighborhood Character Concepts
Glenmorrie is almost exclusively zoned R-15 with the exception a few city owned Parks and Natural Area parcels. The overlay concepts that will be discussed with the neighborhood association on January 29 are directly tied to statements in the adopted plan and include:
Develop Design Standards – Goal 10, RAM iii
1. No exceptions to the existing height standards.
2. Create development standards to preserve the “ranch” character on Glenmorrie Terrace, Glenwood Court, & Lilly Lane.
3. The committee wants to include the new infill standards developed for structure design (50.08.045) if the new standards are not adopted as part of the infill process. The proposed standards include a street front setback plane and side yard setback planes for interior yards.
4. Increase privacy by increase side yard setbacks not adjacent to a street. When the primary structure is > 18 feet in height the setback should be 15 feet (not the current 10 feet).
5. Require landscaping and buffering in between properties and the street.
6. New fencing standards that create ornamental or symbolic fences rather than fences that create a visual barrier. Additionally, metal chain link fences would be prohibited (with exceptions).
7. Establish a 50% hardscape maximum on each lot to reduce development impact. Hardscape would include the house, walls, driveway, patios, decks, walkways, water features, etc.

Goal 10, RAM xii
8. Encourage view protection of the Cascade Mountains, the Willamette River, Mt. Hood, Mt. St. Helens, Mt. Scott, Mt. Tabor, Mt. Adams, and the Milwaukie/Oregon City area.

Goal 10, Policy 5
9. Require applicants to notify abutting property owners when an applicant applies for building permit for more than 500 square feet. This notification would encourage abutting property owners to contact the applicant to discuss building plans prior to commencement.

Next Steps for the Neighborhood Association
- Open House/Annual Meeting to present ideas and obtain feedback
- Neighbors talk to neighbors about the concepts and ask them to complete a survey to gauge support for the overlay concepts
- Neighborhood association holds second open house to discuss revised overlay concepts
- Neighborhood association votes on overlay concepts to present to Planning Commission and City Council
- Neighborhood association presents overlay concepts to the Planning Commission and City Council in work sessions and public hearings for revisions and approval
- Glenmorrie Overlay Zone is adopted by City Council and becomes part of the Community Development Code

Question:
Does the Planning Commission have any ideas, concerns or general feedback for the implementation committee prior to the presentation scheduled for Glenmorrie annual meeting?