

## ORDINANCE NO. 14-1002

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**AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.06.030: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE PROPERTIES IDENTIFIED AS CLACKAMAS COUNTY MAP 3-1E-12D, TAX LOTS 1701, 1593, 1503, 1600 AND CLACKAMAS COUNTY MAP 3-2E-07C, TAX LOT 1003 FROM R-10 SINGLE-FAMILY DWELLING DISTRICT TO R-8 SINGLE-FAMILY DWELLING DISTRICT.**

**WHEREAS**, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use Goals; and

**WHEREAS**, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development; and

**WHEREAS**, the City of Oregon City Zoning Map may be amended and updated as necessary upon findings of facts that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020; and

**WHEREAS**, the owners of the subject site, located near Central Point Road at Clackamas County Map 3-1E-12D, Tax Lots 1701, 1593, 1503, 1600 and Clackamas County Map 3-2E-07C, Tax Lot 1003 have requested the approval of a zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District; and

**WHEREAS**, notice of the proposed zone change and subdivision hearings were mailed to residents within 300 feet of the subject site, signs were posted on the property, notice was published in a local newspaper and the City held public hearings where the objectives and concepts of the proposal were presented and discussed; and

**WHEREAS**, on April 14, 2014 the Planning Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, recommended approval with conditions to the City Commission by a 4-1-0 vote for the requested Zone Change; and

**WHEREAS**, the comprehensive plan designation of the site as Low Density Residential supports the R-8 Single-Family Dwelling District zoning designation, and

**WHEREAS**, the zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District, will result in the timely provision of public services and facilities and, with the imposition of conditions, will have no significant unmitigated impact on the water, sewer, storm drainage, or schools; and

**WHEREAS**, the projected transportation impacts resulting from a zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District have been found to meet the City's transportation requirements and no required off-site mitigation measures are required; and

**WHEREAS**, the proposed zone change complies with the design requirements of the Oregon City Municipal Code; and

**WHEREAS**, approving the zone change is in compliance with the Goal and Policies of the Oregon City Comprehensive Plan and is in compliance with all applicable city requirements.

**NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:**

**Section 1.** The zone change request from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District (ZC 13-03) is hereby approved as proposed by the applicant for the properties located at near Central Point Road at Clackamas County Map 3-1E-12D, Tax Lots 1701, 1593, 1503, 1600 and Clackamas County Map 3-2E0-7C, Tax Lot 1003.

**Section 2.** The Commission adopts the findings and conclusions that are attached to the Ordinance as Attachment A, and incorporated herein to support the City's approval to amend the zoning map and approve the Zone Change application.

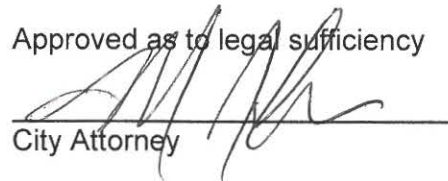
Read for the first time at a regular meeting of the City Commission held on the 7th day of May 2014, and the City Commission finally enacted the foregoing ordinance this 21st day of May 2014.

  
DOUG NEELEY, Mayor

Attested to this 21st day of May 2014:

  
Nancy Ide, City Recorder

Approved as to legal sufficiency

  
City Attorney

Attachment:

- A. Notice of Decision and Staff Report



### TYPE IV APPLICATION STAFF REPORT AND RECOMMENDATION (REVISED)

April 7, 2014

**FILE NO.:** ZC 13-03: Zone Change from “R-10” Single-Family Dwelling District to “R-8” Single-Family Dwelling District

**APPLICANT:** Venture Properties, Inc.  
4230 SW Galewood Street, Suite 100  
Lake Oswego, Oregon 97035

**OWNERS:** Johnson Family Joint Trust, 19882 White Lane, Oregon City, Oregon 97045  
Tolstrup Loving Trust, Edwin and Reitha Tolstrup, 15550 S. Kirk Road, Oregon City, Oregon 97045

**REPRESENTATIVE:** AKS Engineering & Forestry, LLC  
13910 SW Galbreath Drive, Suite 100  
Sherwood, Oregon 97140

**REQUEST:** The Applicant is seeking approval for a Zone Change from “R-10” Single-Family Dwelling District to “R-8” Single-Family Dwelling District.

**LOCATION:** (All properties are within Oregon City limits, Zip Code 97045)  
19584 Central Point Rd., Clackamas County Map 3-1E-12D, TL 1701  
No Address, Clackamas County Map 3-2E07C, TL 1003  
No Address, Clackamas County Map 3-1E-12D, TL 1593  
No Address, Clackamas County Map 3-1E-12D, TL 1503  
19882 White LN, Clackamas County Map 3-1E-12D, TL 1600

**REVIEWER:** Tony Konkol, Community Development Director  
Peter Walter, AICP, Associate Planner  
Laura Terway, AICP, Associate Planner  
Todd Martinez, P.E., and Gordon Munro, P.E., Development Services  
John Replinger, P.E., Transportation Consultant

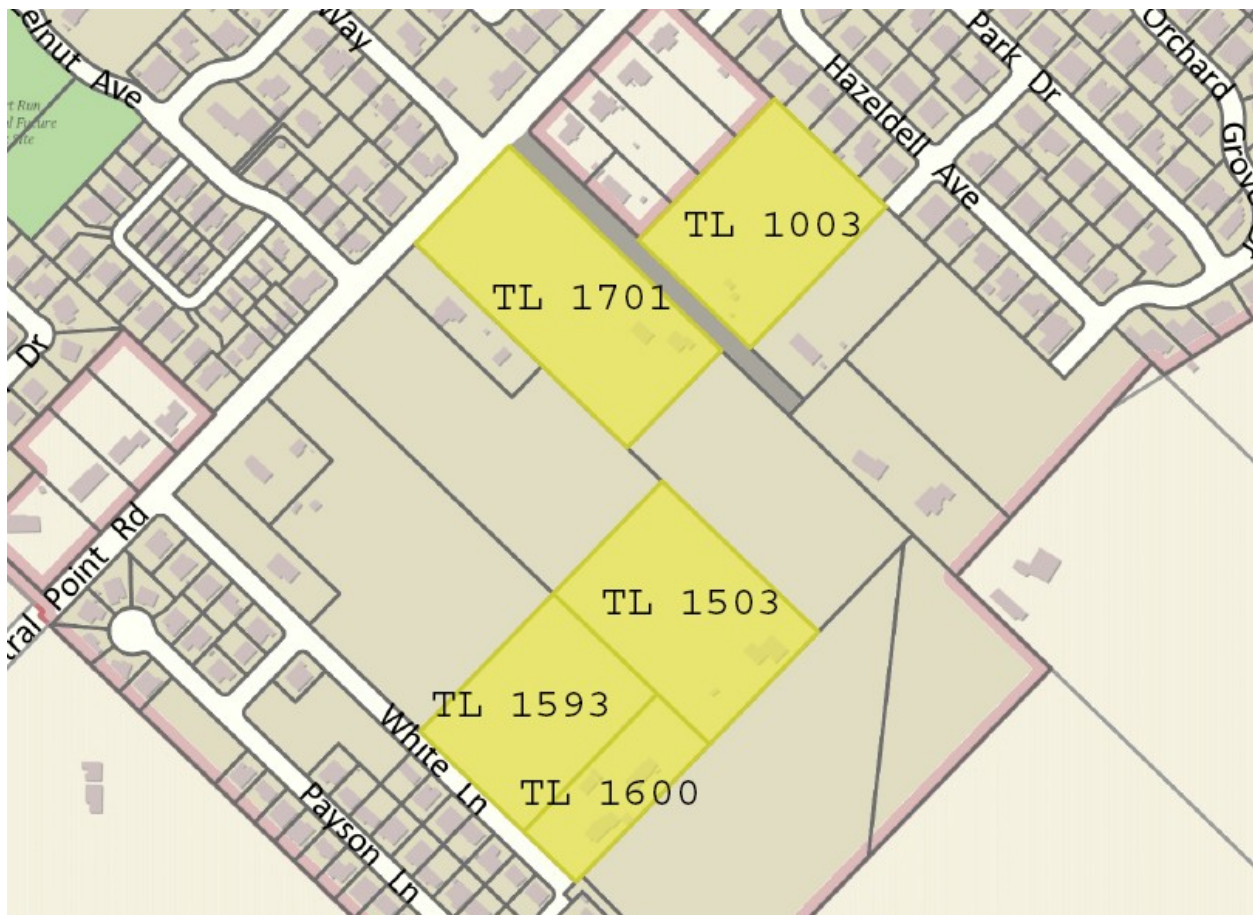
**RECOMMENDATION:** Staff recommends the Planning Commission recommend approval with conditions of Planning file ZC 13-03 to the City Commission for their consideration at the February 19, 2014 hearing.

**PROCESS:** *Type IV decisions include only quasi-judicial plan amendments and zone changes. These applications involve the greatest amount of discretion and evaluation of subjective approval standards and must be heard by the city commission for final action. The process for these land use decisions is controlled by ORS 197.763. At the evidentiary hearing held before the planning commission, all issues are addressed. If the planning commission denies the application, any party with standing (i.e., anyone who appeared before the planning commission either in person or in writing) may appeal the planning commission denial to the city commission. If the planning commission denies the application and no*

*appeal has been received within fourteen days of the issuance of the final decision then the action of the planning commission becomes the final decision of the city. If the planning commission votes to approve the application, that decision is forwarded as a recommendation to the city commission for final consideration. In either case, any review by the city commission is on the record and only issues raised before the planning commission may be raised before the city commission. The city commission decision is the city's final decision and is appealable to the land use board of appeals (LUBA) within twenty-one days of when it becomes final. IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.*

#### **I. BACKGROUND AND PROPOSED DEVELOPMENT:**

The Applicant submitted a Zone Change application for properties located at Clackamas County Map 3-1E-12D, TL 1701, 1593, 1503, and 1600 and Clackamas County Map 3-2E07C, TL 1003 located near Central Point Road and White Lane (See Figure 1). The properties total approximately 18 acres.



**Figure 1. Tax Lots in Application**

Since the initial public hearing on January 27, 2014, Venture Properties has reconsidered the zone change request. Upon review, the applicant would like to modify the application to propose an R-8 zone over the five parcels. The applicant revised the application materials for the new requested designation and the public hearings were renoticed.

Therefore, the applicant was granted an initial continuance from January 27, 2014 to March 10, 2014, and again to April 15, 2014 for the Planning Commission hearing and from March 19 to May 7, 2014,



respectively, for the City Commission public hearing. The applicant has also agreed to extend the 120-day decision deadline for the length of the continuance.

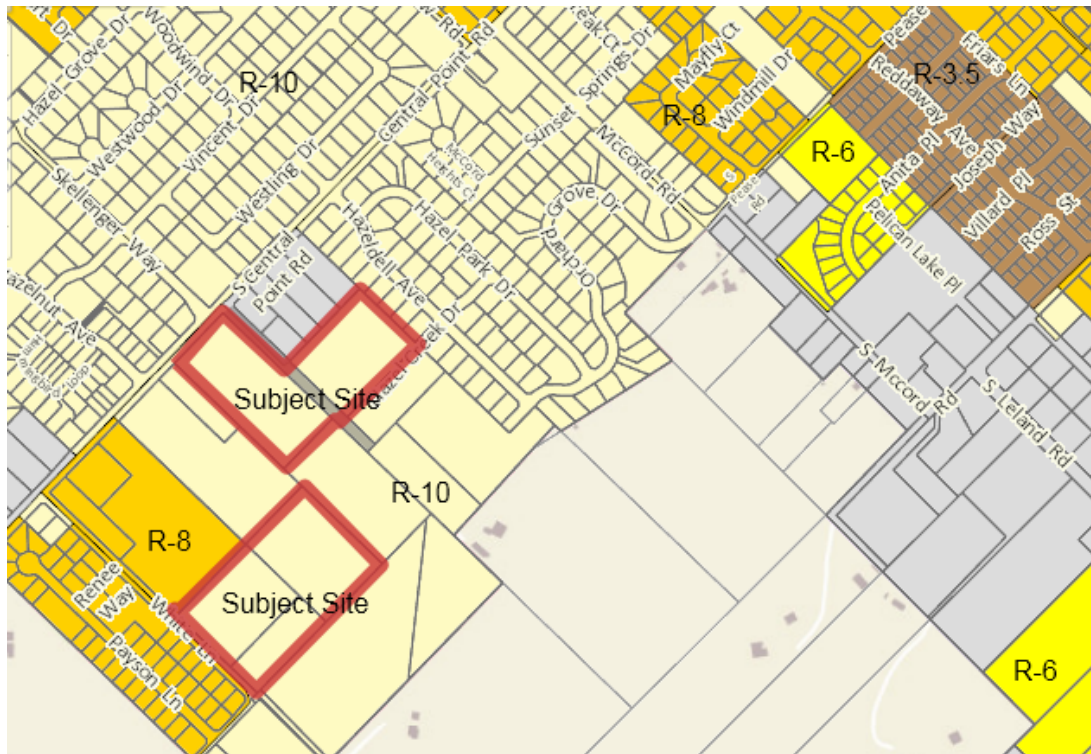
With this revised application, the Applicant is seeking approval for a Zone Change from “R-10” Single-Family Dwelling District to “R-8” Single-Family Dwelling District.

Please Note: The Applicant has not submitted an application for further development of the site at this time, only a rezoning request. Future development requires the submittal of additional applications.



**Figure 2. Aerial View of Subject Properties**

**Surrounding Uses:** As shown in Figure 3, the site is surrounded by a variety of zoning designations, all of which are currently single-family residential land use.



**Figure 3. Zoning of Site and Surroundings**

## **II. DECISION-MAKING CRITERIA:**

### Oregon City Municipal Code Standards and Requirements

#### Title 17: Zoning:

- Chapter 17.08, R-10 Single Family Dwelling District
- Chapter 17.10, R-8 Single Family Dwelling District
- Chapter 17.50, Administration and Procedures
- Chapter 17.68, Zone Changes and Amendments

## **III. COMPLIANCE WITH APPROVAL CRITERIA**

### **CHAPTER 17.50 ADMINISTRATION AND PROCEDURES**

**Finding: Complies as Proposed.** Notice of the public hearings for this proposal was mailed to property owners within 300 feet of the subject site. The notice was advertised in the Clackamas Review, Oregon City News and Estacada News and the site was posted with land use notification signs. The notice requested comments and indicated that interested parties could testify at the public hearing or submit written comments prior to or at the hearing. See Exhibit 12 for copies of the initial public notices.

A second, revised notice of the public hearings for the revised application was mailed to property owners within 300 feet of the subject site. The notice was advertised in the Clackamas Review, Oregon City News and Estacada News and the site was posted with land use notification signs. The notice requested comments and indicated that interested parties could testify at the public hearing or submit written comments prior to or at the hearing. See Exhibit 7 for copies of the revised public notices.

The initial and revised applications were separately transmitted for review to the City Engineer, Development Services Manager, Clackamas County Fire Department, the neighborhood association, the Citizen Involvement Council and the City transportation consultant for comment.

For the revised application, the City Engineer commented on the adequacy of the sewer system to serve the development site (Exhibit 9).

Comments from John Replinger, the City's traffic consultant at Replinger and Associates are incorporated into this staff report (Exhibit 14).

#### **PUBLIC COMMENTS (INITIAL PROPOSAL FOR R-6)**

The following written public comments (See Exhibit 13) were received prior to close of business on January 17, 2014, the deadline for written comments to be included in the first staff report:

- a. Letter from Tom O'Brien (Citizen comment letter), 12/29/2013
- b. Letter from Tom O'Brien (Hazel Grove Westling Farms N.A. comment), 12/30/2013
- c. Letter from Patricia Ullman, Payson Farms HOA, 1/17/2014
- d. Objection to ZC 13-03 with Signatures (approx. 150), 1/17/2014
- e. 1/16/2014 Letter from Roger Dunigan, with attached Oregonian Article "A Growing Problem", dated 12/22/2013

Comments received after January 17, 2014 or which were provided at the hearing are attached to this report as Exhibit 6.

#### **PUBLIC COMMENTS (REVISED PROPOSAL FOR R-8)**

No new written public comments were received prior to completion of this revised staff report.

### **CHAPTER 17.68.020 ZONE CHANGES AND AMENDMENTS**

City staff reviewed the goals in the City's Comprehensive Plan and the following sets forth findings for those goals relevant to this application. Many goals are not implicated by this application because no development is proposed at this time; the goal is related to a City activity, not the Applicant's proposal; and/or the goal does not apply to this zone.

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

#### **Goal 1: Citizen Involvement**

*Goal 1.2: Ensure that citizens, neighborhood groups and affected property owners are involved in all phases of the comprehensive planning program.*

**Finding: Complies as Proposed.** Chapter 17.50 of the Oregon City Municipal Code includes provisions to ensure that citizens, neighborhood groups, and affected property owners have ample opportunity for participation in zone change applications. The Applicant met with a neighborhood association prior to submitting this application. Once the application was deemed complete, the City noticed the application to properties within 300 feet, the neighborhood association, Citizens Involvement Council, posted notice in the newspaper and posted the application on the City's website. Public notice signs were also posted on the subject site. All interested persons have the opportunity to comment in writing or in person through the public hearing process. By following this process, the requirements of this policy are met.

#### **Goal 2: Land Use**

*Goal 2.1: Ensure that property planned for residential, commercial, office and industrial uses is used efficiently and that land is developed following principles of sustainable development.*

**Finding: Complies as Proposed.** The Applicant requested a zone change from "R-10" Single-Family Dwelling District to the "R-8" Single-Family Dwelling District. The zone change would allow additional dwellings to be constructed and the property to be utilized in an efficient manner, consistent with the



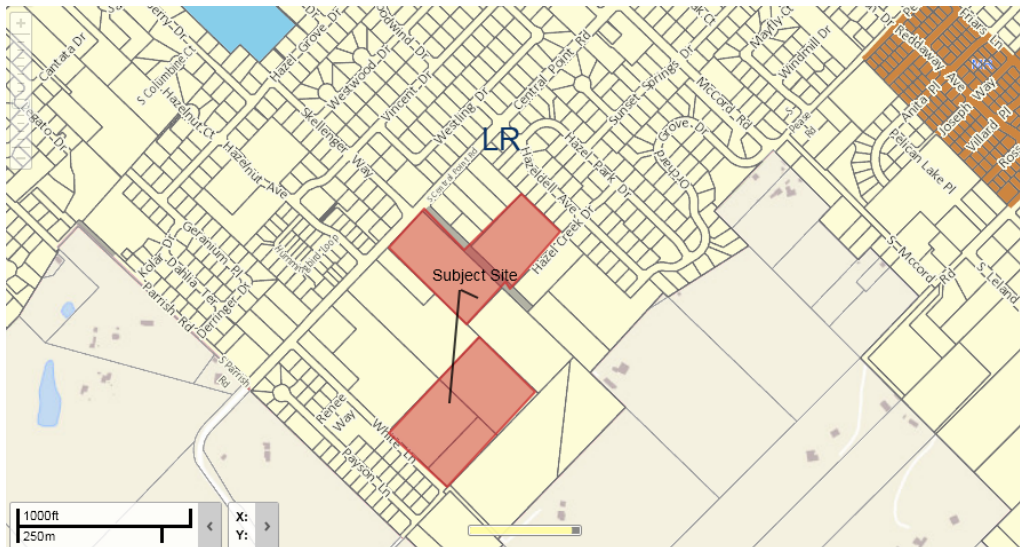
adjacent properties. This level of development also support sustainable development because it enables increased density within the urban growth boundary. This standard has been met.

*Goal 2.4 - Provide a sense of place and identity for residents and visitors by protecting and maintaining neighborhoods as the basic unit of community life in Oregon City while implementing the goals and policies of the other sections of the Comprehensive Plan.*

**Finding: Complies as Proposed.** The increased density will support further integration of residential development in the Hazel Grove – Westling Farms neighborhood, and foster the efficient use of city services within the neighborhood. This standard has been met.

*Goal 2.7: Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.*

**Finding: Complies as Proposed.** The Oregon City Comprehensive Plan designates the subject property as within the “LR” Low Density Residential Development designation. The “LR” Low Density Residential Development designation includes the R-10, R-8 and R-6 zoning designations. The Applicant has not proposed to alter the Comprehensive Plan designation of the site. The subject site is surrounded by other properties within the Low Density Residential Comprehensive Plan Designation. This standard has been met.



**Figure 4. Comprehensive Plan Designation – Low Density Residential**

### **Goal (5) Natural Resources**

#### ***Goal 5.2 Scenic Views and Scenic Sites***

*Protect the scenic qualities of Oregon City and scenic views of the surrounding landscape.*

**Finding: Complies as Proposed.** The Applicant has not proposed any development with this application. No scenic views or important viewsheds have been identified as affecting this residential zoned site on any inventories adopted by the City. Future development will be subject to development review to protect any affected scenic views. In accordance with this goal and its implementing policies, the city has established standards for landscaping, structure placement, height, and mass as set by the adopted underlying zoning and residential design standards.

*Policy 5.4.4: Consider natural resources and their contribution to quality of life as a key community value when planning, evaluating and assessing costs of City actions.*



**Finding: Complies as Proposed.** A portion of the subject site is within the Natural Resources Overlay District (NROD) See [17.49.\[0\]10 Purpose](#). (See Figure 5). The NROD protects as one connected system the habitats and associated functions of the streams, riparian corridors, wetlands and the regulated upland habitats found in Oregon City. It applies when a site specific development plan is proposed. The Applicant has not proposed any development with this application. Future development will be subject to compliance with the Natural Resource Overlay District.



**Figure 5. Extent of NROD boundary on property**

### **Goal 6: Quality of Air, Water and Land Resources**

*Goal 6.1.1: Promote land-use patterns that reduce the need for distance travel by single-occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.*

**Finding: Complies as Proposed.** While fulfillment of this goal depends on the proximity of this residentially zoned property to nearby commercial areas, the proposed R-8 zoning designation will allow approximately 14 more single-family dwellings on the same land than R-10 zoning, creating a more compact land use pattern and reduction in the square footage of paved street and sidewalk per dwelling. As development occurs on the subject site construction of streets and associated sidewalks would be required, allowing greater connectivity throughout the subject site and surrounding areas.

Central Point Road is a designated collector road which will be improved to city street standards with bicycle lanes, street trees and 7' sidewalks when development is proposed. As adjacent properties also develop, walking, biking and transit opportunities will improve. This standard has been met.

### **Goal 10: Housing**

*Policy 10.1.3: Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed-use development.*

**Finding: Complies as Proposed.** The proposed zone change will maintain the primary land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan. Oregon City has had an R-8 residential zone since at least 1965. As demonstrated below, 25% of the residentially zoned property within the City is within the R-8 Single Family Dwelling District, with 38% of the residentially zoned land in a lower density zoning designation (R-10), and 21% in a higher zoning designation (R-6). The table below, based on the current Oregon City Geographic Information System, illustrates the current composition of residential zoning designations within the city.

R-8 zoning, as compared with the existing R-10 zoning, will provide for approximately 15 more single-family homes on this site, thereby increasing the variety and availability of housing choices in the marketplace. This standard has been met.

<b>Zoning Designation</b>	<b>Acres (Non River)</b>	<b>Percentage of Total Residential Land</b>
R-10	1,593.20	38%
R-8	1,058.00	25%
R-6	871.3	21%
R-5	0	0%
R-3.5	424.1	10%
R-2	262.2	6%
<b>Total</b>	<b>4,208.80</b>	<b>100%</b>

### **Goal 11: Public Facilities**

*Goal 11.1: Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate public facilities.*

**Finding: Complies as Proposed.** All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-8 zoning.

Sanitary sewer connection is available from four different directions: an existing 8-inch line in Skellenger Way, Orchard Grove Drive, Hazel Creek Drive and White Lane. Sanitary sewer can be extended into the property from these locations. Based on a review of the existing sanitary sewer system capacity by the City Engineer on 3/27/2014 for wet weather 5 Year – 24 Hour storm event conditions, there are no existing capacity deficiencies in the City’s downstream sanitary sewer collection system (Exhibit 9).

Water service connection is available from several directions: a 12-inch City line in Central Point Road, an 8-inch line is located in Orchard Grove Drive, Hazel Creek Drive and White Lane. When developed, water lines can be extended into the property from these locations and will provide a looped system for necessary redundancy and water quality control.

Storm water service connections are available in several locations: a 12-inch pipe in Central Point Road, White Lane and Orchard Grove Drive. Storm water detention and treatment can be provided through a combination of on-site infiltration and discharge to public facilities.

Oregon City Public School District provides education services and has adequate levels of service available. The school district was provided the opportunity to review and comment on this application, and did not indicate that there is inadequate school capacity to serve the development. The most recent

documentation that the City has from the School District regarding capacity is from the draft South End Concept Plan, which is currently under review by the Planning Commission. The subject property is not within the concept plan area, but the concept plan area shares the same neighborhood boundary as the subject properties. The concept plan indicates the following with respect to the concept plan (Exhibit 15):

*The Oregon City School District indicates John McLoughlin Elementary School, located within the South End Plan area, currently enrolls 560 students and can accommodate 30 more for a total capacity of 590 students. If future enrollment exceeds the capacity at McLoughlin Elementary, the School District plans to reopen King Elementary School, located less than one mile north on South End Road. King Elementary provides an initial capacity of 400 students with a plan to add capacity if necessary.*

*The nearest middle and high schools are Gardiner Middle School and Oregon City High School, two and four miles away respectively. Current enrollment at Gardiner is 777 students for grades 6-8. Total capacity for the school is 930 students. Ogden Middle School currently has 890 students and has a capacity for 960 grade 6-8 students. Oregon City High School has a capacity of 2,510 students based on an average of 25 students per classroom. Maximum capacity is 2,800 with current enrollment at slightly more than 2,300 students.*

*Based on the methodology used by the School District and Portland State University's Population Research Center, development in the study area at buildout will result in the addition of approximately 988 students: 456 elementary school, 228 middle school and 304 high school students. These increases in enrollment are expected to occur gradually over the next thirty or more years, depending on the pace of annexation and development in the planning area. Moreover, future enrollment for these elementary schools is projected to remain relatively flat, as new households in their service area are projected to include fewer young children. Therefore, no new school sites are identified in the South End Concept Plan. The City and School District will continue to coordinate as the South End area develops.*

Police and fire protection are provided by the City of Oregon City and there is adequate staffing to serve this property. In addition, future dwellings will mitigate the impact of development with payment of water, sanitary sewer, stormwater, transportation, bicycle/pedestrian, and park system development charges.

*Policy 11.1.4: Support development of underdeveloped or vacant buildable land within the city where public facilities and services are available or can be provided and where land use compatibility can be found relative to the environment, zoning and comprehensive plan goals.*

**Finding: Complies as Proposed.** All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-8 zoning. The proposed zone change will maintain the basic land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan. Please refer to the findings within this report.

### **Goal 12: Transportation**

*Goal 12.6: Develop and maintain a transportation system that has enough capacity to meet users' needs.*

**Finding: Complies as Proposed.** The Applicant submitted a Traffic Impact Study (TIS) dated October 22, 2013 prepared under the direction of Michael T. Ard, PE of Lancaster Engineering.

The TIS was reviewed by John Replinger of Replinger and Associates, a City transportation consultant, who concluded: "I find that the TIS provides an adequate basis upon which to assess the impacts of the



proposed rezoning. There are several issues that will need to be revisited during site plan review, including turn lanes, sight distance, pedestrian and bicycle facilities, and frontage improvements. The engineer identifies need for mitigation at the intersection of S Central Point Road and Warner Parrott Road (the prohibition of northbound left turns). This change was also identified in the TSP. The engineer recommends that this be made a condition of development of the subject property or funded through a development agreement.”

“I agree that it is appropriate for the property owner to participate in mitigation for the S Central Point Road and Warner Parrott Road intersection and improvements at the Warner Parrott/Warner Milne/Leland/Linn intersection if those are required to accomplish the changes at the former intersection. I recommend that at the time of a subsequent land use action, appropriate conditions of approval be crafted by which the property owner participates in the costs of such mitigation.”

The City’s traffic consultant comments are provided in full in Exhibit 14, and are hereby incorporated into this staff report.

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

**Finding: Complies as Proposed.** The Applicant submitted a preliminary evaluation of the additional demand expected upon the above-listed public facilities based upon the zone change. The existing water and sanitary sewer facilities have sufficient capacity to support the additional demand. Storm water detention and treatment is often done for each development that occurs, and there is sufficient area available within the subject property to accomplish the detention and treatment requirements. City services are available and adequate to meet the needs of this property when developed to levels allowed by the R-8 zoning district (see findings above regarding Goals 11 and 12 of the City’s Comprehensive Plan for additional discussion).

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

**Finding: Complies as Proposed.** See \s findings above regarding Goal 12 of the City’s Comprehensive Plan for additional discussion.

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

**Finding: Not Applicable.** The comprehensive plan contains specific policies and provisions which control the zone change.

#### **CHAPTER 17.10 “R-8” SINGLE-FAMILY DWELLING DISTRICT**

*A. Minimum lot areas, eight thousand square feet;*

*B. Minimum lot width, sixty feet;*

*C. Minimum lot depth, seventy-five feet;*

*D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;*

*E. Minimum Required Setbacks:*

*1. Front yard fifteen feet minimum setback;*

*2. Front porch, ten feet minimum setback;*

2. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas;

3. Interior side yard, nine feet minimum setback for at least one side yard, seven feet minimum setback for the other side yard;

4. Corner side yard, fifteen feet minimum setback;

5. Rear yard, twenty feet minimum setback;

6. Rear porch, fifteen feet minimum setback.

F. Garage Standards: See Chapter 17.20—Residential Design and Landscaping Standards.

G. Maximum Lot Coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

**Finding: Not Applicable.** The Applicant has not proposed any development with the Zone Change application. Future development will be reviewed for compliance with the dimensional standards of the zoning designation upon submission proposed development.

#### **IV. CONCLUSION AND RECOMMENDATION:**

In conclusion, based on the Applicant's proposal, the proposed zone change located at Clackamas County Map 3-1E-12D, TL 1701, 1593, 1503, and 1600 as well as Clackamas County Map 3-2E07C, TL 1003 can meet the approval standards outlined in this Staff Report. Staff requests the Planning Commission recommend approval of Planning file ZC 13-03 to the City Commission for their consideration at the May 7, 2014 hearing.

#### **V. EXHIBITS**

*The following new exhibits are attached to this staff report.*

1. Letter from applicant's Representative
2. Revised Land Use Application
3. Revised Application Narrative
4. Revised Application Plans
5. Planning Commission Vote Tally sheet 1.27.2014
6. Public Comments entered into the record at the January 27, Planning Commission Public Hearing
  - a. Comment Cards Tom O'Brien PowerPoint 1.27.2014
  - b. Pat Ullman letter 1.27.2014
  - c. HGWF comments 1.21.2014
7. Revised Public Notices
8. Public Comments received 10 days prior to Revised Staff Report  
(NONE)
9. City Engineer comments regarding Hazel Grove basin sewer adequacy.

*The following exhibits for the original proposal for R-6 re-zoning were entered into the record at the previous planning commission public hearing on February 19, 2014.*

10. Vicinity Map
11. Applicant's Submittal
12. Public Notices
13. Public Comments
  - a. Letter from Tom O'Brien (Citizen comment letter), 12/29/2013
  - b. Letter from Tom O'Brien (Hazel Grove Westling Farms N.A. comment), 12/30/2013
  - c. Letter from Patricia Ullman, Payson Farms HOA, 1/17/2014
  - d. Objection to ZC 13-03 with Signatures (approx. 150), 1/17/2014

- e. 1/16/2014 Letter from Roger Dunigan, with attached Oregonian Article “A Growing Problem”, dated 12/22/2013
- 14. Comments regarding Transportation Analysis, John Replinger, P.E.
- 15. South End Concept Plan excerpt regarding OCSD capacity.