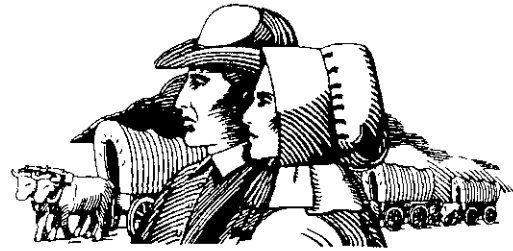


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL (503) 657-0891

OREGON CITY, OREGON 97045
FAX (503) 657-7892



AGENDA

City Commission Chambers - City Hall

August 11, 2003 at 7:00 P.M.

The 2003 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page (www.orcity.org) under PLANNING.

PLANNING COMMISSION MEETING

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:01 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
- 7:05 p.m. 3. **HEARINGS:**
VR 03-15 (*Quasi-Judicial Variance Hearing*), Applicant: Lonnie Wright, Request for a variance to reduce the required side yard setback from 15 feet to 5 feet 6 inches for a new accessory building on the property identified as Map 2S-2E-31DB, Tax Lot 5000 and located at 202 Washington Street. Staff: Christina Robertson-Gardiner
- 7:25 p.m. 4. **ADJOURN PUBLIC HEARING**
- 7:30 p.m. 5. **PLANNING COMMISSION WORK SESSION:**
Continuation of the August 6, 2003 Work Session
Proposed Code Amendments to the Oregon City Municipal Code
- 9:00 p.m. 6. **ADJOURN WORK SESSION**

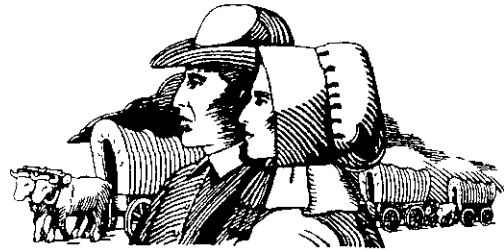
NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

CITY OF OREGON CITY

Planning Division

320 WARNER MILNE ROAD
TEL (503) 657-0891

OREGON CITY, OREGON 97045
FAX (503) 722-3880



STAFF REPORT

VARIANCE

Date: August 4, 2003

FILE NO.: VR 03-15

HEARING DATE: Monday, August 11, 2003
7:00 p.m., City Commission Chambers
320 Warner Milne Road
Oregon City, Oregon 97045

**APPLICANT/
PROPERTY OWNER:** Lonnie Wright
202 Washington Street
Oregon City, OR 97045

LOCATION: 202 Washington Street
Oregon City, OR 97045
Clackamas County Map # 22-E-31DB Tax Lot 5000

REQUEST: The applicant is seeking a Variance Hearing before the Oregon City Planning Commission to reduce the corner side yard setback from the required 15 feet to 5 feet 6 inches for a new accessory garage.

RECOMMENDATION: Approval

REVIEWERS: Christina Robertson-Gardiner, Associate Planner

SITE MAP: Exhibit 1

BACKGROUND:

The applicant is requesting a Variance Hearing before the Oregon City Planning Commission to reduce the side yard setback from the required 15 feet to 5 feet six inches in order to place an accessory garage on site. The subject property, which is located at 202 Washington Street and identified as Clackamas County Map 2-2e-31DB, Tax Lot 5000, is zoned "R-6" and is approximately 3,464 square feet (Exhibit 2).

The residence is identified on the Historic Resource Inventory Form as the W.F. Tipton House. The bungalow styled house was built c. 1922 and is significant for its architecture.

The applicant is proposing to construct a 400 square foot detached accessory building to serve as a garage that would be approximately 12.5 feet in height measured from the existing adjacent grade at the average elevation. The applicant's drawings (Exhibit 2) show a discrepancy between what is proposed and what is shown for the length of the garage (20 feet compared to 22 feet, 7 inches)

As proposed, the applicant does not meet the corner yard setback. The proposed garage is currently only 5.5 feet from south (2nd Street) property line (Exhibit 2). However, its proposed location does not create a vision obstruction. There is currently twelve feet of unimproved right-of-way between the applicant's property line and the dead end street, for a total of 17.5 feet of clearance from the road. Nonetheless, the applicant is required to obtain a Planning Commission Variance for a reduction in the corner yard setback from 15 feet to 5 feet 6 inches.

The applicant applied for and received a Certificate of Appropriateness from the Historic Review Board at the March 24, 2003 Public Hearing (Exhibit 3). At that meeting, the Historic Review Board approved only the building's design and building materials. The Historic Review Board does not have the authority to waive the dimensional standards of the R-6 zone. The applicant therefore, was required to apply for a Planning Commission Variance to the Side-yard Setback.

1. The property is zoned "R-6" Single Family Dwelling District, (McLoughlin District Overlay), and the Comprehensive Plan designation is "LR" Low Density Residential. It is surrounded by a mix of Commercial, Single-Family and Multi-family uses.
2. The dimensional standards in the "R-6" Single Family Dwelling District and the dimensional standards for accessory buildings and their uses pursuant to OCMC 17.54.010 are listed as follows:

R-6 Single Family Dwelling District:

Minimum Lot Area:	6,000 square feet
Average Lot width:	60 feet
Average Lot Depth:	100 feet
Maximum Building Height:	Two and one half stories not to exceed 35 feet
Front yard	20 feet
Rear yard	20 feet

Int. Side yard	9/5 feet
Corner side yard	15 feet

Accessory Buildings:

Two Hundred One to Five Hundred Square Feet. The interior side and rear yard setbacks may be reduced to three feet for one accessory structure, and its projections, within this category when located behind the front building line of the primary structure, provided the structure and its projections:

- a. Are detached and separated from other structures by at least four feet;
- b. Do not exceed a height of ten feet. The three foot setback requirement will be increased one foot for each foot of height over ten feet to a maximum of fifteen feet in height. This setback need not exceed the setback requirements required for the principal building. No accessory structure shall exceed one story;
- c. The accessory building must be constructed with the same exterior building materials as that of the primary structure, or an acceptable substitute to be approved by the planning division.

1. **Comments:** Notice of this proposal was sent to property owners within three hundred feet of the subject property and the McLoughlin Neighborhood Association. The McLoughlin Neighborhood Association voted at the July regular meeting to support the request for Variance by Mr. Wright (Exhibit 5).

DECISION-MAKING CRITERIA:

Municipal Code Standards and Requirements

Title 17, Zoning: Chapter 17.12, R-6 Single-Family Dwelling District
Chapter 17.50, Administration and Procedures
Chapter 17.54.010, Accessory Buildings and Uses
Chapter 17.60, Variances

ANALYSIS:

Section 17.60.020 *Variances—Grounds* states that a variance may be granted if the applicant meets six approval criteria:

- A. That the literal application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the surrounding area under the provisions of this title; or extraordinary circumstances apply to the property which do not apply to other properties in the surrounding area, but are unique to the applicant's site;**

The applicant states that the extraordinary circumstances applying to this site is the reduced lot size and width. At 33 feet, the existing width precludes construction of a garage without a Variance. As a designated building in the McLoughlin Conservation District, new construction is reviewed for its compatibility with the historic building. In this case, and for almost all historic residences, the only garage appropriate to the site would be a detached garage. Both Planning

Staff and the Historic Review Board found that the existing location was the only location that did not adversely affect the historic significance of the Residence

Therefore, the applicant satisfies this criterion.

- B. 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;**

The proposed garage, would not adversely affect the adjacent neighbors. The applicant has additionally provided signatures from adjacent neighbors supporting the application. As described above, the proposed garage is currently only 5.5 feet from south (2nd Street) property line (Exhibit 3). However, its proposed location does not create a vision obstruction. There is currently twelve feet of unimproved right-of-way between the applicant's property line and the dead end street, for a total of 17.5 feet of clearance from the road.

Therefore, the requested variance satisfies this criterion.

- C. The applicant's circumstances are not self-imposed or merely constitute a monetary hardship or inconvenience. A self-imposed difficulty will be found if the applicant knew or should have known of the restriction at the time the site was purchased;**

The applicant believed that his request to build the garage would be allowed based on the existing locations of garages on neighboring properties. Houses and accessory garages in the McLoughlin Conservation District have tended to vary greatly in their dimensional setbacks and development patterns. As the District evolved and grew, the original 50' X 100' platted lots were altered to meet development needs. Washington Street and Second Street near the Applicant's site is a prime example of this occurrence.

Therefore, the requested variance satisfies this criterion.

- D. No practical alternatives have been identified which would accomplish the same purposes and not require a variance;**

No practical alternatives have been identified by either the applicant or staff. If the Variance is denied, the applicant would not be able to build a garage on the property.

Therefore, the applicant satisfies this criterion.

- E. That the variance requested is the minimum variance which would alleviate the hardship;**

The applicant is proposing a twenty-foot deep garage as part of the Variance request. This is the typical depth for a garage and is the minimum variance needed that would alleviate the hardship.

Therefore, the applicant satisfies this criterion.

F. That the variance conforms to the comprehensive plan and the intent of the ordinance being varied.

The Oregon City Comprehensive Plan Goal encourages the preservation and rehabilitation of homes and other buildings of historical and architectural significance. Appropriate and compatible accessory buildings can add monetary value to historic residences, which in turn increases the chances of the property being properly maintained.

Therefore, the applicant satisfies the criterion.

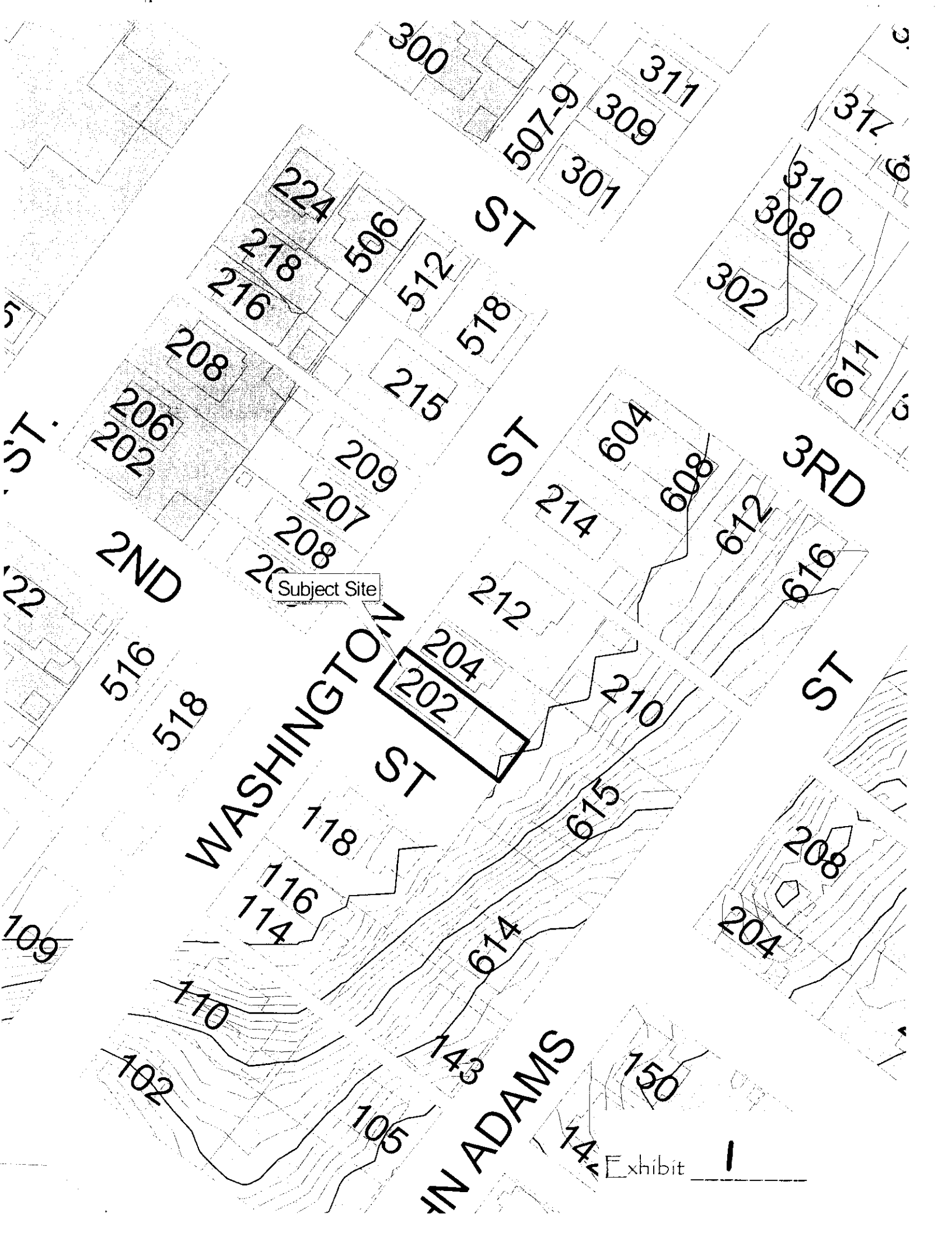
STAFF RECOMMENDATION:

In conclusion, Staff has determined that the requested Variance before the Planning Commission, VR 03-15, from which the applicant is seeking a reduction of the side yard setback from 15 feet to 5 feet 6 inches in order to construct a new accessory garage and can satisfy the Variance approval criteria in Chapter 17.60.

Therefore, Staff would recommend approval of file VR 03-15 by the Planning Commission for the property located at 202 Washington Street, Clackamas County Map # 22-E-31DB, Tax Lot 5000

EXHIBITS:

1. Site Map
2. Applicant's Submittal
3. May 30, 2003 Certificate of Appropriateness
4. Historic Resources Inventory form.
5. McLoughlin Neighborhood Association Transmittal Form



Subject Site

Exhibit

1

CITY OF OREGON CITY

Community Development Department, 320 Warner Milne Road,
P.O. Box 3040, Oregon City, OR 97045, (503) 657-0891 Fax: (503) 657-7892
www.ci.oregon-city.or.us

LAND USE APPLICATION FORM

REQUEST:

- | Type II | Type III | Type III / IV |
|--|--|---|
| <input type="checkbox"/> Partition | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Site Plan/Design Review | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Extension | <input type="checkbox"/> Modification | |
| <input type="checkbox"/> Modification | | |

OVERLAY ZONES: ☐ Water Resources ☐ Unstable Slopes/Hillside Constraint

Please *print or type* the following information to summarize your application request:

APPLICATION # 1203-15 (Please use this file # when contacting the Planning Division)

APPLICANT'S NAME: Lonnie E Wright

PROPERTY OWNER (if different): _____

PHYSICAL ADDRESS OF PROPERTY: 202 Washington St. OC OR 97045

DESCRIPTION: TOWNSHIP: 2 RANGE: 2E SECTION: 31 TAX LOT(S): 5000

PRESENT USE OF PROPERTY: Residential

PROPOSED LAND USE OR ACTIVITY: Variance to a Corner Yard Setback
For an accessory Building

DISTANCE AND DIRECTION TO INTERSECTION:

Corner 2nd & Washington

CLOSEST INTERSECTION:

PRESENT ZONING: R-6

TOTAL AREA OF PROPERTY: 3400 SF

Land Divisions

PROJECT NAME: _____

NUMBER OF LOTS PROPOSED: _____

MINIMUM LOT SIZE PROPOSED: _____

MINIMUM LOT DEPTH PROPOSED: _____

MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS
CHAPTER 227 REQUIRES THAT IF YOU RECEIVE THIS
NOTICE, IT MUST BE PROMPTLY FORWARDED TO
PURCHASER

VICINITY MAP

To be provided by the APPLICANT
at the time application is submitted

Exhibit 2

City of Oregon City (chapter 17.60 variances)

202 Washington St.
Oregon City OR 97045

April 09, 2003

In my quest to build a garage on my property at 202 Washington St. It has been brought to my attention that a variance is necessary before I can continue on with my adventure. The following are the circumstances in response to the conditions set forth under which a variance may be permitted.

A variance may be granted only in the event that all the following conditions exist.

A: That a literal application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the surrounding area under the provisions of this title; or extraordinary circumstances apply to the property which do not apply to other properties in the surrounding area, but are unique to the applicants site;

response: Both criteria of condition A are relevant to the request for variance, Many of the properties in the immediate area have similar if not identical proximity characteristics to the proposed building site.

The property of the proposed site is only 33 feet wide, So as it stands now given minimal rear set back and a 20 foot side street setback that leaves 10 feet +/- for an aux. structure.

B: 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.

response: Attached are written approvals by the two neighbors which would be the most likely to be affected by the proposed structure.

C: The applicants circumstances are not self-imposed or merely constitute a monetary hardship or inconvenience. A self imposed difficulty will be found if the applicant knew or should have known of the restrictions at the time the site was purchased.

response: At the time of purchase inquiries were made on my behalf as to the physical requirements necessary to build an aux. structure on the property. all indications were that it would be permissible, also I made a visual assessment of the surrounding area and found many nearly identical examples of what I had envisioned for the structure I wish to build.

D: No Practical alternatives have been identified which would accomplish the same purposes and not require a variance;

response: As described in a previous response the property is only 33 feet wide and without variance would not support an adequate aux. structure for any practical purpose.

E: That the variance requested is the minimum variance which would alleviate the hardship;

response: With the property only being 33 feet wide this without a doubt is the absolute minimum that can make the proposed structure workable.

F: That the variance conforms to the comprehensive plan and the intent of the ordinance being varied.
(Prior code 11-8-2)

response: I am not familiar with the applicable codes in this area so I would appreciate any interpretations that can be provided by someone who is familiar with them.

Thank You Lonnie E Wright.

Garage Variance : neighbor approval

202 Washington St
Oregon City OR 97045

As mentioned in my variance narrative, This letter is intended as an approval response to my proposed garage construction.

The following neighbors have read and by signing and/or commenting have expressed their approval to my proposed structure.

Lonnie E Wright

Lonnie E Wright

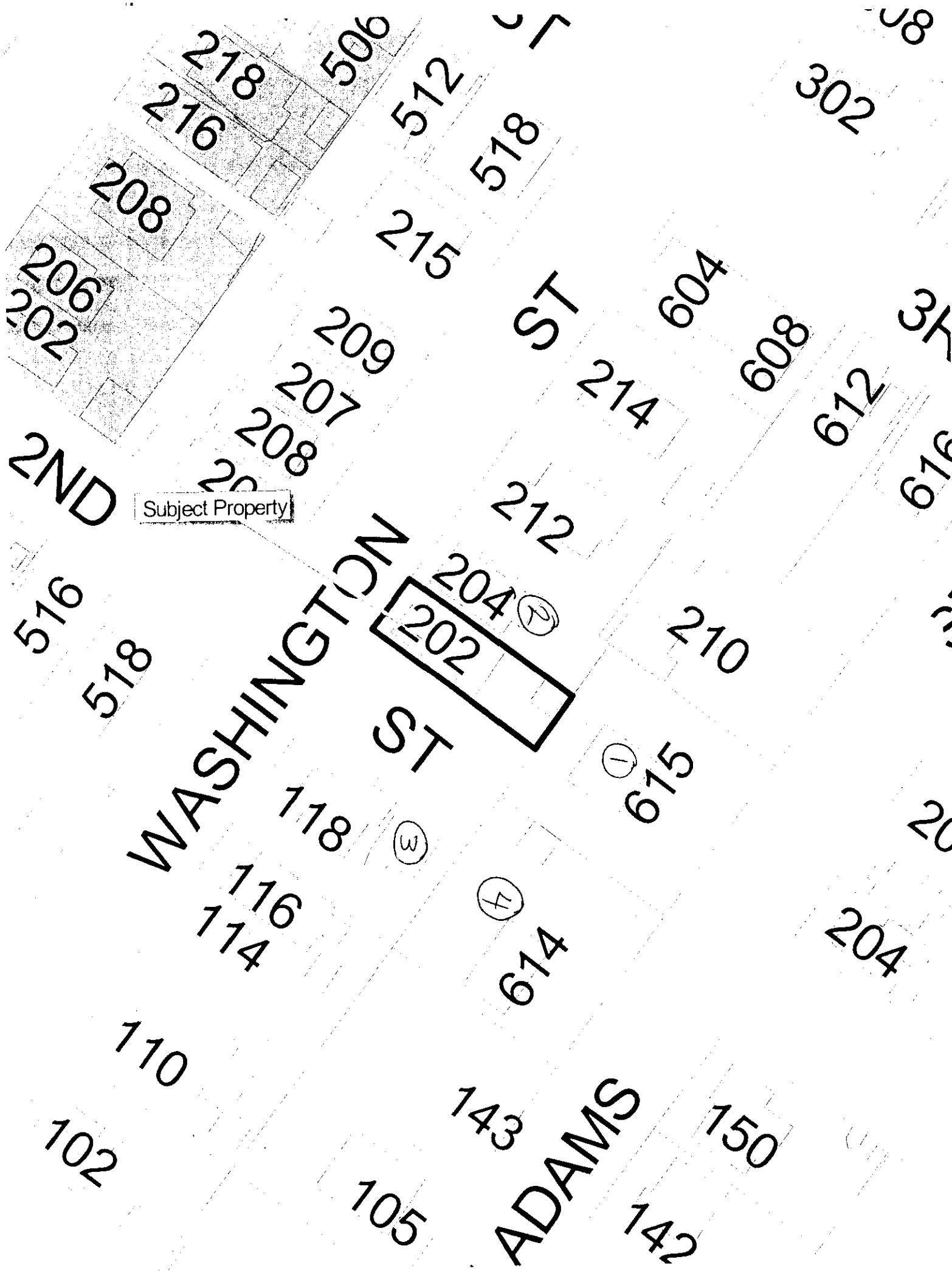
1) name: Jerrod S. Gasper
address: 615 2nd St. Oregon City
comment: (optional) _____

2) name: Kathleen Thompson
address: 204 Washington St OC OR 97045
comment: (optional) _____

Go !!

3) name: Wally Zamer
address: 118 Washington St., OC, OR 97045
comment: (optional) _____

4) name: Alie Scherer
address: 614 2nd St.
comment: (optional) Lonnie's garage will be a great addition to our neighborhood!



Subject Property

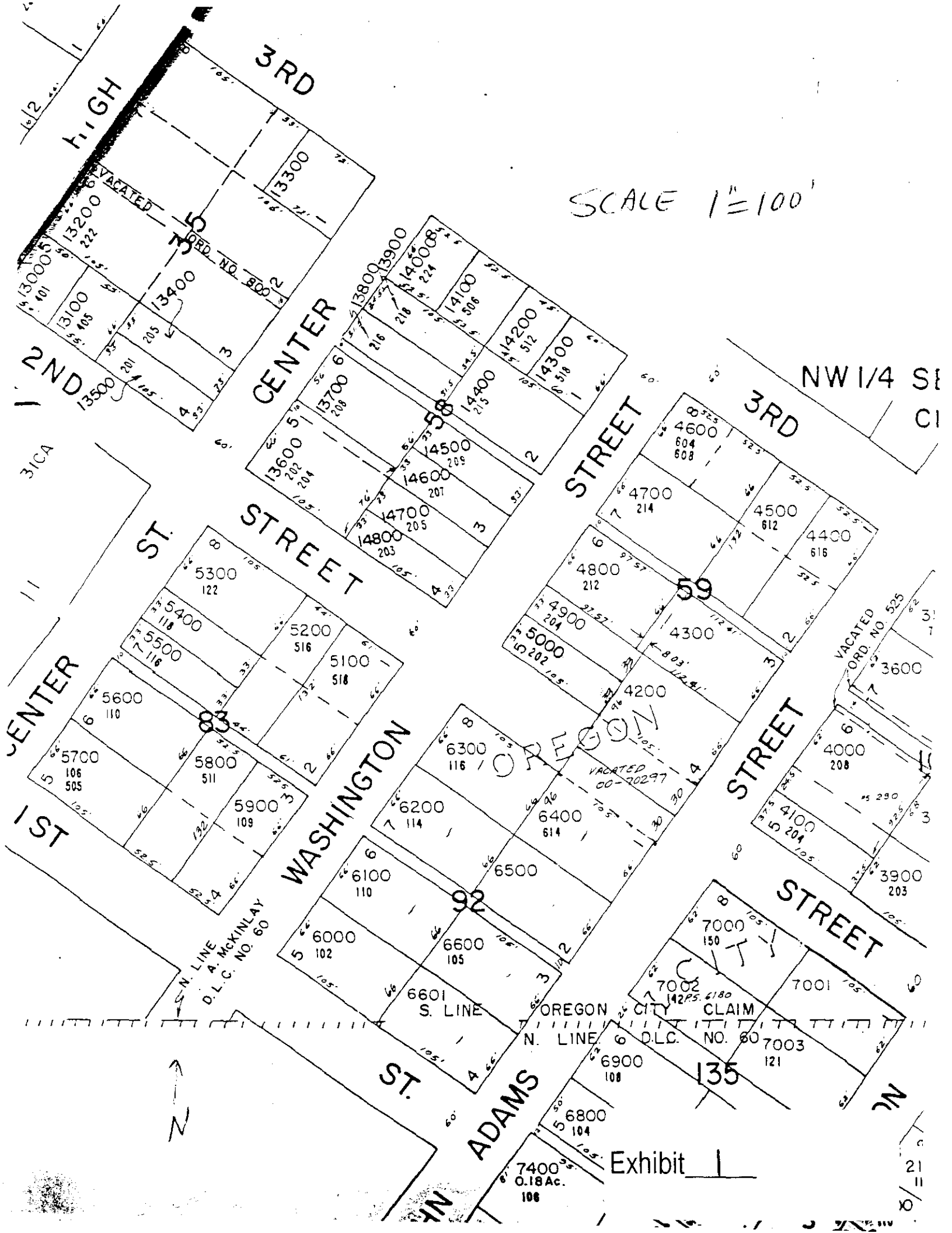
202

2

3

4

1



SCALE 1"=100'

NW 1/4 SE 1/4

VACATED
D.L.C. NO. 60-70297

VACATED
ORD NO. 525

OREGON CITY CLAIM
D.L.C. NO. 60-7003

Exhibit 1

← 2nd St. →

View 8

View 7

Fence line

View 4 10'

View 3

Property Line

6' 6' 20' 6' 8'

6' 4' Water

33'

Proposed Garage
20' x 20'

View 5

Beck

House

View 1

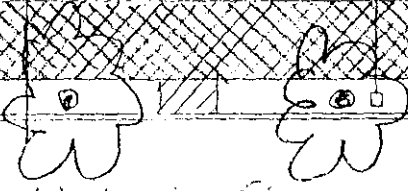
Sewer

View 2

Property Line

Scale 1" = 8'

N



Work on it



View (1) Front



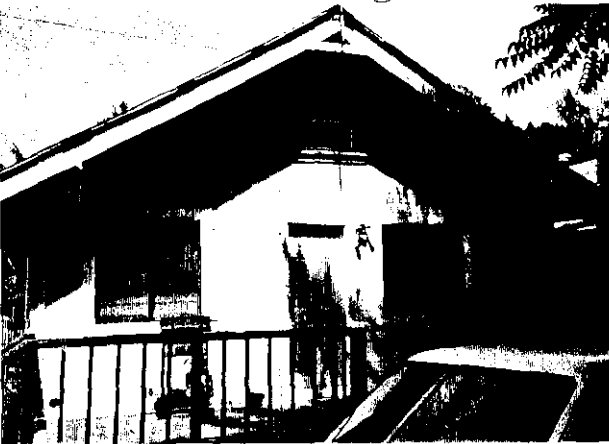
View (2) From Left



View (3) From Right



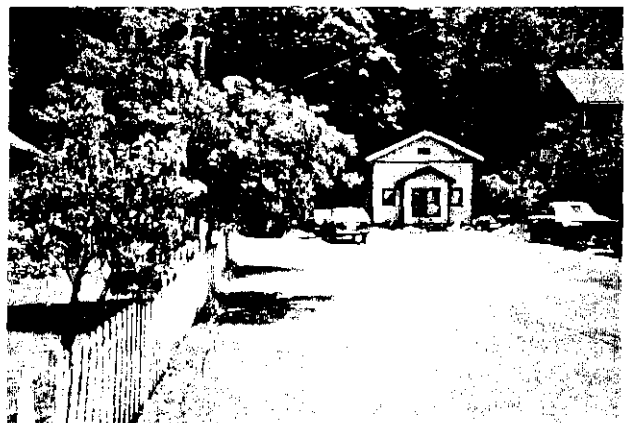
View (4) Rear @ Left



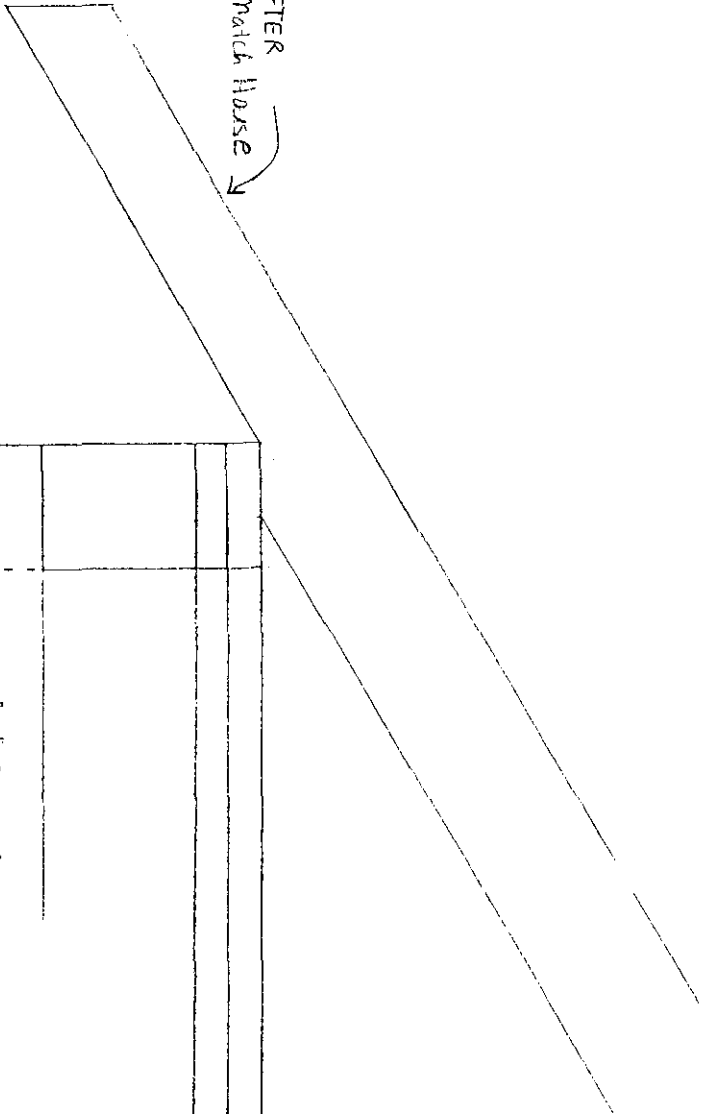
View (5) Rear



View (6) Rear Left



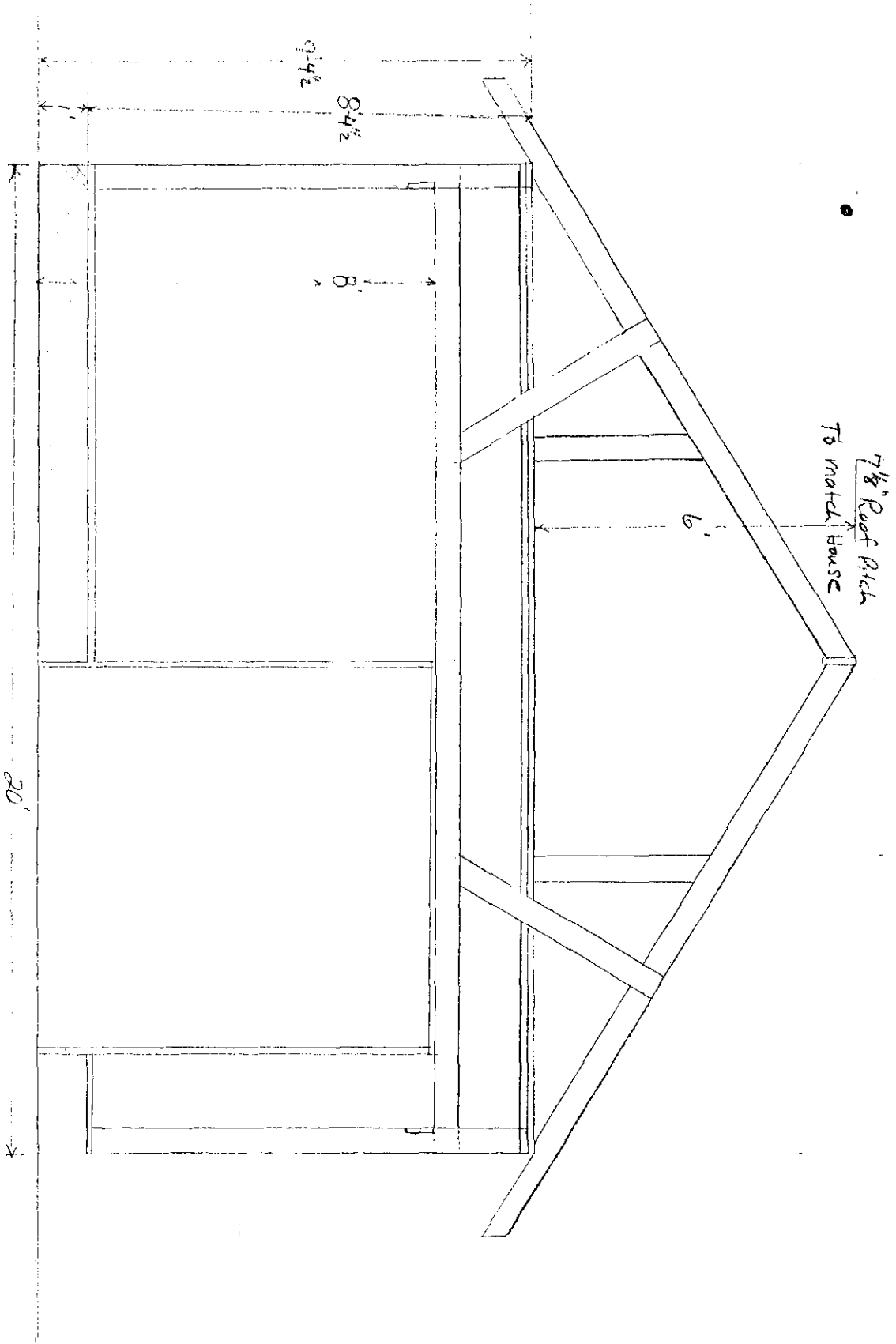
2x6 RAFTER
Cut to match horse



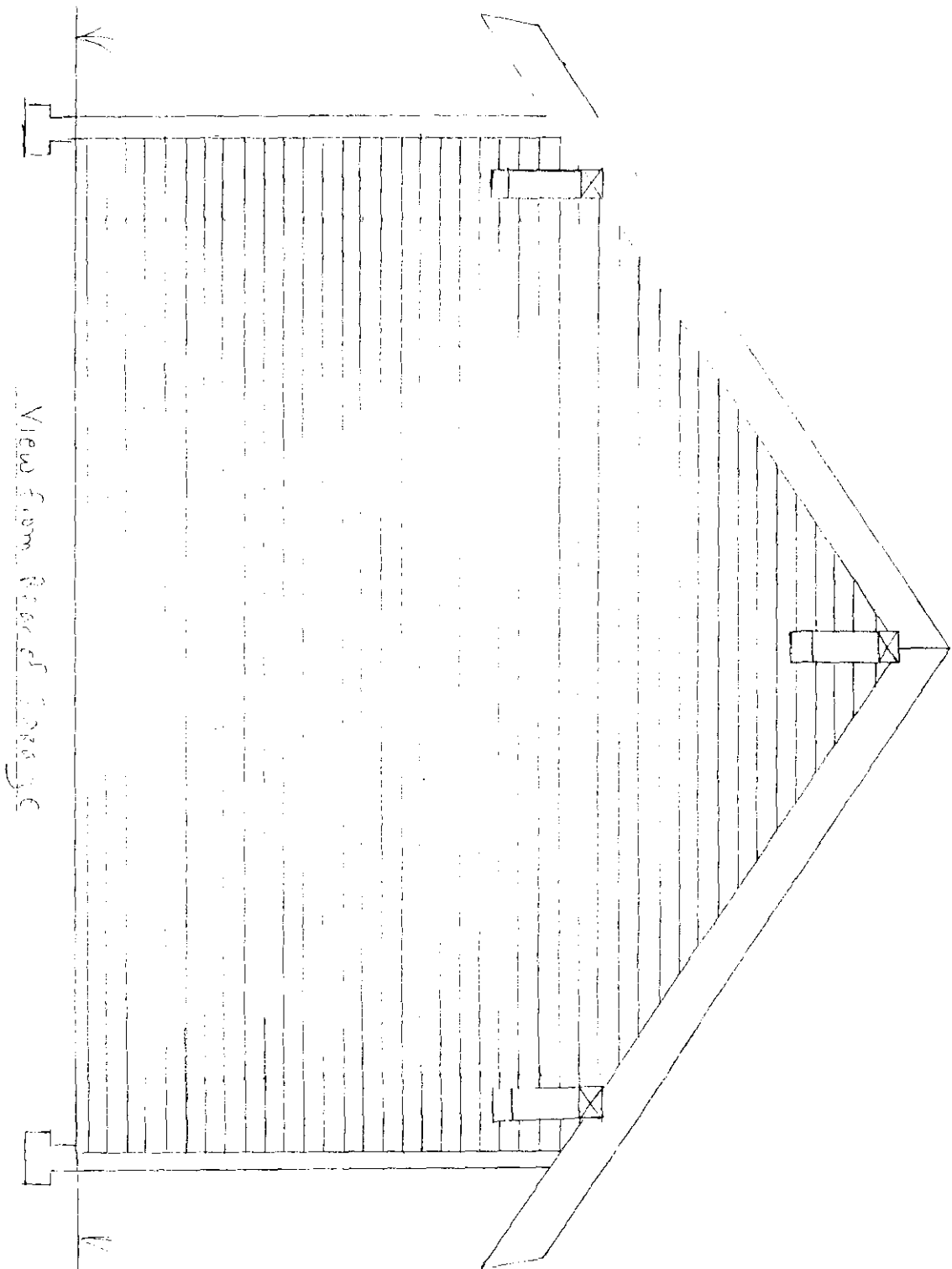
2x6 RAFTER

2x6
continuous
let in ledger

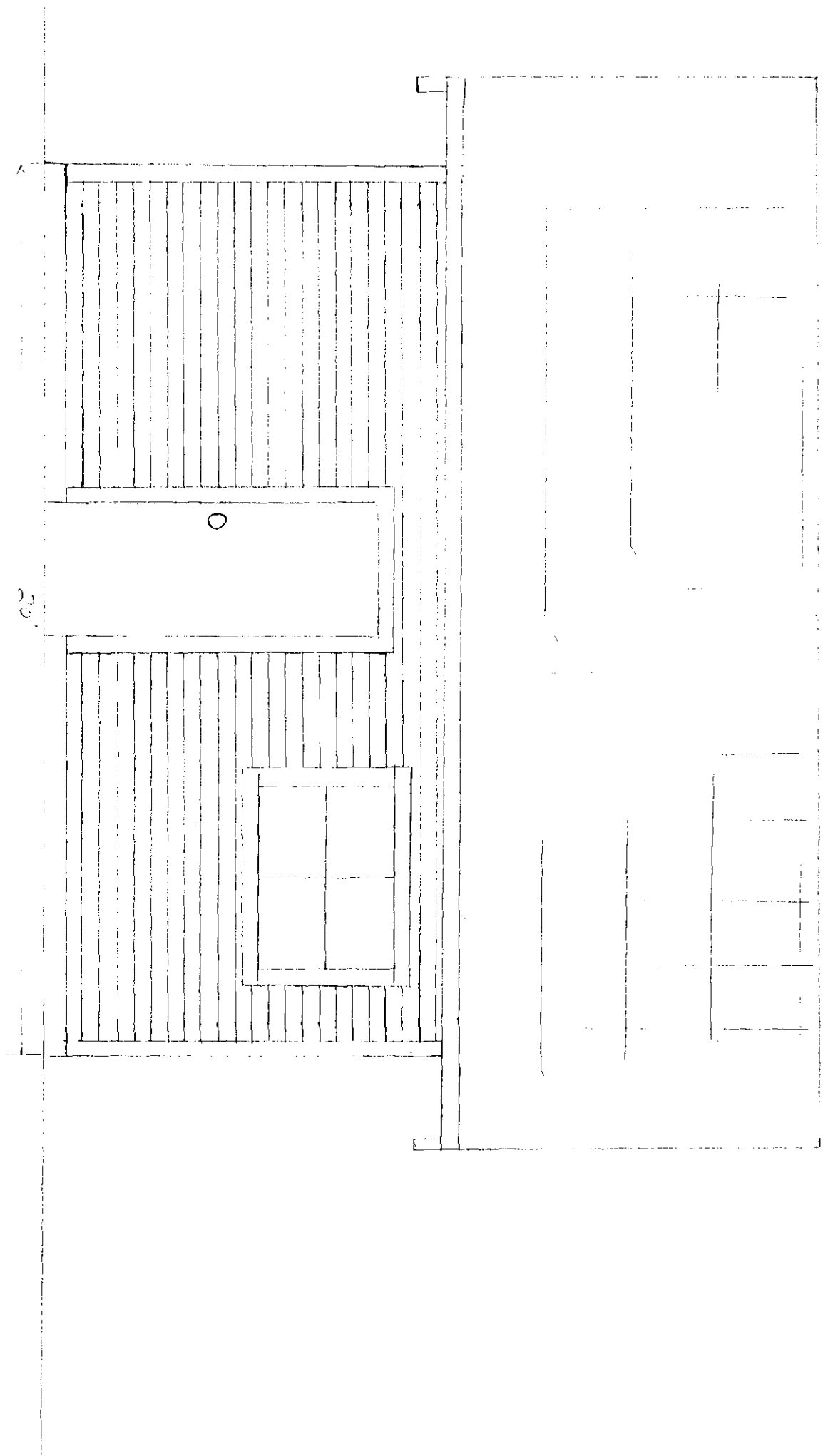
2x6
Stud Wall

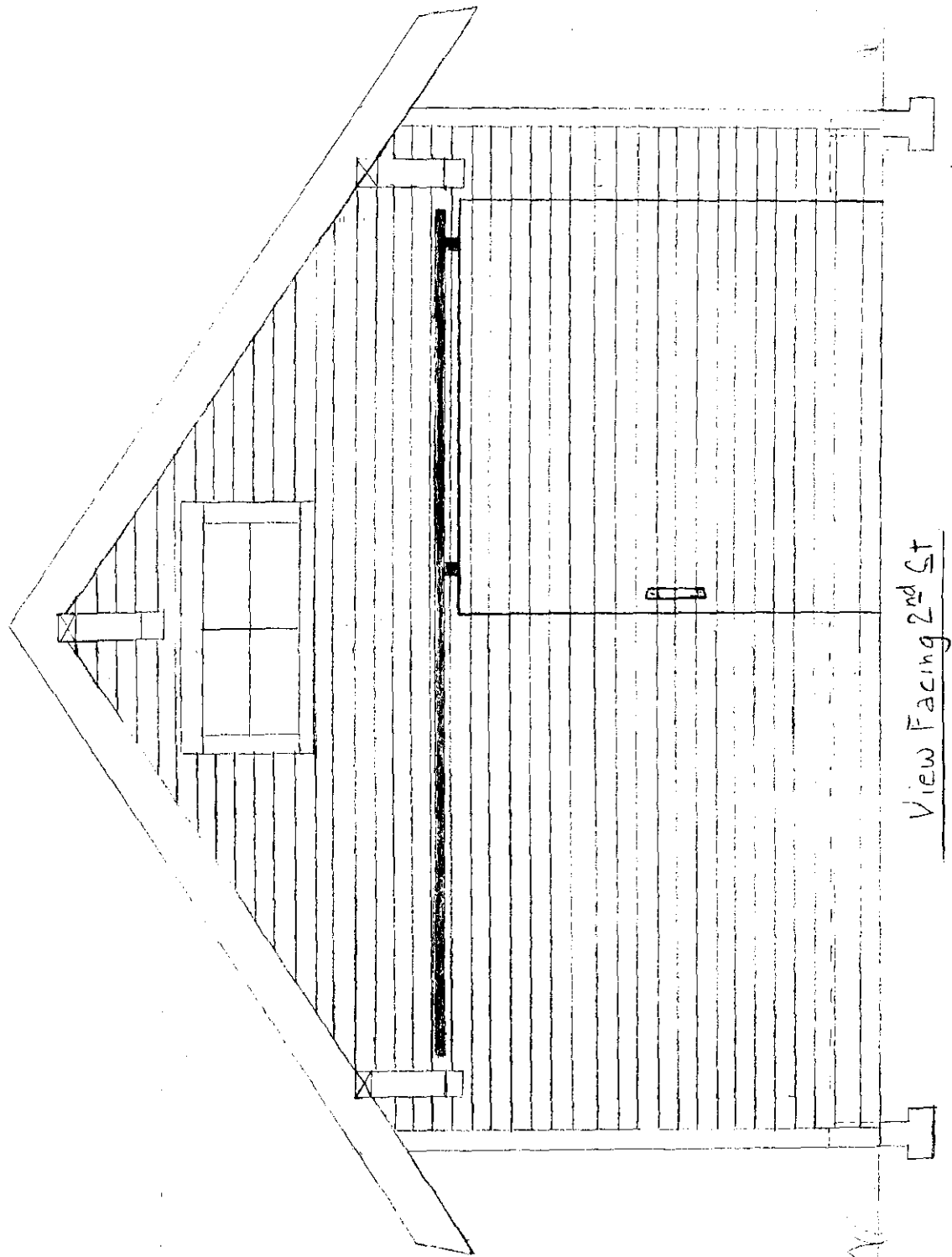




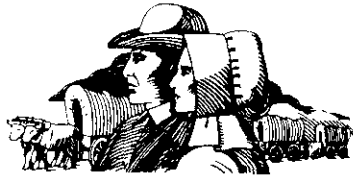


View from Road of Garage





View Facing 2nd St



CITY OF OREGON CITY

INCORPORATED 1844

Community Development Department

Planning Division

P.O. Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045

Phone: (503) 657-0891 Fax: (503) 722-3880

NOTICE OF DECISION & Certificate of Appropriateness OREGON CITY HISTORIC REVIEW BOARD

DATE: March 31, 2003

FILE NO: HR 03-002

APPLICANT: Lonnie Wright

PROPERTY OWNER: Same

LOCATION: 202 Washington Street

LEGAL DESCRIPTION: Clackamas County Map # 22-E-31DB, Tax Lot 5000

PRESENT ZONING The property is zoned "R-6" Single Family Dwelling District, (McLoughlin District Overlay), and the Comprehensive Plan designation is "LR" Low Density

PROPOSAL: New construction of an accessory structure (Garage) on a Designated Structure in the McLoughlin Conservation District

DECISION OF THE HISTORIC REVIEW BOARD: Following a public hearing on March 27, 2003, the Historic Review Board approved the applicant's proposal as consistent with the Secretary of Interior Standards for Rehabilitation.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT 657-0891.

cc: Guy Sperb, Building Official

Exhibit 3

CONDITIONS OF APPROVAL

It is found that the plans for the proposed rehabilitation can be approved as modified in the conditions listed below

1. That all setbacks in the "R-6" zone shall apply to the request.
2. The Applicant shall apply for and receive a Planning Commission Variance Approval for reduction in the side yard setback from 15 feet to 5.5 feet.
3. The applicant shall submit new plans, which show the garage being 20 feet in length and setback 2 feet 7 inches from the existing location.
4. All applicable building code requirements shall apply to the request
5. Cooking facilities shall not be allowed for this building.
6. Incised lumber shall not be used on any visible surfaces.
7. Window and door casings shall be included and shall be a minimum of 4 inches wide to be compatible with the existing house. The window casings shall have beveled ends at the top and bottom.
8. Prior to receiving building permits, the applicant shall provide Planning Staff photos of the proposed reclaimed windows and doors to be used in the accessory building.
9. The applicant shall make all efforts to recycle and reuse all salvageable building material. Please contact Clackamas County Solid Waste Department to coordinate the recycling of all architectural and construction debris.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

HISTORIC NAME: W.F. Tipton House DATE OF CONSTRUCTION: c. 1922
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 202 Washington Street PRESENT USE: Residence
OWNER: Randy and Julie Harmon, 202 Washington St. ARCH./BLDR.: Unknown
STYLE: Bungalow
T/R/S: 2-2E-31DB TAX LOT: 5000 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Plat of Oregon City THEME: Architecture, 20th Century
LOT: Pt. 5 BLOCK: 59 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable roof. Pointed bargeboards. Composition.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Double-hung windows, some with multi-light upper sashes.
SURFACING MATERIALS: Bevel siding. Cornerboards.
DECORATIVE FEATURES: Single-bay front porch has battered piers and repeats the bargeboard
OTHER: found on the body of the house.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): None apparent.

NOTEWORTHY LANDSCAPE FEATURES: Rail fence along 2nd Street elevation.
ASSOCIATED STRUCTURES: 406 S. High Street (Tipton House)
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a corner lot of Washington Street at intersection with 2nd Street. Quiet residential area. Other landmarks on block are: 204 Washington (Schwack House, c. 1920), 210 Washington (Etchison House, c. 1912), 212 Washington (Etchison House, c. 1912), 214 Washington (Mills House, c. 1907) and 616 - 3rd (Farr House, c. 1905).
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): W.F. Tipton owned the Wardrobe Cleaners at the base of the municipal elevator. Mr. Tipton and his wife, Mary, also owned a house at 406 S. High Street, which sits on the bluff and overlooks the city. This house (202 Washington) is significant for its architectural styling, and contributes to the McLoughlin Historic District.

SOURCES: Pioneer National Title Company Records, Oregon City. Clackamas County Death Certificates.

NEGATIVE NO: Roll E, #2, 3 RECORDED BY: Jane Altier
SLIDE NO: _____ DATE: May 1982

SHPO IN

Exhibit 4

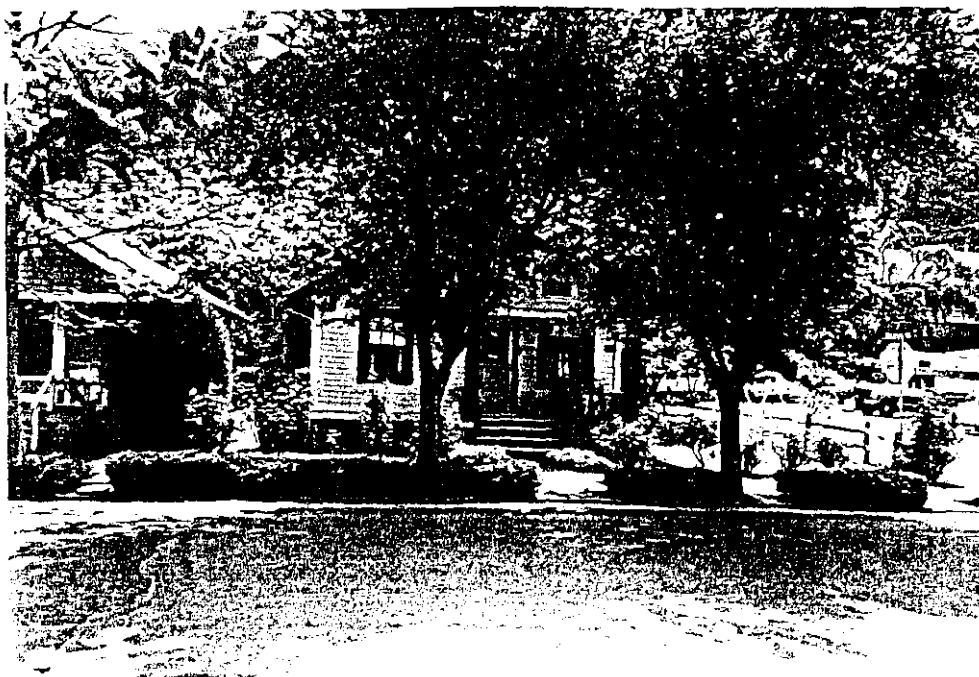
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: W.F. Tipton House

T/R/S: 2-2E-31DB TAX LOT 5000

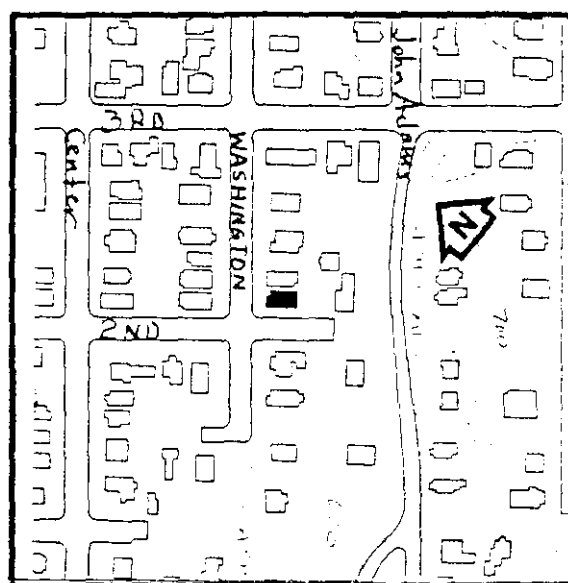
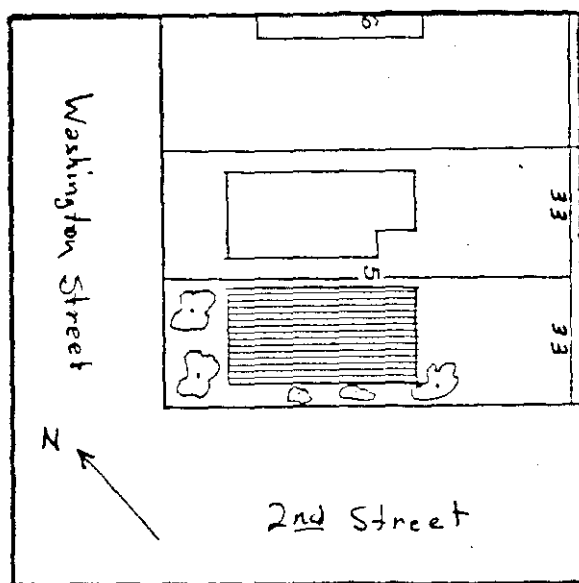
ADDRESS: 202 Washington Street

QUADRANGLE: Oregon City



NEGATIVE NO. Roll E, #2, 3

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of McLoughlin Neighborhood, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045-0304
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

IN-HOUSE DISTRIBUTION

- ☒ BUILDING OFFICIAL
☐ ENGINEERING MANAGER (geotech)
☐ FIRE CHIEF
☐ PUBLIC WORKS- OPERATIONS
☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
 (geotech)
☐ TECHNICAL SERVICES (GIS)
☐ PARKS MANAGER
☒ *File 1263-15*
TRAFFIC ENGINEER
☐ MIKE BAKER @ DEA

MAIL-OUT DISTRIBUTION

- ☒ CICC
☒ NEIGHBORHOOD ASSOCIATION (N.A.) CHAIR
☒ N.A. LAND USE CHAIR (McCloughlin NA)
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ SCHOOL DIST 62
☐ TRI-MET
☐ METRO - Brenda Bernards
☐ OREGON CITY POSTMASTER
☐ DLCD

RETURN COMMENTS TO:

COMMENTS DUE BY: July 28, 2003

Christina Robertson-Gardiner
 Planning Department

HEARING DATE: August 11, 2003
 HEARING BODY: Staff Review: PC: x CC:

IN REFERENCE TO

FILE # & TYPE: VR 03-15
 PLANNER: Christina Robertson-Gardiner
 APPLICANT: Lonnie Wright
 REQUEST: The applicant is seeking a Planning Commission Variance to the Corner
 Yard Setback from fifteen feet to five feet six inches.
 LOCATION: 202 Washington Street, Clackamas County Map # 22-E-31 Tax Lot
 5000

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒ The proposal does not
 conflict with our interests.

☐ The proposal conflicts with our interests for
 the reasons stated below.

☐ The proposal would not conflict our
 interests if the changes noted below
 are included.

*At our July 3 - General Meeting, the Association voted to
 recommend approval of the request to the city.*

Signed
 Title

Donna McLaughlin
Land Use Chair, McCloughlin Neighborhood
Association

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

Exhibit 5