

ORDINANCE NO. 89-1038

AN ORDINANCE AMENDING TITLE XI: CHAPTER 2, SECTION 3 OF THE 1963 CITY CODE, ZONING: OFFICIAL ZONING MAP OF OREGON CITY, BY CHANGING CERTAIN DISTRICTS:

OREGON CITY ORDAINS AS FOLLOWS:

WHEREAS, public necessity and the general welfare of Oregon City require changes to certain districts, which changes have been heard by the City Planning Commission and approved by it after public notice and hearing as required by Title XI: Chapter 13, Section 2 of the 1963 City Code, and the City Commission after public notice and hearing finding that the following described properties which were annexed to Oregon City on September 10, 1989 are hereby changed as follows:

Properties in the Beaver Creek Road area (Tax Lots 501, 1100, 1200 of Map 3-2E-9A; Tax Lots 1100, 1300, 1301, 1302 of Map 3-2E-9D; and Tax Lots 590, 600 of Map 3-2E-10C, as defined in the Portland Metropolitan Area Government Boundary Commission Final Order No. 2637 and described in attached Exhibit "A".

A property is hereby changed from Clackamas County Comprehensive Plan designation of Low Density Residential to an Oregon City Comprehensive Plan designation of Low Density Residential, and from a Clackamas County zoning designation of "FU-10" Future Urban 10-Acre Minimum to an Oregon City zoning designation of "R-8" Single-Family Residential for Tax Lot 1100 of Map 3-2E-9A; and Tax Lot 1301 of Map 3-2E-9D; and

Properties are hereby changed from Clackamas County Comprehensive Plan designation of Campus Industrial to an Oregon City Comprehensive Plan designation of Industrial, and from a Clackamas County zoning designation of "FU-10" Future Urban 10-Acre Minimum to an Oregon City zoning designation of "M-1" (Special Provisions) for Tax Lots 501, 1200, 1100 of Map 3-2E-9A; Tax Lots 1300, 1302 of Map 3-2E-9D; and, Tax Lots 590, 600 of Map 3-2E-10C, and described in attached Exhibit "B".

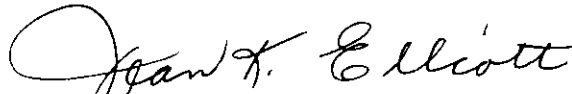
The change is subject to the following conditions:

1. Adopt an interim Historic Overlay zone for the potential landmark as identified by the preliminary survey. This property shall be subject to the regulations in 11-3-17 until March 1, 1991; or when the Historic Review Board certifies that all structures and landmarks of historical or architectural significance have been reviewed and either protected by a Historic or Conservation District, or the landmark preservation ordinance, or that Statewide Planning

Goal 5 has been applied to the structure of historical or architectural significance; whichever comes first: The barn at 19751 S. Beaver Creek Road - 3-2E-9D, Tax Lot 1300.

2. That prior to development a non-remonstrance agreement to the formation of a local improvement district for water, sewer, street, and storm drainage be signed by each property owner.
3. That prior to development each property owner shall consent to provision of an additional twenty feet (20') of right-of-way by a deed of dedication on S. Beaver Creek Road to accommodate a future one hundred foot (100') right-of-way width.

Read first time at a regular meeting of the City Commission held on the 20th day of December, 1989, and the foregoing ordinance was finally enacted by the City Commission this 20th day of December, 1989.



JEAN K. ELLIOTT, City Recorder

ATTESTED this 20th day of December, 1989.



DAVID D. SPEAR, Mayor

ORDINANCE NO. 89-1038

Effective Date: January 19, 1990

EXHIBIT A

Proposal No. 2637

LEGAL DESCRIPTION ANNEXATION TO City of Oregon City

A tract of land situated in the East one-half of Section 9 and the Southwest one-quarter of Section 10 of Township 3 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

COMMENCING at a basalt stone, 16 x 10 x 10 inches, set at the Northeast corner of the Robert Caufield D.L.C. No. 53; THENCE N. 0° 24' W. a distance of 218.55 feet to a point at the Southeast corner of that certain tract of land conveyed to Forrest Anderson, et ux., by deed recorded November 11, 1945, in Book 355, Page 331, Deed Records, Clackamas County, Oregon, said point being the POINT OF BEGINNING for the tract herein to be described;

THENCE N. 0° 24' W. a distance of 520.55 feet to the Northeast corner of said Anderson tract; THENCE S. 89° 00' W. along the north line of said Anderson tract, a distance of 749.30 feet, more or less, to the Southeast corner of that certain tract of land conveyed to Forrest Anderson, et ux., as described in Book 636, Page 39, Deed Records, Clackamas County, Oregon; THENCE southwesterly in a straight line 237.0 feet, more or less, to the Northeast corner of the Clyde H. Straight, et ux., tract as described in Book 588, Page 357, Deed Records, Clackamas County, Oregon; THENCE S. 1° 00' E. along the east line of said Straight tract a distance of 158.6 feet to the Southeast corner thereof; THENCE S. 89° 00' W. along the south line of said Straight tract, a distance of 136.5 feet to a point in the northeasterly right-of-way of Beaver Creek Road (Market Road No. 11, a 60 foot right-of-way); THENCE southwesterly at right angles to said Beaver Creek Road, a distance of 60.00 feet to a point in the southwesterly right-of-way of said Beaver Creek Road; THENCE S. 40° 45' E. along the southwesterly right-of-way of said Beaver Creek Road a distance of 3120 feet, more or less, to the intersection of said right-of-way with the south line of that certain tract of land conveyed to Virgil D. Webb, et ux., by deed recorded August 9, 1965, in Book 661, Page 216, Fee No. 13239, Deed Records, Clackamas County, Oregon; THENCE N. 89° 24' W. a distance of 2145.47 feet, more or less, to a point on the north-south one-quarter section line of said Section 9, said point also being a distance of 706.2 feet south of the north line of the Andrew Hood D.L.C. No. 44; THENCE south along said one-quarter section line, a distance of 213.84 feet to a point; THENCE S. 89° 24' E. a distance of 628.10 feet, more or less, to a point in the northeasterly line of the abandoned Willamette Valley Southern Railroad (a 60 foot right-of-way); THENCE S. 24° 36' E. along said railroad, a distance of 985 feet, more

or less, to a point in the south line of that certain tract of land conveyed to Charles A. Baxter, et ux., by deed as recorded in Book 224, Page 304, Deed Records, Clackamas County, Oregon; THENCE S. 89° 24' E. along the south line of said Baxter tract, a distance of 1540 feet, more or less, to an angle point in the north boundary of that certain tract of land under contract to Alvin R. Ventura, et ux., as recorded under Recorder Fee No. 73-23032, Clackamas County Records, Oregon; THENCE N. 49° 24' 20" E. along the north line of said Ventura tract and its northeasterly extension, a distance of 472.18, more or less, to a point in the northeasterly right-of-way of said Beaver Creek Road; THENCE N. 40° 45' W. along the northeasterly right-of-way of said Beaver Creek Road, a distance of 948 feet, more or less, to an iron pipe as recorded on P.S. 3494, Clackamas County Surveyor's Office; THENCE N. 49° 55' E. a distance of 670 feet to an iron pipe as recorded on said P.S. 3494; THENCE N. 40° 45' W. a distance of 325.00 feet to an iron pipe as recorded on said P.S. 3494; THENCE continuing N. 40° 45' W. a distance of 165 feet, more or less, to the northerly right-of-way of John Loder Road (County Road No. 877, a 40 foot right-of-way); THENCE S. 89° 15' W. along the north right-of-way of said John Loder Road a distance of 420 feet, more or less, to a point in the West line of that certain tract of land conveyed to Joseph W. Gage, et ux., by deed as recorded under Recorder Fee No. 72-5823; THENCE Northerly along the west line of said Gage tract a distance of 1100 feet, more or less, to a basalt stone set at the most easterly corner of that certain tract of land conveyed to Robert E. Zink, et ux., by deed as recorded in Book 233, Page 618, Deed Records, Clackamas County, Oregon; THENCE westerly along the southerly line of said Zink tract, a distance of 1320 feet, more or less, to a point in the northeasterly right-of-way of said Beaver Creek Road; THENCE N. 40° 45' W. along the northeasterly right-of-way of said Beaver Creek Road a distance of 600 feet, more or less, to a point on the north line of that tract of land as disclosed by deed recorded June 30, 1971 as Recorder Fee No. 71-14961 Film Records; THENCE N. 89° 00' E. along the north line of said tract (71-14961) a distance of 435.5 feet, more or less, to the northeast corner thereof; THENCE S. 0° 24' E. along the east line of said tract (71-14961), a distance of 100.00 feet to a point on the south line of said Anderson tract (Book 355, Page 331); THENCE N. 89° 00' E. along the south line of said Anderson tract (Book 355, Page 331) a distance of 503 feet, more or less, to the POINT OF BEGINNING.

EXCEPT THEREFROM the following described tract of land:

COMMENCING at the Southeast corner of Section 9, Township 3 South, Range 2 East, Willamette Meridian, Oregon; THENCE S. 89° 45' 45" W. along the south line of said Section, a distance of 1773.94 feet to a point; THENCE N. 0° 50' 15" W. a distance of 1164.10 feet to the Southwest corner of that certain tract of land conveyed to E. W. Hornshuh, by deed, as recorded on March 4, 1908, in Book 102, Page 516, Deed Records, Clackamas County, Oregon; THENCE N. 89° 45' 45" E. along the south line of said Hornshuh tract, a distance of 1572.97 feet to the Southwest corner of that certain tract of land conveyed to Lanora L. Parker on June 3, 1964 as recorded in Book 33, Page 657, Misc. Records, Clackamas County, Oregon, and the POINT OF BEGINNING of the tract herein to be described;

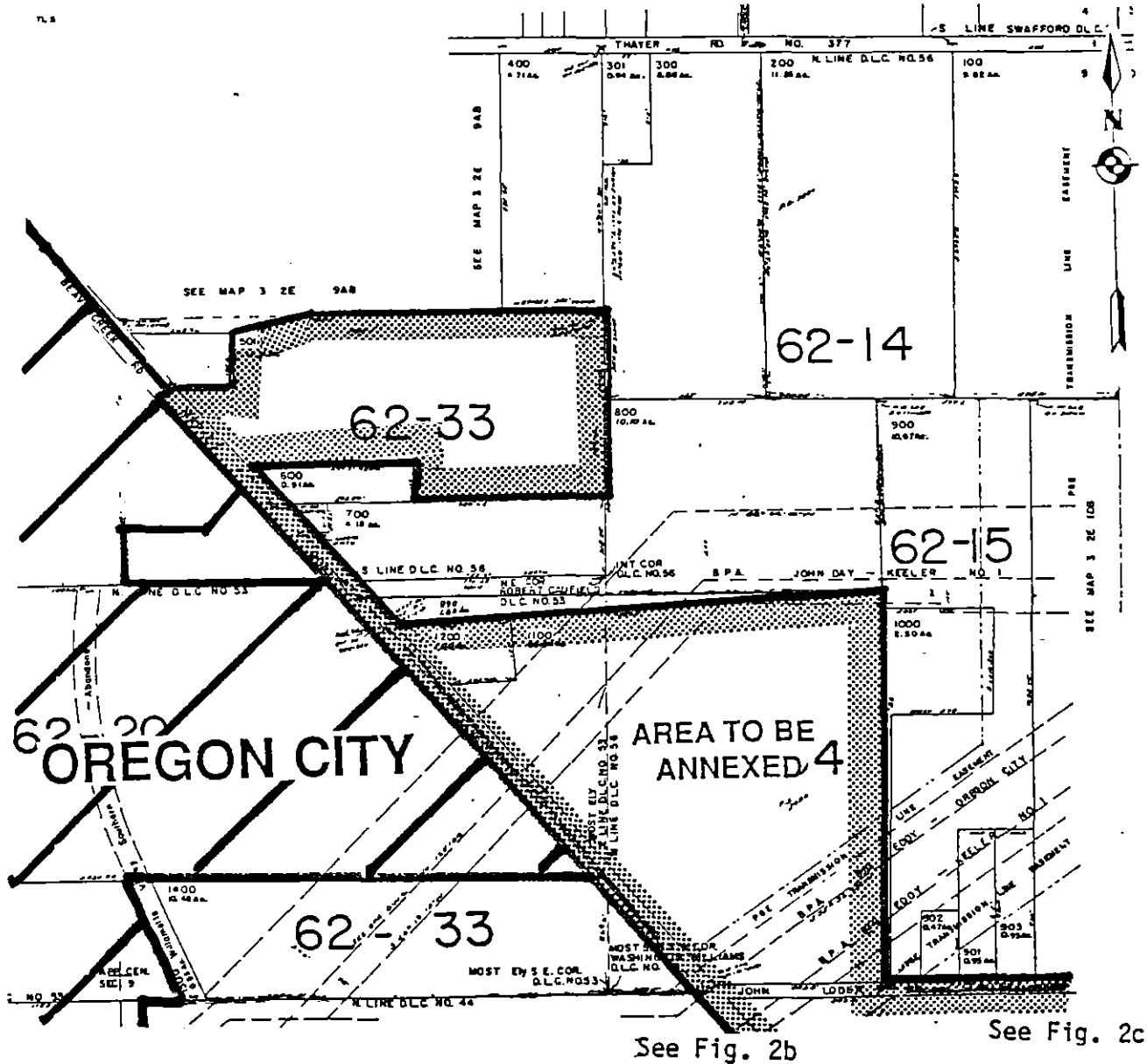
THENCE N. 0° 50' 15" W. a distance of 7.88 feet to a point in the southeasterly line of that certain tract of land conveyed to Kyle R. Kaser, et ux., by deed as recorded under Recorder Fee No. 75-32201, Clackamas County Records, Oregon; THENCE S. 46° 45' W. a distance of 5.27 feet to the most southerly corner of said Kaser tract; THENCE N. 42° 32' W. a distance of 6.39 feet to a point on the southwesterly extension of the southeasterly line of that certain tract of land conveyed to James C. Lee, et ux., by deed as recorded on July 12, 1966, in Book 676, Page 538, Deed Records, Clackamas County, Oregon; THENCE S. 46° 53' W. along said southwesterly extension a distance of 0.50 feet to a point; THENCE N. 42° 32' 20" W. a distance of 228.61 feet to an iron pipe marking the most westerly corner of said Lee tract; THENCE N. 49° E. a distance of 190.57 feet, more or less, to a point in the southwesterly line of said Beaver Creek Road; THENCE S. 40° 45' E. along said right-of-way a distance of 450.5 feet, more or less, to a point in the south line of said Parker tract; THENCE S. 89° 45' 45" W. along the south line of said Parker tract a distance of 254 feet, more or less, to the POINT OF BEGINNING.

PROPOSAL NO. 2637

NE1/4 SECTION 9 T3S R2E W.M.
Clackamas County

3 2E 9A

Scale: 1" = 400'



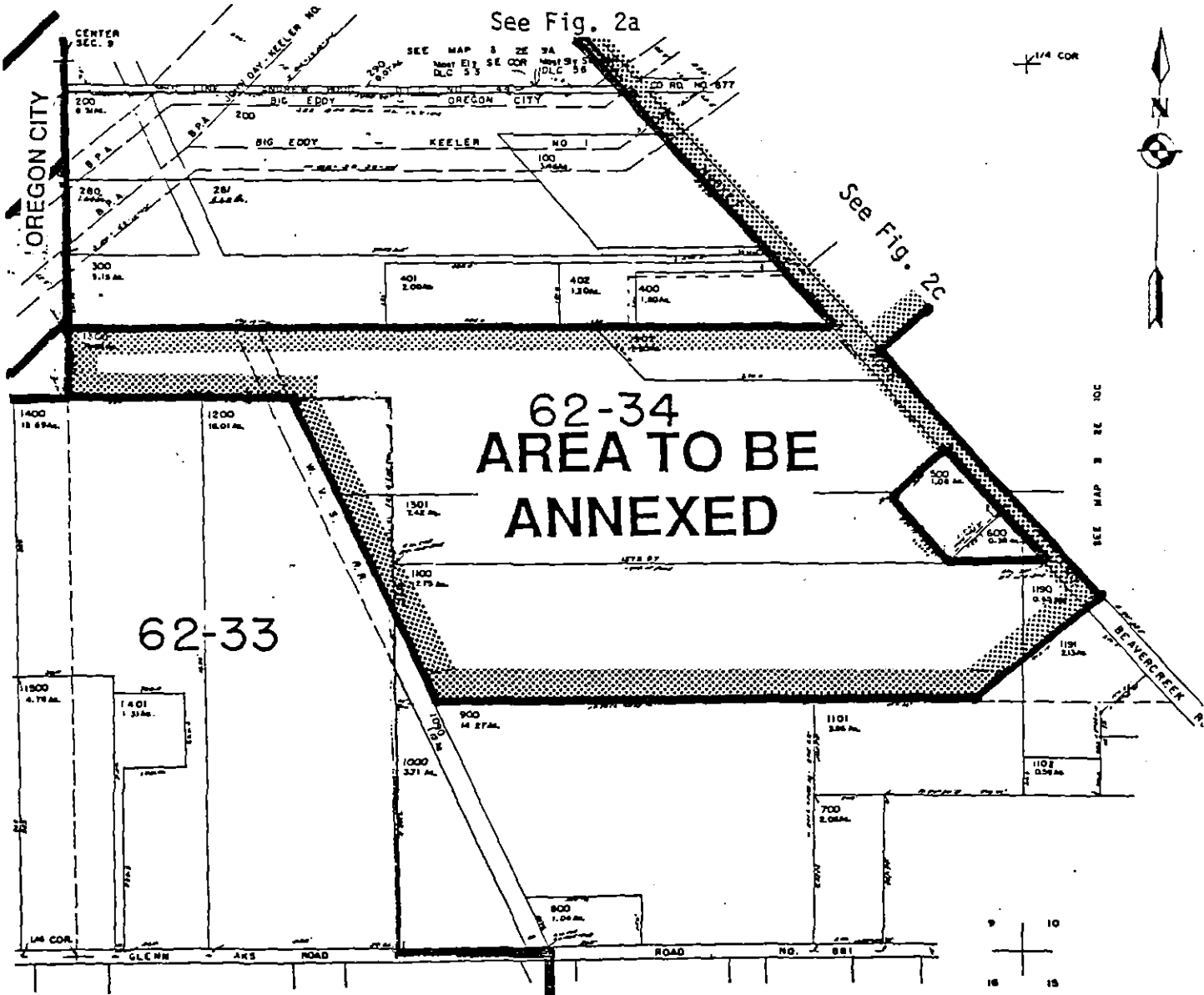
PROPOSAL NO. 2637
CITY OF OREGON CITY
ANNEXATION
FIGURE 2a

PROPOSAL NO. 2637

SE1/4 SECTION 9 T3S R2E W.M.
Clackamas County

3 2E 9D

Scale: 1" = 400'



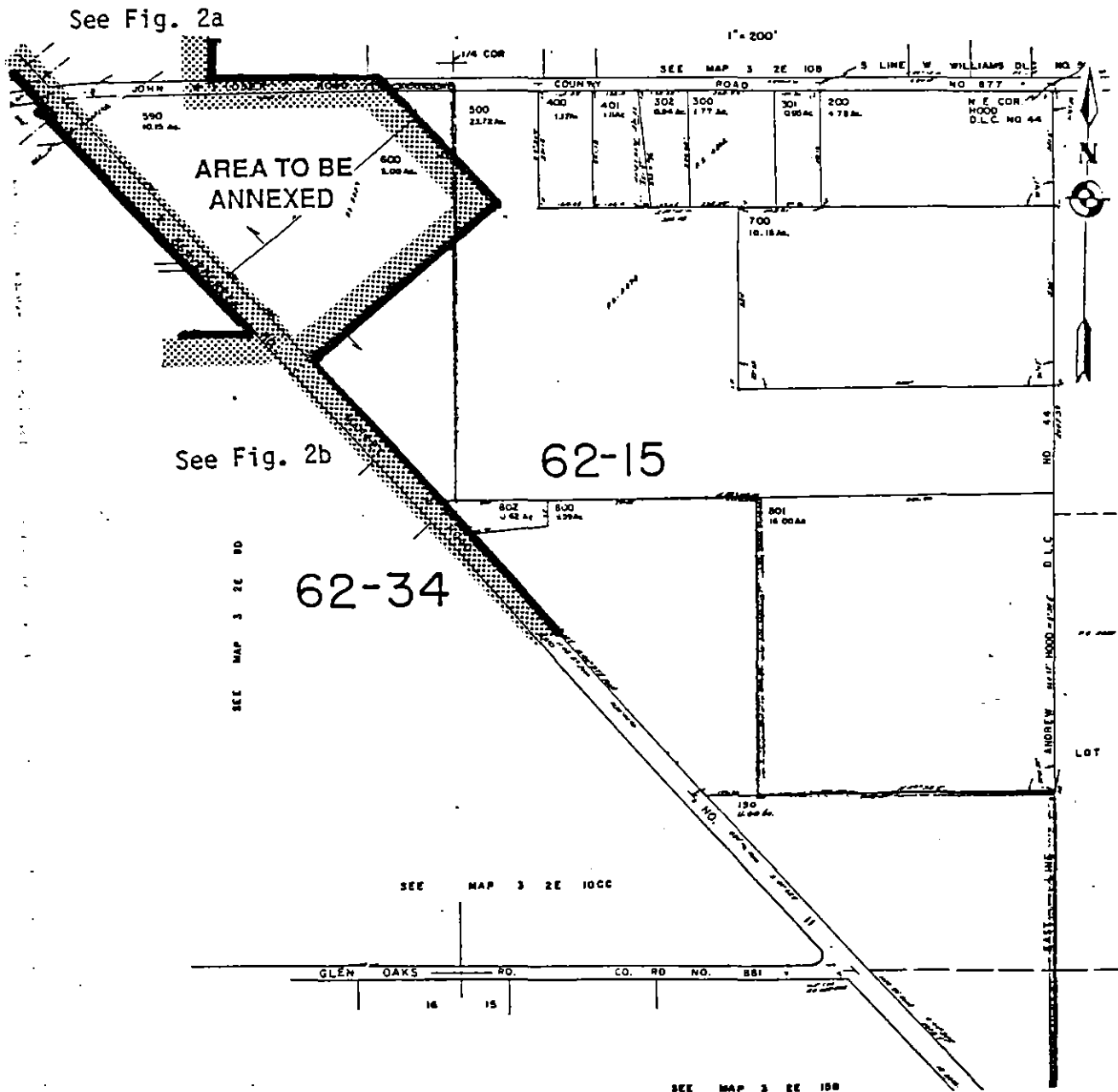
PROPOSAL NO. 2637
CITY OF OREGON CITY
ANNEXATION
FIGURE 2b

PROPOSAL NO. 2637

SW1/4 SECTION 10 T3S R2E W.M.
Clackamas County

3 2E 10C

Scale: 1" = 400'



PROPOSAL NO. 2637
CITY OF OREGON CITY
ANNEXATION
FIGURE 2c

There was no testimony and no correspondence. The public hearing was closed.

Harry Gehring asked about the size criteria. Denyse stated that only the area where lettering was to be placed was reviewed for size. Chairman Mulkey asked what the Sign Official's position is; the reply was it is the same position as staff. Discussion was held on the size of the sign face, the variance on lettering and size, signs allowed in the front yard. A specific location has not been determined as yet.

Mark Greenfield quoted section 4-5-4 of the City Sign Code that signs should not exceed a certain size. Woolsey was concerned about the way this sign was reviewed against the code. In the past the Sign Official has exercised some discretion in the review of this type of sign.

Woolsey moved for approval of item VR89-09 and the staff recommendation herein. Motion died for lack of a second.

It was moved by Gehring, seconded by Winklesky, to approve request for a variance. The Commission wants to review the Sign Code at a work session with staff.

ON THE MOTION:

Gehring, Aye; Powers, Aye; Neerman, Aye; Bustraan, Nay; Winklesky, Aye; Woolsey, Nay; Mulkey, Aye: MOTION CARRIED (5-2)

Public Hearing - File PZ 89-07 - Plan amendment/Zone Change for Properties Annexed on Beaver Creek Road.

Chairman Mulkey opened the public hearing. The staff report was presented by Denyse McGriff. Chairman Mulkey asked if there were questions concerning the historic overlay? Was this the same language used as in the Park Place application; response from staff was yes.

Neerman asked if the sewer was in place? McGriff answered yes, near Berryhill. Chairman Mulkey asked if there were any other questions. Woolsey asked about the attached letter. McGriff said it was in error, the letter relates to File PZ89-08. Chairman Mulkey asked if any property owners wished to address the Commission; any correspondence? McGriff replied none, but there was verbal communication with two owners.

It was moved by Woolsey, seconded by Gehring, to approve as presented in the staff report.

ON THE MOTION:

Gehring, Aye; Powers, Aye; Neerman, Aye; Bustraan, Aye; Winklesky, Aye; Woolsey, Aye; Mulkey, Aye: MOTION CARRIED



CITY OF OREGON CITY

Incorporated 1844

DEVELOPMENT SERVICES
DEPARTMENT
Planning, Building,
Engineering
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0895

STAFF REPORT PLANNING COMMISSION November 28, 1989

FILE NO. PZ 89-07

HEARING DATE: Tuesday, November 28, 1989
City Hall, 7:00 p.m.
320 Warner-Milne Road, Oregon City

APPLICANT: City of Oregon City, on behalf of six property owners whose properties were annexed in September 1989

PROPERTY OWNERS: Oregon City School District No. 62
1417 - 12th Street
Oregon City, Oregon 97045

Florence Sandberg
19701 S. Beaver Creek Road
Oregon City, Oregon 97045

Walter L. Courter
19336 S. Beaver Creek Road
Oregon City, Oregon 97045

Forrest Anderson
19212 S. Beaver Creek Road
Oregon City, Oregon 97045

Helen Hall
20100 S. Beaver Creek Road
Oregon City, Oregon 97045

Margarette Wilhelm
19426 S. Beaver Creek Road
Oregon City, Oregon 97045

REQUEST: The City proposes to convert the plan and zoning designations on the newly-annexed properties, from County to City designations.

LOCATIONS: The nine properties are located on S. Beaver Creek Road. The properties are identified as:

19212 S. Beaver Creek Rd. Map 3-2E-9A, TL 501
 19336 S. Beaver Creek Rd. Map 3-2E-9A, TL 1200
 19426 S. Beaver Creek Rd. Map 3-2E-9A, TL 1100
 19751 and 19701 S. Map 3-2E-9D, TL 1300
 Beaver Creek Road Map 3-2E-9D, TL 1302
 19761 S. Beaver Creek Rd. Map 3-2E-9D, TL 1100, 1301
 (vacant parcels)
 S. Beaver Creek Rd. Map 3-2E-10C, TL 590/600

REVIEWER: Denyse C. McGriff

CRITERIA:

The criteria and processing for zoning of annexed areas is set forth in Section 11-2-5 of the Zoning Ordinance. It states that all territory which is annexed to the City shall be classified according to the appropriate City land use designation that corresponds to the territory's designation on the Clackamas County Comprehensive Plan Map. It further states that the zoning classification shall reflect the City zone closest to the most appropriate County land use classification as illustrated in Table A. Table A reads as follows:

TABLE A

<u>County Land Use</u> <u>Classifications</u>	<u>City Land use</u> <u>Classifications</u>	
<u>Residential</u>	<u>Residential</u>	<u>City Zone</u>
Low Density Residential	Low Density Residential	R-10, R-6, R-8
Med. Density Residential	Med. Density Residential	RD-4
High Density Residential	High Density Residential	RA-2
Special High Density	High Density Residential	RA-2
<u>Industrial</u>	<u>Industrial</u>	<u>City Zone</u>
Campus Industrial	Industrial	M-1 (special provisions)
Light Industrial	Industrial	M-1
Heavy Industrial	Industrial	M-2

Growth and Urbanization Policy No. 5 of the Oregon City Comprehensive Plan states "Urban development proposals on land annexed to the City from Clackamas County will be consistent with the land use classifications and zoning approved in the County's Comprehensive Plan".

The City/County Urban Growth Management Agreement states that "the parties recognize that their plans are "coordinated" and that a corresponding City Plan and zoning designation exists for each County Plan designation. Such a change upon annexation to corresponding designations is deemed by the parties to be a coordinated planning effort".

BASIC FACTS:

1. Parcel 1: Tax Lot 501, Tax Assessor's Map 3-2E-9A is owned by Forest Anderson. The property consists of 11.11 acres. There is a single-family residence on this property. The County designations are Campus Industrial/FU10.
2. Parcel 2: Tax Lot 1200, Tax Assessor's Map 3-2E-9A is owned by Walter Courter. the property is one acres in size. The site is occupied by single-family residence. The County designations are Campus Industrial FU-10.
3. Parcel 3: Tax Lot 1100, Tax Assessor's Map 3-29A is owned by Margarette Wilhelm. The property consists of 23.24 acres. The site is occupied by a single-family residence. The County designations are Campus/Industrial FU-10.
4. Parcels 4 and 5: Tax Lot 590 and 600, Tax Assessor's Map 3-2E-10A is owned by Helen E. Hall. The properties consist of 1.15 and 5.00 acres respectively. The properties are currently vacant. The County designations are Campus Industrial/FU10.
5. Parcels 6 and 7: Tax Lot 1300 and 1302, Tax Assessor's Map 3-2E-9D are owned by Florence Sandberg. The parcels are 19.88 and 2.50 acres in size. Tax Lot 1300 has been identified as a potential historic landmark by Clackamas County. The potential landmark is the gambrel roofed barn. Both parcels are occupied by single-family residences. The County designations are Campus Industrial/FU-10.
6. Parcels 8 and 9: Tax Lots 1301 and 1100, Tax Assessor's Map 3-2E-D are owned by School District No. 62. The properties consist of 7.42 and 18.40 acres respectively. The properties are occupied by Sidney Moss Junior High School. The County designations are Low Density Residential/FU-10.
7. Transmittals on the proposal were sent to various City departments with following responses:

Building Official, City Engineer, Fire Chief, Police Chief and Public Works Superintendent - no comments.

Development Services Director - Recommended R-8 zoning for the school property; with conditions relating to non-remonstrance for formulation of local improvement districts and dedication of right-of-way.

ANALYSIS:

1. Parcels 1 through 7 are designated on the County comprehensive plan map as Campus Industrial. The zoning designations are FU-10, future urban ten (10) acre minimum.

The comparable City designations would be:

Plan designation; Industrial and Zone M-1 (special provisions).

Permitted Uses for Annexed Areas: Territories annexed to the City which are designated on the Clackamas County Comprehensive Plan "Campus Industrial" are zoned accordingly at the time of annexation shall have the following permitted uses:

(a) Experimental, film or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards and/or noxious or offensive conditions.

(b) Industries which manufacture products from or otherwise process, previously prepared materials which satisfy the following conditions:

- (1) The use is employee-intensive, providing approximately fifteen (15) or more jobs for every developed acre of land.
- (2) The use is not of a type or intensity which produces odor, smoke, fumes, noise, glare, heat or vibration which are incompatible with other primary uses allowed in this district.
- (3) The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, are similar to other industrial uses allowed in this district.

(c) Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing. (Ord. 1982, 6-11-81)

(d) High density residential uses, subject to the provisions of Section 11-3-7(C), are permitted to occupy up to seventy five percent (75%) of the total floor area of the development.

Territories annexed to the City which are designated on the Clackamas County Comprehensive Plan "Campus Industrial" and zoned accordingly at the time of annexation shall allow the following conditional uses:

Uses Permitted in Section 11-3-15(A,1)

Office uses, subject to the provisions of Section 11-3-8, may occupy up to seventy percent (70%) of the total floor area of the development. (Ord 1942, 3-13-80; amd. Ord. 1998, 5-5-82)

2. Tax Lot 1300 should receive an interim overlay zone to protect the potential historic resource and require review of exterior alterations; new construction and demolition, until the Historic Review Board has certified this landmark.
3. Parcels 8 and 9 are designated on the County comprehensive plan map as Low Density Residential. The zone is FU-10, future urban, ten (10) acre minimum.

The comparable City designations would be:

Low Density Residential; and Zone R-10 Single-Family Residential. This zone is consistent with the zoning of other educational facilities in the surrounding area.

CONCLUSION AND RECOMMENDATION:

All of the industrially designated properties should be given a plan and zone designation that corresponds with Table "A": Plan Designation Industrial and a zone of M-1 (Special Provisions).

<u>Tax Lot</u>	<u>Map Number</u>
501	3-2E-9A
1200	3-2E-9A
1100	3-2E-9A
1300	3-2E-9D
1302	3-2E-9D
590	3-2E-10C
600	3-2E-10C

The other parcels, Tax Lot 1100 and 1301 of Map 3-2E-9D should have a Low Density Residential plan designation and an R-10 zone.

It is recommended that the proposed plan and zone designations be approved with the following conditions.

1. Adopt an interim historic overlay zone for this potential landmark as identified by the preliminary survey. This property shall be subject to the regulations in 11-3-17 until March 1, 1991; or when the Historic Review Board certifies that all structures and landmarks of historical or architectural significance have been reviewed and either protected by an Historic or Conservation District, or the landmark preservation ordinance, or that Statewide Planning Goal 5 has been applied to all structures of historical or architectural significance; whichever comes first: 19751 S. Beaver Creek Road - 3-2E-9D, TL 1300.
2. That a non-remonstrance agreement to the formation of a local improvement district for water, sewer, street, and storm drainage be signed by each property owner.
3. A deed of dedication for S. Beaver Creek Road to accommodate a future one hundred (100) foot right-of-way width.



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

6
FOR AGENDA
DATED

December 20, 1989

Page 1 of 3

TO THE HONORABLE MAYOR AND COMMISSIONERS

Subject: Comprehensive Plan Amendments and
Zone Changes - properties annexed in
September 1989 - Beavercreek Road
Public Hearing

Report No. 89-259

If approved, proposed Ordinance No.
89-1038, An Ordinance Amending Title XI:
Chapter 2, Section 3, of the 1963 City Code,
Zoning: Official Zoning Map of Oregon City,
by Changing Certain Districts.

In September 1989, the Portland Metropolitan Area Local Government Boundary Commission approved the annexation of nine properties located on Beavercreek Road. The properties are shown on the attached map.

On November 28, 1989, the Planning Commission held a public hearing on File No. PZ-89-07 for Comprehensive Plan Amendments and Zone Changes for the nine properties, to change designations from County to City. The Planning Commission voted 7-0 to recommend plan and zoning designations as follows:

Change from County Comprehensive Plan designation of Low Density Residential to City Comprehensive Plan designation of Low Density Residential and change from County Zoning designation of "FU-10" Future Urban 10-Acre Minimum to City Zoning designation of "R-10" Single-Family Residential for tax Lot 1100 of Map 3-2E-9A and for Tax Lot 1301 of Map 3-2E-9D; and

Change from County Comprehensive Plan designation of Campus Industrial to City Comprehensive Plan designation of Industrial and change from County Zoning designation of "FU-10" Future Urban 10-acre Minimum to City Zoning designation of "M-1" (Special Provisions) for tax Lots 501, 1200, and 1100 of Map 3-2E-9A, Tax Lots 1300 and 1302 of Map 3-2E-9D, and Tax Lots 590 and 600 of Map 3-2E-10C.

These changes are subject to the following conditions:

1. Adopt an interim historic overlay zone for this potential landmark as identified by the preliminary survey (the barn at 19751 S. Beavercreek Road, 3-2E-9D, Tax Lot 1300). This property shall be subject to the regulations in 11-3-17 until March 1, 1991; or when the Historic Review Board certified that all structures and landmarks of historical or



CITY OF OREGON CITY

INCORPORATED 1844

FOR AGENDA

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December 20, 1989

COMMISSION REPORT

Page 2 of 3

TO THE HONORABLE MAYOR AND COMMISSIONERS

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architectural significance have been reviewed and either
protected by a Historic or Conservation District, or the
landmark preservation ordinance, or that Statewide Planning
Goal 5 has been applied to the structure of historical or
architectural significance; whichever comes first: 19751 S.
Beavercreek Road - 3-2E-9D, TL 1300.

2. That a non-remonstrance agreement to the formation of a
local improvement district for water, sewer, street, and
storm drainage be signed by each consenting property owner.
3. A deed of dedication for S. Beavercreek Road to accommodate
a future one hundred (100) foot right-of-way width.

Please see the attached staff report for specifics on the
properties. Attached for Commission review are the following documents:

1. Ordinance No. 89-1038.
2. Planning Commission minutes - November 28, 1989.
3. Staff Report.
4. Public notice and map of properties.

Because of development interests further South on Beavercreek Road
the Development Services Director is recommending that the Planning
Commission recommendation to rezone Tax Lot 1100 of Map 3-2E-9A and Tax Lot
1301 of Map 3-2E-9D "R-10" be modified to "R-8". If the City Commission
agrees it will have to also modify Proposed Ordinance No. 89-1038.



CITY OF OREGON CITY

INCORPORATED 1844

FOR AGENDA
DATED

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COMMISSION REPORT

Page 3 of 3

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89-1038, An Ordinance Amending Title XI:
Chapter 2, Section 3, of the 1963 City Code,
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by Changing Certain Districts.

Notice of proposed Ordinance No. 89-1038 has been posted at City Hall, 320 Warner-Milne Road; Courthouse, 807 Main Street; and, Senior Center, 615-5th Street, by direction of the City Recorder. It is recommended that first reading be approved, second reading be called and approved for final enactment.

THOMAS FENDER III
City Manager

attach

DCM:JGB/im

cc: Development Services Director
Planning Division