

ORDINANCE NO. 90-1055

AN ORDINANCE AMENDING TITLE XI: CHAPTER 2, SECTION 3, OF THE 1963 CITY CODE, 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 in certain districts, which changes have been approved by the City Planning Commission after public notice and hearing finding that the following described property can suitably be utilized for uses incident to the "RA-2" Multi-Family Dwelling district, for which there is need in this area, and that such zoning is compatible with the surrounding area, the findings, conditions are recommendations of the Planning Commission and Staff are hereby adopted as findings of this Commission, and the following described property, to wit:

Part of the Robert Caufield DLC, T. 3S., R.2E., of the WM, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the Northerly line the Elliott tract described in Book 85, Page 91, Deed Records, said point being North 75° East 1997.72 feet from the most Southerly corner of the SN Vance DLC; THENCE South 15° 15' East 65 feet to the true place of beginning; THENCE South 13° 15' East 582.60 feet to an iron pipe on the Southerly line of Walter Felbick tract; THENCE North 74° 45' East 991.30 feet to the center of the Oregon City-Molalla Road; THENCE along the center of said road North 29° 32' West 404.93 feet; THENCE South 39° 37' West 369.14 feet to an iron pipe; THENCE North 44° 41' West 229.73 feet to an iron pipe; THENCE South 74° 45' West 320.46 feet to the TRUE POINT OF BEGINNING.

Excepting that portion within the boundaries of the Oregon City-Molalla Road, ALSO,

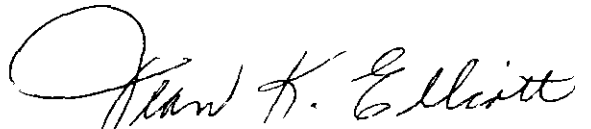
Conveying a strip of land 15 feet in width lying immediately North of and adjacent to the Northerly line of the above-described tract extending from the most Westerly corner of the above-described tract to the Westerly right-of-way line of the Oregon City-Molalla Road. There is excepted from the above-described property a strip of land 21.03 feet wide along the Westerly line of the property.

containing 9.36 acres (40,772 square feet), more or less, which is now zoned "R-10" Single-Family Dwelling District is hereby changed to "RA-2" Multiple-Family Dwelling District, and the Comprehensive Plan Designation which now is "LR" Low Density Residential is hereby changed to "HR" High Density Residential, subject to the following conditions:

That prior to development and issuance of any permits:

1. A traffic study shall be required to assure the safe access, the efficient movement of traffic, and the necessary improvements, including dedication of additional right-of-way.
2. A study shall be required to determine the extent of the natural resources (wetlands, unstable slopes, etc.) on this site.
3. That any development would return to the Planning Commission for public Site Plan Review to assure that every effort is made to protect the natural resources on the site, that the application be accompanied by a traffic and wetland resource inventory study, and the Planning Commission be empowered to impose conditions on any development on the site to assure adequate access and circulation, preservation of natural resources on the site, and compliance with Federal and state wetlands statutes, rules and regulations.
4. The property owner shall sign a non-remonstrance agreement or agreements to the formation of a local improvement district or districts for water, sewer, street, and storm drainage.

Read first time at a regular meeting of the City Commission held on the 17th day of October, 1990, and the foregoing ordinance was finally enacted by the City Commission this 7th day of November, 1990.

  
JEAN K. ELLIOTT, City Recorder

ATTESTED this 7th day of November, 1990.

  
DAVID D. SPEAR, Mayor

ORDINANCE NO. 90-1055

Effective Date: December 7, 1990



**CITY OF OREGON CITY**  
INCORPORATED 1844

FOR AGENDA  
DATED

November 7, 1990

## COMMISSION REPORT

Page 1 of 1

TO THE HONORABLE MAYOR AND COMMISSIONERS

Subject: Proposed Ordinance No. 90-1055, An  
Ordinance Amending Title XI: Chapter 2,  
Section 3, of the 1963 City Code,  
Zoning Map of Oregon City, by Changing  
Certain Districts - Second Reading

Report No. 90-263

At the October 17, 1990 City Commission meeting the Commission held a public hearing and considered a Planning Commission recommendation to approve a plan amendment and zone change on the subject property. The Commission approved the Plan Amendment and Zone Change and had a first reading of proposed Ordinance No. 90-1055.

Because there was not a unanimous approval the second reading was postponed to November 7, meeting. Attached is Ordinance No. 90-1055 for second reading and adoption.

Notice of proposed Ordinance No. 90-1055 was posted at City Hall, Courthouse and Senior Center by direction of the City Recorder. It is recommended that second reading of proposed Ordinance No. 90-1055 be approved for final enactment to become effective December 7, 1990.

CHARLES LEESON  
City Manager

attach.

cc: Development Services Director  
Planning Division  
Mack Todd, Faith and Life Free Methodist Church



CITY OF OREGON CITY

INCORPORATED 1844

FOR AGENDA  
DATED

October 17, 1990

## COMMISSION REPORT

Page 1 of 2

TO THE HONORABLE MAYOR AND COMMISSIONERS

Subject: Comprehensive Plan Amendment and Report No. 90-254  
Zone Change - 9.36 Acres located on the  
West side of Molalla Avenue, vicinity of  
Clackamas Community College - Public Hearing

If Approved, Proposed Ordinance No. 90-1055,  
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

A request has been made by the Faith and Life Free Methodist Church, for a Comprehensive Plan Amendment and Zone Change for approximately 9.36 acres located on the west side of Molalla Avenue in the vicinity of Clackamas Community College. The request is for a Comprehensive Plan Amendment from "LR", Low Density Residential to "HR", High Density and zone change from "R-10", Single-Family Dwelling District to "RA-2", Multi-Family Dwelling District.

The Planning Commission conducted a public hearing on this request on September 25, 1990. The action taken was to recommend approval of this request, as follows:

Comprehensive Plan Amendment to High Density Residential  
and a zone change to "RA-2", Multi-Family Dwelling  
District, subject to the following conditions:

That prior to development and issuance of any permits:

1. A traffic study shall be required to assure the safe access, the efficient movement of traffic, and the necessary improvements, including dedication of additional right-of-way.
2. A study shall be required to determine the extent of the natural resources (wetlands, unstable slopes, etc.) on this site.
3. That any development would return to the Planning Commission for public Site Plan Review to assure that every effort is made to protect the natural resources on the site ~~that and~~ the application be accompanied by a traffic and wetland resource inventory study, if P.C. improved. . .

Please see the attached staff report for specifics on the property  
Attached for Commission review are the following:

4. Non remonstrance



# CITY OF OREGON CITY

INCORPORATED 1844

FOR AGENDA  
DATED

October 17, 1990

## COMMISSION REPORT

Page 2 of 2

TO THE HONORABLE MAYOR AND COMMISSIONERS

**Subject:** Request for Comprehensive Plan  
Amendment and Zone Change -  
9.36 Acres located on the West side  
of Molalla Avenue, vicinity of  
Clackamas Community College - Public Hearing

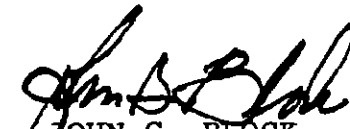
Report No. 90-254

If Approved, Proposed Ordinance No. 90-1055,  
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

1. Planning Commission Minutes - September 25, 1990.
2. Staff Report.
3. Public Notice and map of the property.
4. Ordinance No. 90-1055 which will enact the change.

Notice of proposed Ordinance No. 90-1055 has been posted at City Hall, 320 Warner-Milne Road; Courthouse, 807 Main Street; and, Senior Center, 615 Fifth Street, by direction of the City Recorder. It is recommended that first reading be approved, second reading be called and approved for final enactment. <sup>2</sup>

CHARLES LEESON  
City Manager

  
JOHN G. BLOCK  
Manager Pro-Tem

DCM:im  
Attach.

cc: Development Services Director  
Planning Division  
Mack Todd, Faith and Life Free Methodist Church



# CITY OF OREGON CITY

Incorporated 1844

STAFF REPORT  
PLANNING COMMISSION  
September 25, 1990

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

FILE NO.: PZ-90-03

HEARING DATE: Tuesday, September 25, 1990  
7:00 P.M., City Hall  
320 Warner-Milne Road  
Oregon City

APPLICANT: Faith & Life Free Methodist Church  
Mack Todd, Chairman, Board of Trustees  
3784 S. E. Roethe Road  
Milwaukie, Oregon 97267

PROPERTY OWNERS: Faith Life Free Methodist Church  
Mack Todd, Chairman, Board of Trustees  
3784 S. E. Roethe Road  
Milwaukie, Oregon 97267

REQUEST: A Comprehensive Plan amendment from Low Density Residential to High Density Residential and a Zone Change from "R-10 Single Family Dwelling District to "RA-2", Multiple-Family Dwelling District.

LOCATION: West side of Molalla Avenue, southwest of Clackamas Community College, Tax Lot 1200, Map 3-2E-9C.

REVIEWER: Denyse C. McGriff

CRITERIA:

The criteria for a Comprehensive Plan amendment are set forth on page 0-1 of the Comprehensive Plan as follows:

1. Does the proposed change conform with State Planning Goals and local goals and policies?
2. Is there a public need to be fulfilled by the Change?
3. Is the public need best satisfied by the particular change being proposed?
4. Will the change adversely affect the public health, safety, and welfare?

END OF THE OREGON TRAIL-BEGINNING OF OREGON HISTORY

5. Does the factual information base in the Comprehensive Plan support the change?

In addition, the application shall include the following:

- A. A description of the specific change proposed, including the legal property description;
- B. A statement of reasons for the proposed change;
- C. A factual statement of how the proposed change meets a community need or Comprehensive Plan policy;
- D. A description of how the proposed change will affect community facilities, natural resources, transportation and adjacent properties.

The criteria for a zone change is set forth in Section 11-12-1 of the Zoning Ordinance, and states that a zone change may be granted "whenever public necessity and the general welfare require".

#### BASIC FACTS:

1. The property is identified as Tax Lot 1200, Map 3-2E-9C. The property is generally located on the west side of Molalla Avenue, southwest of Clackamas Community College.
2. The property consists of 9.36 acres and is undeveloped.
3. The property was the subject of a previous land use action, PZ-88-01. The application was subsequently denied. However, the Planning Commission recommended that the applicant re-apply under a different plan designation as indicated in PZ-88-01 addendum.
4. The applicant has taken the recommendation of the Planning Commission and filed this application. The applicants do not wish to develop the property themselves. It is their desire to sell the property for development.

The applicant has also submitted a written statement addressing the criteria.

5. The draft periodic review order indicates, based on the Comprehensive Plan 1985 inventory, that the City needs 9.2 acres of land for medium density multiple-family land to meet 2009 need.
6. Transmittals were sent to various departments and agencies with the following comments:

Public Works Superintendent - No Conflicts

Fire Department - No Conflicts

Police Department - No Conflicts

Building Official - Adequate water needs to be provided for domestic water and fire flow requirements.

Development Services Director - Recommended medium density residential instead of high density residential; the site is constrained with a pond and BPA/PGE power lines. There medium density development will look like high density residential when built; possible access concerns that engineering should review.

Clackamas County - Recommend a traffic study to determine impacts and required improvements to mitigate problems.

City Engineer - A traffic study shall be required as noted above.

State Highway - No conflicts, except check with District Maintenance Supervisors for access to Highway 213.

#### ANALYSIS AND FINDINGS:

##### Criteria (1) for Plan Amendment -

Does the proposed change conform with State Planning Goals and local goals and policies?

Once a comprehensive plan is acknowledged by the Land Conservation and Development Commission, all statewide planning goals have been met. However, the applicable goals are addressed as follows:

##### Goal 1 - Citizen Involvement

The City of Oregon City has followed its adopted notice procedures for advertisement of a public hearing. The established hearings procedures will be followed. Everyone will have the opportunity to participate in this process.

##### Goal 2 - Land Use Planning

The Oregon City Comprehensive Plan complies with all the requirements of Goal 2. The Oregon City Comprehensive Plan was acknowledged April 16, 1982.

Goal 5 - Open Spaces, Scenic and Historic Areas and Natural Resources

There is a pond on a portion of the property. The extent of this resource will need to be evaluated.

Goal 10 - Housing

The proposed change would provide for the housing needs of the citizens of the state.

Goal 11 - Public Facilities and Services

All public facilities and services are generally available to the site.

Goal 12 - Transportation

The City has recently adopted a Transportation Master Plan.

Goal 13 - Energy Conservation

The City's building code specifies energy conservation measures are to be utilized by all uses developed on land. The zoning code also requires site plan and design review. During site plan and design review lot size, dimension and siting, building height, bulk, and other energy conservation aspects are reviewed.

Oregon City Comprehensive Plan Goals and Policies

Section B - Citizen Involvement

The City's land use planning process promotes and encourages participation in all phases of the land use planning process.

Section C - Housing

The goals encourage the provision of a variety of housing types at a range of prices and rents and encourage the provision of an adequate supply of multi-family units. The applicant has submitted materials on vacancy rates which demonstrate that there is a current shortage of apartments in the region. The designation of additional multi-family land will help provide the opportunity for the development of additional multi-family units consistent with the goals.

The Housing Element also contains locational policies. The following policies shall govern the location and siting of new high density housing areas:

## a. High Density

- o High Density districts shall have access to major or minor arterial streets. If not located along a major or minor arterial street, it shall be demonstrated that the capacity and design of the local street system can safely accommodate the estimated vehicular and pedestrian traffic.
- o High Density districts shall be encouraged in areas where there is a high concentration of facilities and services.
- o High Density districts may be provided as a buffer between Commercial and Low Density or Medium Density Districts.
- o High Density districts shall be located in areas where an adequate level of services, including schools, police and fire protection services, are or can be reasonably made available to serve the development.

## Section F - Natural Resources

The goal of this section is to "Preserve and manage our scarce natural resources while building a liveable urban environment".

The applicant's submittal discusses that the pond area could be used for open space.

The Clackamas County Comprehensive Plan map shows a portion of this site in a Resource Protection area.

Policy 10 - Avoid developments in area of natural disasters and hazards without appropriate safeguards.

A study of the Resource Protection area should be undertaken prior to any development of the property. This would include drainage, wetlands, and unstable slopes review at a minimum.

## Section G - Growth and Urbanization

The goal of this section is to "Preserve and enhance the natural and developed character of Oregon City and its urban growth area".

Policy 1 - Provide land use opportunities within the City and the Urban Growth Boundary to accommodate the projected population increase to the year 2000.

The applicants state that their property meets this goal and

policy by providing an adequate supply of land for high density uses or a mobile home park.

#### Section H - Energy Conservation

The goal of this section is to "Plan urban land development which encourages public and private efforts towards conservation of energy".

#### Section I - Community Facilities

Policy 5 - The City will encourage development on vacant buildable land within the City where urban facilities and services are available or can be provided.

The applicants state that all public facilities and services are available to the proposed property.

Policy 7 - Maximum efficiency for existing urban facilities and services will be reinforced by encouraging development at maximum levels permitted in the Comprehensive Plan and through infill of vacant City land.

The Comprehensive Plan shows a need for additional land for medium density/multiple family uses.

#### Section L - Transportation

The applicant states that "This property is located on State Highway 213, and is classified as a "Major Arterial". Apartment development would generate on an average of 6.0 trip ends per weekday per unit. This would produce 822 trip ends per day based on 137 units. Mass transit is available at Clackamas Community College. Bus service is available at least once an hour to downtown Oregon City and Portland. Busses also run East to the City of Molalla".

The transmittal from Clackamas County's Principal Transportation Planner indicates that a traffic study is needed to identify potential impacts and improvements needed on Molalla Avenue.

2. Regarding Criteria 2. Is there a public need to be fulfilled by the Change?

The applicant has submitted materials that indicate the Oregon City area has a low apartment vacancy rate and that the low vacancy rate demonstrates a need for the development of new apartments in the area. The proposed plan amendment will provide additional land which will create a greater opportunity for the development of the needed units.

3. Regarding Criterion 3. Is the Public Need best satisfied by the particular change being proposed?

The applicant has submitted a statement that demonstrates that the proposal is well suited for multi-family development. The submittal addresses the draft locational policies for multi-family development that were included in the periodic review order. In general, the site is well suited because it has easy access to Molalla Avenue/Highway 213 and because it is located in an area where there will be a high concentration of facilities and services.

4. Regarding Criterion 4 - Will the change adversely affect the public health, safety and welfare?

The site will not adversely affect the public health, safety, or welfare because the site will be developed to City standards and will be served by adequate public water and sewer systems. Drainage systems will be designed consistent with the City's drainage Master Plan and other natural resource issues shall be studied. In addition, access improvements will be required along Molalla Avenue to assure that safety is maintained.

5. Regarding Criterion 5 - Does the factual information base in the Comprehensive Plan support the change?

The factual information base in the Comprehensive Plan has not been updated. The information in the plan does illustrate that the City experienced high vacancy rates in the years just prior to plan acknowledgement (1982).

The applicant has submitted information on current vacancy rates and needed housing.

6. Regarding "public necessity and the general welfare" required for a zone change because it will provide additional multi-family housing opportunities on land that meets the City's adopted locational policies for high density housing. The proposal can meet the public necessity and general welfare. A traffic study will be required, and other studies regarding natural resources will also require a study and analysis. Staff finds that public necessity and general welfare are met.

#### CONCLUSION AND RECOMMENDATION:

Based on the information presented, it is concluded that the criteria are adequately addressed to justify a plan amendment to High Density Residential and a zone change to RA-2. It is recommended the proposal be approved subject to the following conditions:

That prior to development and the issuance of any permits:

1. A traffic study shall be required to assure the safe access, the efficient movement of traffic, and the necessary improvements, including dedication of additional right-of-way.
2. A study shall be required to determine the extent of the natural resources (wetlands, unstable slopes, etc.) on this site.

3. That any development proposed on this property be returned to the PZ for Public design review. The application to be accompanied by those reports.



# CITY OF OREGON CITY

Incorporated 1811

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

## LAND USE APPLICATION FORM

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> ZONE CHANGE    | <input type="checkbox"/> MOBILE HOME PARK/<br>CONDITIONAL USE | <input type="checkbox"/> VARIANCE                    |
| <input checked="" type="checkbox"/> PLAN AMENDMENT | <input type="checkbox"/> PLANNED DEVELOPMENT                  | <input type="checkbox"/> SITE PLAN/<br>DESIGN REVIEW |
| <input type="checkbox"/> CONDITIONAL USE           | <input type="checkbox"/> MINOR PARTITION                      |  |
| <input type="checkbox"/> MAJOR PARTITION           |   |  |

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The following is a brief summary of an application that has been received by the Oregon City Planning Division. You may provide written comment on the proposal no later than the indicated date below. Additional information may be obtained at the Planning Division office.

APPLICATION # P790-03 (please use this file # when contacting the Planning Division)

APPLICANT'S NAME: Mack Todd

PROPERTY OWNER (if different): Faith and Life Free Methodist Church

PHYSICAL ADDRESS OF PROPERTY: vacant/undeveloped

DESCRIPTION: TOWNSHIP 3 RANGE 2E SECTION 9C TAX LOT 1200

CLOSEST INTERSECTION: Highway 213 and Molalla Avenue

DISTANCE & DIRECTION TO INTERSECTION: 100+ feet west

SEWER: \_\_\_\_\_ ON-SITE DISPOSAL SYSTEM: \_\_\_\_\_

PRESENT USE OF PROPERTY:  
undeveloped/vacant

PRESENT ZONE: R-10

TOTAL AREA OF PROPERTY: 9.36 acre

PROPOSED LAND USE OR ACTIVITY:  
Plan amendment from LR to  
HR and a zone change from R-10  
to RA-2.

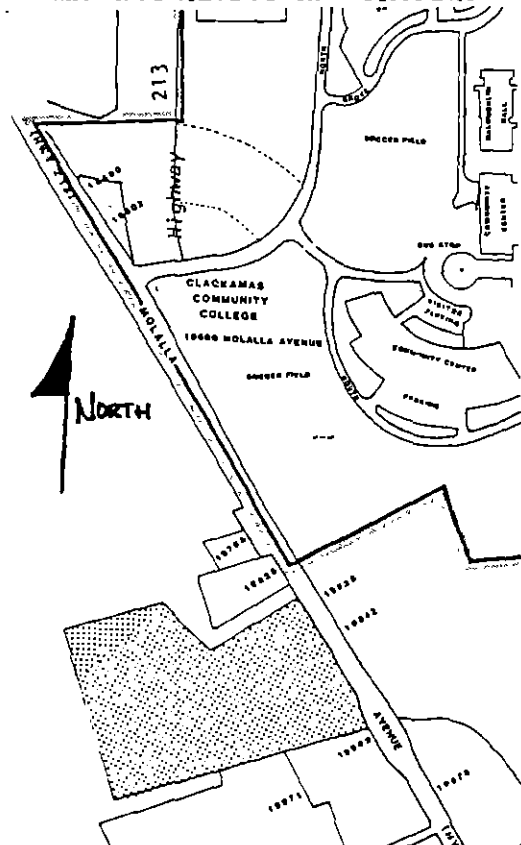
LAST DAY TO SUBMIT TESTIMONY:  
Tuesday, September 25, 1990

DATE/TIME/PLACE OF PUBLIC HEARING:  
Tuesday, September 25, 1990

City Hall Commission Chambers  
320 Warner Milne Road, Oregon City

7:00 PM

MAP LOCATING SUBJECT PROPERTY



MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO PURCHASER.

NOTICE OF PUBLIC HEARING

HEARING DATES:

Oregon City Planning Commission: Tuesday, September 25, 1990; 7:00 PM;  
City Hall, 320 Warner Milne Road, Oregon City

Oregon City City Commission: Wednesday, October 17, 1990; 8:00 PM; City  
Hall, 320 Warner Milne Road, Oregon City

TO: Adjacent Property Owners and Residents

Subject: Request for Comprehensive Plan Amendment and Zone Change

File No.: PZ90-05

Applicant: Mack Todd

Owner of Property: Faith and Life Free Methodist Church

Proposal: Comprehensive Plan Amendment from Low Density Residential to  
High Density Residential; Zone Change from R-10 Single-Family to RA-2  
Multi-Family

Location: West side of Molalla Avenue, southwest of Clackamas Community  
College

Site Address: vacant

Legal Description: Tax Lot 1200, Map 3-2E-9C

Zoning: R-10 Single-Family Residential

Planning Division Staff Contact: Denyse C. McGriff (657-0891)

Criteria: Set forth in Section "O" of the Comprehensive Plan and Section  
11-12-1 of the City Code. A full listing of applicable criteria and  
standards will be set forth in the staff report, which is available to the  
public at City Hall seven days prior to the hearing.

Publish Date: Wednesday, September 5, 1990.

The application and supporting documents are available for inspection at  
the Oregon City Planning Division, City Hall. The staff report also is  
available for inspection seven days prior to the hearing. Copies of the  
application and staff report may be obtained in advance of the hearing.

All interested citizens may testify at the public hearing or submit written  
testimony prior to the hearing. The procedures for conduct of hearings are  
posted in Commission Chambers.

Please be advised that the failure to raise an issue, in person or by  
mail, with sufficient detail to afford the Planning Commission and the  
parties an opportunity to respond, precludes appeal of that issue to the  
Land Use Board of Appeals.



# CITY OF OREGON CITY

Incorporated 1844

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

## LAND USE APPLICATION FORM

<input checked="" type="checkbox"/> ZONE CHANGE	<input type="checkbox"/> MOBILE HOME PARK/ CONDITIONAL USE	<input type="checkbox"/> VARIANCE
<input checked="" type="checkbox"/> PLAN AMENDMENT	<input type="checkbox"/> PLANNED DEVELOPMENT	<input type="checkbox"/> SITE PLAN/ DESIGN REVIEW
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<input type="checkbox"/> MAJOR PARTITION		

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APPLICATION # PZ 90-03 (please use this file # when contacting the Planning Division)

APPLICANT'S NAME: Mack Todd

PROPERTY OWNER (if different): Faith and Life Free Methodist Church

PHYSICAL ADDRESS OF PROPERTY: vacant/undeveloped

DESCRIPTION: TOWNSHIP 3 RANGE 2E SECTION 9C TAX LOT 1200

CLOSEST INTERSECTION: Highway 213 and Molalla Avenue

DISTANCE & DIRECTION TO INTERSECTION: 100+ feet west

SEWER: \_\_\_\_\_ ON-SITE DISPOSAL SYSTEM: \_\_\_\_\_

PRESENT USE OF PROPERTY:

undeveloped/vacant

PRESENT ZONE: R-10

TOTAL AREA OF PROPERTY: 9.36 acre

PROPOSED LAND USE OR ACTIVITY:

Plan amendment from LR to  
HR and a zone change from R-10

to RA-2.

LAST DAY TO SUBMIT TESTIMONY:

Tuesday, September 25, 1990

DATE/TIME/PLACE OF PUBLIC HEARING:

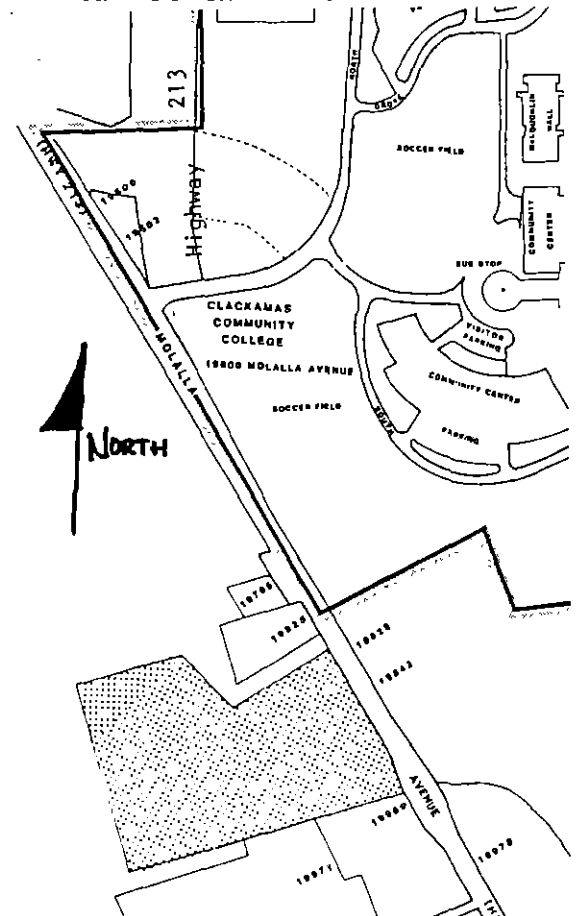
Tuesday, September 25, 1990

City Hall Commission Chambers

320 Warner Milne Road, Oregon City

7:00 PM

### MAP LOCATING SUBJECT PROPERTY



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NOTICE OF PUBLIC HEARING

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TO: Adjacent Property Owners and Residents

Subject: Request for Comprehensive Plan Amendment and Zone Change

File No.: PZ90-05

Applicant: Mack Todd

Owner of Property: Faith and Life Free Methodist Church

Proposal: Comprehensive Plan Amendment from Low Density Residential to  
High Density Residential; Zone Change from R-10 Single-Family to RA-2  
Multi-Family

Location: West side of Molalla Avenue, southwest of Clackamas Community  
College

Site Address: vacant

Legal Description: Tax Lot 1200, Map 3-2E-9C

Zoning: R-10 Single-Family Residential

Planning Division Staff Contact: Denyse C. McGriff (657-0891)

Criteria: Set forth in Section "O" of the Comprehensive Plan and Section  
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public at City Hall seven days prior to the hearing.

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posted in Commission Chambers.

Pleased be advised that the failure to raise an issue, in person or by  
mail, with sufficient detail to afford the Planning Commission and the  
parties an opportunity to respond, precludes appeal of that issue to the  
Land Use Board of Appeals.

*PROPOSED ACTIVITY*

*Plan amendment from LR to HR and a zone change from R 10 to RA-2.*

*from the  
City of Oregon City Comprehensive Plan, the following goals apply:*

<i>B</i>	<i>Citizen Participation</i>
<i>C</i>	<i>Housing</i>
<i>F</i>	<i>Natural Resources</i>
<i>H</i>	<i>Energy Conservation</i>
<i>I</i>	<i>Community Facilities</i>
<i>L</i>	<i>Transportation</i>

Goal B. Citizen Participation.

Goal--Provide an active and systematic process for citizen and public agency involvement in the land-use decision-making for Oregon City.

*We the people of Faith & Life Free Methodist Church have been working with the city for more than two years trying to have the zoning changed to commercial designation. The city recommended in its report to the Planning Commission on October 24, 1989 that the property be zoned HR, High Density. That is the purpose of this application.*

#### GOAL C. HOUSING

Goal--Provide for the planning, development and preservation of a variety of housing types at a range of price and rents. Under policy 3 of that section it states, "The City shall encourage the private sector in maintaining an adequate supply of single and multiple family housing units".

*In 1977, most Oregon City homes were in the \$37,500 - \$62,499 price range and most rental units were in the \$104 - \$207 per month range. Combined with updated data on household incomes, this would indicate that a possible shortage of housing in the highest and lowest ranges exists in Oregon City.*

*METRO projects the population of Oregon City to increase to approximately 38,000 by the year 2000. The city has 115 acres of readily buildable land of which 23.6 acres may be used of High Density.*

*The Housing Goal of "Providing for the planning, development and preservation of a variety of housing types at a range of price and rents", can be assisted by this zone change request. The policy further*

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By granting this zone change request the open space can be met. The pond provides open space and the back of the property could be developed into a play yard with bike trails along the east side of the property, around the pond and out to Highway 213 for access to the College and shopping centers.

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# Low vacancy rate puts average rent in Oregon at \$419

Government survey of newer complexes reports rents are up 16% in tight market

By KEN HAMBURG  
of The Oregonian staff

One of the lowest vacancy rates in several years has helped boost the average monthly rent rate for newer apartments throughout Oregon and in Vancouver, Wash., to an all-time high of \$419, according to a government survey.

The study, which was conducted by the Portland office of the federal Department of Housing and Urban Development, said the increase amounted to \$59 per month — a 16 percent increase over rental rates of a year ago.

Dick Brinck, manager of the Portland HUD office, said he expected rents to continue to climb because of the area's "tight" multifamily housing market.

The survey, which was conducted from October through February, included more than 33,000 apartment units in nearly 600 apartment complexes throughout Oregon and Clark County, Wash.

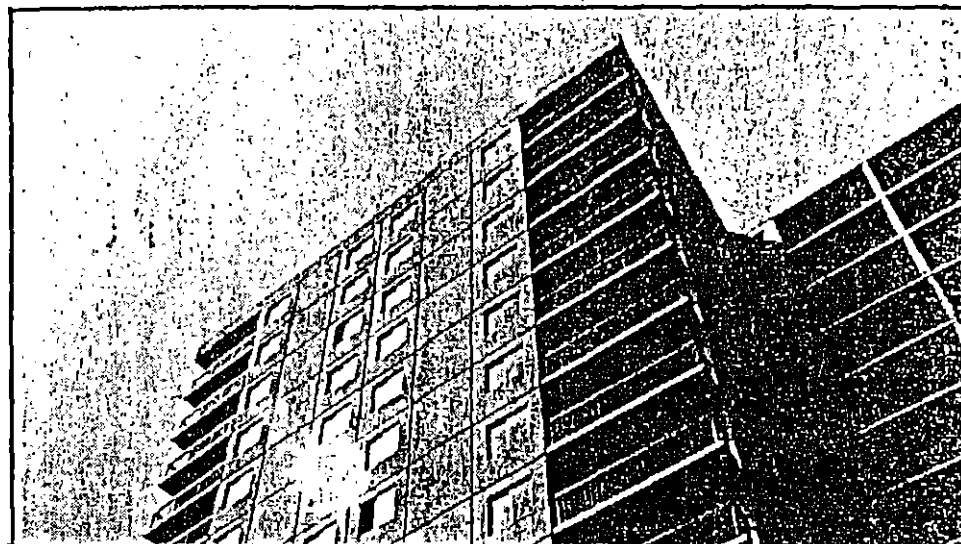
All of the projects that were included in the survey were 12 years old or newer.

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A recently completed survey of nearly 600 newer apartment projects in Oregon and Vancouver, Wash., shows that rents have shot up by an average of 16 percent in the last year while the overall vacancy rate has dropped from 3.5 percent to 2.99 percent.

Area	Rent 1987	Rent 1988	Change	Change rate	Vacancy rate 1987	Vacancy rate 1988	Change
Tri-County Portland Metro*	\$403	\$458	\$55	14%	4.07%	3.18%	-.89%
Vancouver, Wash.	351	398	47	13	3.05	2.14	-.91
N., N.E., S.E. Portland to 82nd Ave.	293	386	93	32	4.66	3.12	-1.54
E. Portland from 82nd Ave. & Gresham	326	358	32	10	2.35	1.36	-.99
Milwaukie to Oregon City	436	477	41	9	5.21	3.62	-1.59
Hillsdale-Raleigh Hills, W. Portland	327	382	55	17	1.86	3.27	+1.41
Washington County	429	484	55	13	4.03	3.41	-.62
Salem	261	294	33	13	1.41	2.24	+.83
Corvallis	314	347	33	11	.61	1.41	+.80
Eugene-Springfield	317	357	40	13	.59	.61	+.02
Roseburg	273	290	17	6	.66	0	-.66
Coos Bay-North Bend	238	257	19	8	4.97	2.40	-2.57
Medford, Grants Pass	338	390	52	15	2.84	2.12	-.72
Klamath Falls	256	264	8	3	2.47	1.12	-1.35
Bend	294	325	31	11	3.53	.19	-3.34
Pendleton-Hermiston	269	267	-2	-1	10.94	10.32	-.62
<b>TOTAL AREA AVERAGE</b>	<b>\$360</b>	<b>\$419</b>	<b>\$59</b>	<b>16%</b>	<b>3.51%</b>	<b>2.99%</b>	<b>-.52%</b>



## *CRITERIA*

1. Does the proposed change conform with State Planning Goals and local goals and policies?

Yes, under "Proposed Activity", land use goals B, C, F, H, I, and L apply. Under goal C dealing with Housing, there is a need for additional housing whether it be apartments or mobile home court. Under goal H, we should note this property is located  $\frac{1}{2}$  mile east of Clackamas Community College on State Highway 213. Interstate Highway I-205 has direct access to highway 213 via the Oregon City By-pass, which ties into 213 at C.C.C.. Goal I, dealing with Community Facilities. All city utilities and services are available. City water and sewer lines have been laid and need only to be hooked up. Land use goal L, deals with Transportation. Major shopping centers are within  $1\frac{1}{2}$  miles. Schools are near by and bus service is available. Tri-Met operates regular bus service to Clackamas Community College, with bus service to Mololla during peak hours. Bus service for Seniors and the Disabled is available and is on an existing bus line.

2. Is there a public need to be fulfilled by the Change?

Yes, The need for additional apartment units in Oregon City and the surrounding Clackamas County area is reflected by decreasing vacancy rates and increasing rents in the existing multi-family housing stock. An April 23, 1989 article in the "Oregonian" lists a 1988 vacancy rate of only 3.62 percent for the area. This rate compares with a vacancy rate for the same area of 5.21 percent in 1987. Generally, a vacancy rate of less than five percent is considered to indicate a need for additional multi-family housing. The percentage decrease in the vacancy rate in this area during this one year time period area is the general state-wide decline in vacancy rates. During the same time period average rents increased by nine percent, from an average of \$436 to \$477 for the Oregon City area, in response to the tightening rental market.

3. Is the public need best satisfied by the particular change being proposed?

Yes, the vacancy rate data submitted with this application indicate the need for more multi-family development within the Oregon City area. The designation of the subject property for multi-family development will assist in meeting this need.

The subject property is ideally suited for either mobile park or apartment development. There are no specific locational policies in the current Comprehensive Plan for High Density areas, but new policies are proposed for adoption as a part of the update of the Comprehensive Plan. Although these policies are not currently applicable to this application, they do provide an excellent guideline for the determination of the suitability of this site for the proposed use and, therefore, are addressed below:

A. High Density districts shall be located along or near public transit routes. Tri-Met routes 32 and 33 presently service the Clackamas Community College campus. Access to bus service is within easy walking distance.

B. High Density districts shall have access to major or minor arterial streets. This property is located on State Highway 213 and the Oregon City By-pass is located  $\frac{1}{2}$  mile away. This property has access to Mololla Ave. and Highway 213 are both major arterials.

C. High Density districts shall be encouraged in areas where there is a high concentration of facilities and services. As discussed in this report, public facilities and services in the area of this property are adequate to serve the proposed density of development. Proximity to the Berry Hill development for shopping and the Clackamas Community College campus for educational and recreational facilities are added reasons for the designation of this site for High Density use.

D. High Density districts may be provided as a buffer between Commercial and Low Density or Medium Density districts. This criterion

also applies to this proposal because the property separates R-10, Low Density Residential land to the south, north, west from Mololla Ave.

E. High Density districts shall be located in areas where services, including schools, police and fire protection services, are capable or can be made capable to serve the development. This property is conveniently accessible via arterial streets to City police and fire protection services. School services are provided by Oregon City and are adequate to serve this development.

4. Will the change adversely affect the public health, safety and welfare? There will be no adverse affect upon public health, safety and welfare associated with the approval of this application because the site is adequately serviced with sewer and water facilities, has adequate transportation service, and will not affect Low Density Residential areas.

5. Does the factual information base in the Comprehensive Plan support the change? Yes, the goals and policies of the Comprehensive Plan have been previously addressed in this report. The proposal is supportive of these policies.

## CRITERIA FOR A ZONE CHANGE

The criteria for approval of a zone change are set forth in Section 11-12-1 of the zoning ordinance. These criteria are quite general, but state that a zone change application can be approved "whenever public necessity and the general welfare require."

The public need being addressed by this application is a general deficiency in the supply of multi-family apartments and mobile home parks development land in the Oregon City area. This deficiency has been demonstrated with vacancy rate data from the "Oregonian" and by the applicant's own inventory. Approval of this zone change, is consistent with the criterion. The site is specifically needed to provide additional multi-family housing units within close proximity to Clackamas Community College.

The second zone change criterion relates to whether the request is in the "general welfare" of the city. Because the site is ideally located to provide housing for Clackamas Community College students and residents of Oregon City, and has adequate facilities and transportation services, and is in close proximity to commercial development. We feel the granting of this request is in the public welfare.

*PROPOSED ACTIVITY*

*Plan amendment from LR to HR and a zone change from R 10 to RA-2.*

*from the  
City of Oregon City Comprehensive Plan, the following goals apply:*

<i>B</i>	<i>Citizen Participation</i>
<i>C</i>	<i>Housing</i>
<i>F</i>	<i>Natural Resources</i>
<i>H</i>	<i>Energy Conservation</i>
<i>I</i>	<i>Community Facilities</i>
<i>L</i>	<i>Transportation</i>

1.

Goal B. Citizen Participation.

Goal--Provide an active and systematic process for citizen and public agency involvement in the land-use decision-making for Oregon City.

*We the people of Faith & Life Free Methodist Church have been working with the city for more than two years trying to have the zoning changed to commercial designation. The city recommended in its report to the Planning Commission on October 24, 1989 that the property be zoned HR, High Density. That is the purpose of this application.*

GOAL C. HOUSING

Goal--Provide for the planning, development and preservation of a variety of housing types at a range of price and rents. Under policy 3 of that section it states, "The City shall encourage the private sector in maintaining an adequate supply of single and multiple family housing units".

*In 1977, most Oregon City homes were in the \$37,500 - \$62,499 price range and most rental units were in the \$104 - \$207 per month range. Combined with updated data on household incomes, this would indicate that a possible shortage of housing in the highest and lowest ranges exists in Oregon City.*

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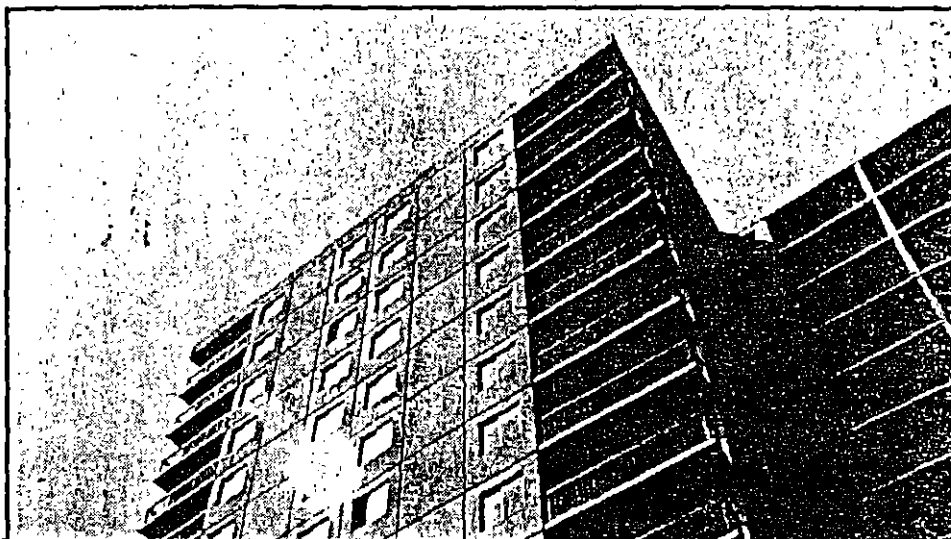
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The Oregonian

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