

ORDINANCE NO. 93-1023

AN ORDINANCE AMENDING SECTION "M" NEIGHBORHOOD PLAN MAP OF THE OREGON CITY COMPREHENSIVE PLAN, AND AMENDING CHAPTER 17.06.030, OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, 1991, BY CHANGING CERTAIN DISTRICTS

WHEREAS, the Park Place Neighborhood was annexed to Oregon City in 1989; and

WHEREAS, comprehensive plan and zoning designations were approved by Oregon City following annexation, to correspond with designations previously in place in Clackamas County; and

WHEREAS, City staff, citizens and the Park Place Neighborhood Association have studied the need for changes in plan and zoning designations to more accurately reflect land use patterns, community desires, attitudes and conditions; and

WHEREAS, the proposed changes have been heard by the Oregon City Planning Commission and approved by it after public notice and hearing as required by Chapter 17.50 of the 1991 City Code, and the City Commission after public notice and hearing finding that the changes are appropriate and meet the criteria for plan amendment and zone change.

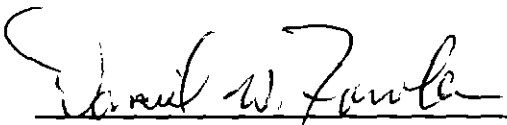
OREGON CITY ORDAINS AS FOLLOWS:

That the following properties as described in Exhibit "A" and depicted on Exhibit "B" are hereby changed as specified on Exhibits "A" and "B". The City Commission finds that the Comprehensive Plan and zoning designations as specified on Exhibits "A" and "B" are compatible with the Comprehensive Plan, and that the findings of the Planning Commission are hereby adopted.

Read first time at a regular meeting of the City Commission held on the 3rd day of November, 1993 and the foregoing ordinance was finally enacted by the City Commission this 3rd day of November, 1993.


JEAN K. ELLIOTT, City Recorder

ATTESTED this 3rd day of November, 1993.


DANIEL W. FOWLER, Mayor

ORDINANCE NO. 93-1023

EXHIBIT "A"

1. Map 2-2E-20DA, Tax Lots 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2700, 2800, 2900, 3000, 3100, and 3200 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-10 Single-Family Dwelling District.
2. Map 2-2E-20DC, Tax Lots 100, 200, 300 and 400 are hereby changed from Industrial to Low Density Residential, and from M-1 Light Industrial to R-10 Single-Family.
3. Map 2-2E-20DD, Tax Lots 100, 200, 300, 400, and 500 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-10 Single-Family Dwelling District.
4. Map 2-2E-20DD, Tax Lots 1200, 1400, 1500, 1501, 1600, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4300, 4400, 4500, 4600, 4700, and 5200 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-8 Single-Family Dwelling District.
5. Map 2-2E-20DD, Tax Lot 5300 is hereby changed from Limited Office to Low Density Residential, and from LO Limited Office to R-8 Single-Family Dwelling District.
6. Map 2-2E-21C, Tax Lots 2400, 2500, 2600, 2700, 2900, and 3000 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-10 Single-Family Dwelling District.
7. Map 2-2E-29AD, Tax Lots 100, 101, 200, 300, 400, 500 and 600 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-6 Single-Family Dwelling District.
8. Map 2-2E-29AD, Tax Lots 900, 901, 902, 1000, 1100, 1100, 1200, 1201, 1300, and 1301 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-10 Single-Family Dwelling District.
9. Map 2-2E-29DA, Tax Lots 600 and 700, are hereby changed from Medium Density Residential to Limited Commercial, and from RD-4 Two-Family Dwelling District to NC Neighborhood Commercial.

10. Map 2-2E-29DA, Tax Lots 800, 900, 1000, 1100, 1200, 1300, 1400, 1401, 1500, and 1501 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-8 Single-Family Dwelling District.
11. Map 2-2E-29DA, Tax Lots 1800, 1900, 2000, 2100, and 2500 are hereby changed from Medium Density Residential to Low Density Residential, and from RD-4 Two-Family Dwelling District to R-10 Single-Family Dwelling District.

ORDINANCE NO. 93-1023

EXHIBIT "A"

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-20DA TL 1700	Abernethy Grange #346	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 1800	Robert & Florine Neel	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 1900, 2100, 2200	Southern Pacific RR	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2000	Leland & Vurdeanna Plotts	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2300	Jan Kellogg	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2400	Loranzy & Wilma Barker	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2700	Beverly McKee	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2800	El Dean Glass	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 2900	Thomas & Laura Gable	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 3000	Patricia Miller, Laura Gable	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 3100	Arnold Riggs	Medium to Low Density Res. RD-4 to R-10
2-2E-20DA TL 3200	Lauraine Kent, Jessie Allen	Medium to Low Density Res. RD-4 to R-10
2-2E-20DC TL 100	Richard & Debroh Geisler	Industrial to Low Density Res. M-1 to R-10

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-20DC TL 200	William & Judith Lofton	Industrial to Low Density Res. M-1 to R-10
2-2E-20DC TL 300	Dennis & Barbara Baltzell	Industrial to Low Density Res. M-1 to R-10
2-2E-20DC TL 400	Rosalee Snyder	Industrial to Low Density Res. M-1 to R-10
2-2E-20DD TL 100	Clackamas County	Medium to Low Density Res. RD-4 to R-10
2-2E-20DD TL 200, 400	R. Burton & Ellen Elledge	Medium to Low Density Res. RD-4 to R-10
2-2E-20DD TL 300, 500	Ervin & Elma Heilman	Medium to Low Density Res. RD-4 to R-10
2-2E-20DD TL 1200	Hattie Hilmer	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 1400	Orson & Josephine Philley	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 1500, 1501	Orville & Cecilia Baxter	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 1600	Richard & Shelby Gull	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 1800	Ronald & Kathleen Jackson	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 1900	Allen & Irene Gadberry	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 2000, 2100	Fred & Helen Eberly	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 2200	Lester & Mildred Schmale	Medium to Low Density Res. RD-4 to R-8

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-20DD TL 2300	Donzel Youngblood	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 2400	Leta Dempsey	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 2500	William & Lillian Toman	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 2600, 2700	Billy & Dora Toman	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3200	Eugene McKinney	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3300	William & Lana Lewallen	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3400	Harold & Jacqueline Holstrom	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3500	James & Terria Carver	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3600	Stephen & Jean Bucknum	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3700	Clackamas County	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3800	Mary Krejci	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 3900	Roy R. Stevens	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 4300	James & Alice Curtis Carl & Patricia Coffman	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 4400	Helen Best	Medium to Low Density Res. RD-4 to R-8

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-20DD TL 4500	Steven & Debbie Kendrick	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 4600	Robert & Virginia Kendrick	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 4700	Alvin & Bessie Herrin	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 5200	Curtis & Evalyn Wells	Medium to Low Density Res. RD-4 to R-8
2-2E-20DD TL 5300	Donald & Kathy Wheeler	Office to Low Density Res. LO to R-8
2-2E-21C TL 2400	Richard & Laura Thornbloom	Medium to Low Density Res. RD-4 to R-10
2-2E-21C TL 2500	Henry & Margaret Endres	Medium to Low Density Res. RD-4 to R-10
2-2E-21C TL 2600	Thomas & Laura Gable	Medium to Low Density Res. RD-4 to R-10
2-2E-21C TL 2700	Bruce & Virginia Taylor	Medium to Low Density Res. RD-4 to R-10
2-2E-21C TL 2900, 3000	Craig Pierce	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 100	Joseph & Laura Steinkamp	Medium to Low Density Res. RD-4 to R-6
2-2E-29AD TL 101	Ronald & Brenda Steinkamp	Medium to Low Density Res. RD-4 to R-6
2-2E-29AD TL 200	Alexander & Sherron Leslie	Medium to Low Density Res. RD-4 to R-6
2-2E-29AD TL 300	Edith Smith	Medium to Low Density Res. RD-4 to R-6

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-29AD TL 400	Jerome & Lois Fettig	Medium to Low Density Res. RD-4 to R-6
2-2E-29AD TL 500, 600	James & Audrie Barnett Elmer & C.L. Collmer	Medium to Low Density Res. RD-4 to R-6
2-2E-29AD TL 900	Benjamin & Bonnie Rainbolt	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 901, 902	Benjamin, Blair & Darcie Rainbolt	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1000	John & Mildred Roberts	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1100	James & Darlene McIntosh	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1200	Katheleene Gully Ioane & Maria Solaita	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1201	T. Michael & Kathleen McCullaugh	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1300	Cecil D. Crowe	Medium to Low Density Res. RD-4 to R-10
2-2E-29AD TL 1301	James Crowe	Medium to Low Density Res. RD-4 to R-10
2-2E-29DA TL 600	Jean Schultz Dalton	Medium Density Res. to Limited Commercial RD-4 to NC
2-2E-29DA TL 700	S. Lea Balch	Medium Density Res. to Limited Commercial RD-4 to NC
2-2E-29DA TL 800	Charles & Sally Peters	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 900	Ronald & Verna Skinner	Medium to Low Density Res. RD-4 to R-8

MAP/TAX LOT	PROPERTY OWNER	PLAN AMENDMENT/ ZONE CHANGE
2-2E-29DA TL 1000	Michael & Brenda Lawrence	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1100	Albert & Barbara Boyer	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1200	Emmert Industrial Corp.	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1300, 1400, 1500	Brian & Rosemarie Bowles	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1401	Gerald & Diana Bowles	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1501	Ronald & Susan Wallace	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1600	Steven & Deanna Wells	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1700	Joe & Jacqueline Barnett	Medium to Low Density Res. RD-4 to R-8
2-2E-29DA TL 1800	M.E. & Mary Ann Freeman	Medium to Low Density Res. RD-4 to R-10
2-2E-29DA TL 1900	June Johnston	Medium to Low Density Res. RD-4 to R-10
2-2E-29DA TL 2000	June Jones	Medium to Low Density Res. RD-4 to R-10
2-2E-29DA TL 2100	David Cornutt	Medium to Low Density Res. RD-4 to R-10
2-2E-29DA TL 2500	Bessie & Chester Hadsall	Medium to Low Density Res. RD-4 to R-10



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED
November 3, 1993

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Page

Subject: Proposed Comprehensive Plan
Amendments and Zone Changes for the
Park Place Neighborhood - Public Hearing

Report No. 93-240

If Approved - Ordinance No. 93-1023, An
Ordinance Amending Section "M" Neighborhood Plan Map
of the Oregon City Comprehensive Plan, and Amending
Chapter 17.06.030, Official Zoning Map, of the Oregon City
Municipal Code, 1991, by Changing Certain Districts

On this agenda is a recommendation from the Planning Commission for proposed legislative changes to the comprehensive plan and zoning designations for the Park Place area. The proposed amendments are for properties located generally west of S. Front Avenue, north of S. Holcomb Boulevard, south of the Clackamas River, and east of Interstate 205.

The Park Place neighborhood was annexed to Oregon City in 1989. Following annexation, zoning was based on the plan/zoning designations that had been established by Clackamas County. The properties were all rezoned according to the plan designation and the zone that most closely corresponded with the County's designations. At the time of the rezone, it was recognized that the area needed further study to reflect actual development patterns, topographic constraints, as well as neighborhood needs and desires.

City staff has been meeting with a neighborhood land use committee for almost two years to develop a proposal that meets these objectives. Overall, it was suggested that the zoning should remain as is, except for several areas west of S. Front Avenue. This is the area that had the most inconsistent zoning based on the land use patterns of the residential area. The study area also included the Park Place Court industrial area.

The Planning Commission held several work sessions with the neighborhood land use committee, and then held a public hearing on July 8th. The majority of testimony focused on proposed changes to the industrial area. In a separate work session with industrial property owners, the Planning Commission concluded that resolution of the concern for the industrial area should be deferred to a later time, so that other options can be studied. However, direction was given to proceed with the proposed residential amendments.



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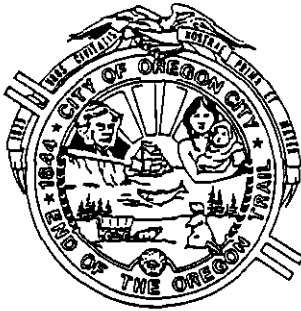
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On October 14th, the Planning Commission held another public hearing to consider changes residential properties, primarily changing designation from Medium Density to Low Density, and rezoning from RD-4 (duplex) to either R-10 or R-8 (single-family). There is also a small area of additional Neighborhood Commercial proposed for Holcomb Boulevard, adjacent to the existing NC area (by Steve's Market).

The Planning Commission's recommendation is to approve the staff recommendation as submitted, excluding Tax Lot 601 on Map 2-2E-20DD. This is a parcel on the north side of Forsythe Road, west side of Harley Street. The property owner has objected to the proposed amendment and feels the Medium Density designation should be retained. The Planning Commission has recommended approval of the proposed change, but has not yet adopted findings for that property, so it will be forwarded as a separate recommendation at a future date. The Planning Commission adopted findings for the proposed changes on October 26th.

Attached for Commission review are the following documents:

1. Proposed Ordinance No. 93-1023, enacting the changes.
2. Planning Commission findings from October 26, 1993.
3. Planning Commission minutes from July 8 and October 14, 1993.
4. Staff Report for October 14, 1993 hearing.
5. Map of proposed changes.



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

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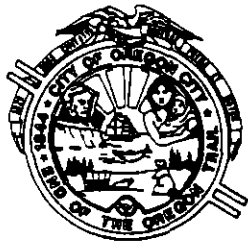
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Chapter 17.06.030, Official Zoning Map, of the Oregon City
Municipal Code, 1991, by Changing Certain Districts

If approved, attached is Ordinance No. 93-1023 which would enact the comprehensive plan amendments and zone changes for the Park Place neighborhood, as recommended by the Planning Commission. Notice of proposed Ordinance No. 93-1023 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.

CHARLES LEESON
City Manager

cc: Development Review
Park Place Neighborhood Association



CITY OF OREGON CITY

Incorporated 1844

COMMUNITY DEVELOPMENT
320 Warner-Milne Road
Oregon City, OR 97045
(503)657-0891
FAX (503)657-3339

FINDINGS OF FACT

Planning Commission
October 26, 1993

FILE NO: PZ93-03

HEARING DATE: Thursday, October 14, 1993
(continued from July 8, 1993)
7:00 p.m., City Hall
320 Warner Milne Road
Oregon City, Oregon

APPLICANT: City of Oregon City
320 Warner-Milne Road
Oregon City Oregon 97045

PROPERTY OWNERS: Various in the Park Place Neighborhood

REQUEST: Legislative change to the plan and zoning designations
for the Park Place area west of S. Front Avenue

LOCATION: West of S. Front Avenue; north of S. Holcomb
Boulevard; south of the Clackamas River; and
generally east of Interstate-205

REVIEWER: Denyse C. McGriff and Kate Daschel

CRITERIA:

Section "O" of the Comprehensive Plan -- *Plan Maintenance and Update* -- allows for a continuous review of the Plan. The elements to be considered are:

1. Plan implementation process.
2. Adequacy of the Plan to guide land use actions, including an examination of trends.
3. Whether the Plan still reflects community needs, desires, attitudes and conditions. This shall include changing demographic patterns and economics.

4. Addition of updated factual information including that made available to the City by regional, state and federal government agencies.

The criteria for a zone change is set forth in Section 17.68.020 of the City Code, 1991.

- A. The proposal shall be consistent with the goals and policies of the Comprehensive Plan.
- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy.
- C. The land uses authorized by the proposal are consistent with the level of service of transportation system serving the proposed zoning district.
- D. Statewide planning goals shall be addressed if the Comprehensive Plan does not contain specific policies or provisions which control the amendment.

On July 8, 1993 and October 14, 1993, the Planning Commission held public hearings and heard testimony regarding the proposed legislative plan amendments and zone changes in the Park Place area. The Planning Commission finds as follows:

BASIC FACTS:

1. The subject properties are all a part of the larger Park Place neighborhood are which was annexed to the City of Oregon City in 1989. The annexation was initiated by the Assistant Director for Health of the State of Oregon because a health hazard had been declared in the area. The City of Oregon City was able to provide the necessary sewer service to alleviate the health hazard.
2. The Park Place area zoning was based on the zoning and plan designations that had been established by Clackamas County. The city's regulations at the time required that the city rezoned lands from the county to the city with the most comparable zoning to match the plan designation. The properties were all rezoned according to the plan designation and the zone that most closely matched city zoning. At the time of the rezone, it was recognized that the city should study the area to recommend plan and zoning designations that were more appropriate to the neighborhood and the city overall. Most of the area had been zoned C-2; C-3; FU-10; I-3; I-2; MR-1; R-7 and R-8.5.

3. The neighborhood created a land use committee that has been meeting on a monthly basis to review proposals for the neighborhood. The summary of the Land Use committee's proposals were that due to the "rural" nature of the park Place area; it was recommended that a majority of the residential area be rezoned to R-10.

The Planning Commission held a number of work sessions with the Committee to review the proposals. Several compromise proposals were presented.

4. Overall it was suggested that the zoning in the area should remain as currently zoned except for the area west of S. Front Avenue. This is the area that had the most inconsistent zoning based on the land use patterns of the residential area. The area also had a small amount of industrially zoned land with several non-conforming uses, located between I-205 and the railroad tracks, but adjacent to low density residential uses.
5. The Planning Commission held a public hearing on the proposed plan amendments and zone changes on July 8, 1993. The majority of testimony focused on proposed changes to the industrial area. The Planning Commission held a work session with industrial property owners on September 9, 1993, and has tabled discussion on those properties. Direction was given to proceed with the proposed residential amendments.

ANALYSIS AND FINDINGS:

The properties proposed for amendment have been divided into general geographic areas, and are analyzed as follows:

1. *S. Washington Street* - Change from Industrial to Low Density Residential, and change zoning from M-1, Light Industrial to R-10, Single-Family.

The property was designated Industrial on the Clackamas County plan for unknown reasons. There are four parcels, each occupied by a residence. One is a historic residence (Pope House). These properties are not suitable in size or shape for industrial development. There are no plans to redevelop these properties; in fact, one residence has recently undergone a major remodel and expansion. It is more appropriate to re-zone these properties to reflect the actual use.

2. *Wheeler Property - Clackamas River Drive.* Change from Office to Low Density Residential, and change zoning from LO, Limited Office to R-8, Single-Family.

The property was changed from Medium Density Residential to Office in Clackamas County several years ago, at the request of the previous property owner, who had plans to redevelop the Hiram Straight House as an office building. Those plans never materialized; subsequently, the property sold and was restored as a single-family residence (it was previously used for several apartments). The recommendation is to re-zone the property back to residential to reflect actual use.

3. *Area North of Forsythe Road, east of Clackamas River Drive.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-10, Single-Family.

There are primarily single-family residences -the area also includes several historic properties and the Abernethy Grange. Also included are areas with steep slopes. The lotting patterns in this area, factoring in the historic properties, would indicate compatibility with the R-10 zoning. Regarding impact of a change from RD-4 to R-10 - it is unknown why Clackamas County designated this area medium density residential. There are few, if any duplexes in the area, and lot constraints would not encourage this type of development or density. In areas with topographic constraints, the Planning Commission typically designates R-10 as the appropriate zone. Some history on the previous zoning of the area was presented at the public hearing. This testimony focused on previous industrial zoning of Tax Lot 601 on Map 2-2E-20DD, but did not explain the basis behind the medium density designation on Tax Lot 601.

4. *Area south of Forsythe Road, between Clackamas River Drive and Front Avenue, north of LaRae Street.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family Residential to R-8, Single-Family.

This area is primarily made up of single-family residences. There are several historic properties in the area, including the old Park Place Church at Apperson and Forsythe. There are several large parcels (ranging in area from 1 to 2 acres). This area borders a large R-8 area to the south (which also includes the Park Place School and a church). Staff believes an R-8 designation for this area is appropriate to provide transition between the existing R-8 area, and the proposed R-10 area north of Forsythe Road.

5. *Lots on the west side of Front Avenue, adjacent to the Clackamas Heights Housing Authority development.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-6, Single-Family.

The uses are single-family residences, adjacent to the Housing Authority development, and west of an existing R-6 area. Several of the lots could be redivided under the R-6 zoning, but would provide appropriate infill considering the adjacent development pattern.

6. *Area on west side of Apperson Boulevard, north of Holcomb Boulevard.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-10, Single-Family.

This is an area of single-family residences on deep lots that slope sharply to the west at the bluff. Again, it could be speculated that Clackamas County designated the area Medium Density because of its location adjacent to the Housing Authority development. However, staff opinion is that this area is inappropriate for duplex development due to topographic constraints, and that existing residential properties are very unlikely to redevelop because of topography and inability to access the rear of the lots.

7. *Area on the east side of Apperson Boulevard, north of Holcomb Boulevard, south of Clackamas Heights development.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-8, Single-Family.

This is an area of single-family residences, and a conglomeration of tax lots that have not been legally divided. (Note - enforcement of partitioning ordinances is not an issue before the Planning Commission at this time.) Regardless, the majority of lots (legal or illegal) in this sub-area are substandard for RD-4 zoning. The only exceptions are the two parcels directly south of the housing authority development (.67 acre and .8 acre). These two parcels could be considered to retain the RD-4 designation. Staff's opinion is that R-8 zoning should be adopted for the balance.

8. *Two parcels on the north side of Holcomb Boulevard, adjacent to existing Neighborhood Commercial area.* Change from Medium Density Residential to Limited Commercial, and change zoning from RD-4, Two-Family to NC, Neighborhood Commercial.

These two parcels each have a residence, and total 1.23 acres, with over 200 feet of frontage on Holcomb Boulevard, a minor arterial. The neighborhood association felt that a small additional area of neighborhood commercial land is appropriate. This location is adjacent to the existing NC area (which includes Steve's Market and another small grocery store).

9. *Straight Pioneer Cemetery, east of Clackamas River Drive, adjacent to Coffman Construction.* Change from Industrial to Low Density Residential, and change zoning from M-1,Light Industrial to R-8,Single-Family.

Property contains the pioneer cemetery located by the Straight family. It is privately maintained as a historic site. The City has also participated, through the OC/Metro Enhancement Committee, in improvements to the cemetery. Land use designations are irrelevant for the most part, since no one apparently holds title to the property or would have authority to redevelop the property. However, the Industrial designation seems inappropriate in any event, and a low density residential zone would be consistent with zoning for other cemeteries (St. John's Cemetery is zoned R-6 and Mt. View Cemetery is zoned R-10).

Regarding the criteria for a legislative plan amendment/zone change, it is found that the current designations in Park Place were adopted as a matter of expediency, i.e. so that Oregon City could administer its ordinances in a large geographic area that had been annexed under a health hazard. Even at the time of the City zone changes in 1989, it was recognized that the designations required further analysis to determine the neighborhood needs, desires, attitudes and conditions.

A neighborhood land use committee was convened to gather public input prior to recommendations being finalized. The proposed plan designations and zoning more accurately reflect the inclusion of the Park Place area as a part of Oregon City. The existing zoning was a reflection of the County's land use plan and the continuation of the Park Place area as an area that had not yet urbanized and had limited urban services.

The changing conditions of the neighborhood are that a great deal of "infill" will occur over the next 5-10 years, due to availability of a public sewer system and ability to partition or subdivide land. Some of this activity is occurring already, and a timely conclusion to the neighborhood zoning study is necessary to avoid undesirable development patterns.

With regard to the factual information, annexation of Park Place added approximately 1,500 persons to Oregon City's population, and approximately 430 acres of land. The majority of this land will be available for infill development, with existing residential uses.

Regarding the criteria for a zone change:

The first criterion is consistency with the goals and policies of the comprehensive plan. The applicable elements are (B) Citizen Involvement; (C) Housing; (E) Historic Preservation; (G) Growth and Urbanization; (I) Community Facilities;

Applicable Goals and Policies are as follows:

CITIZEN INVOLVEMENT

Policy #3 - Ensure that citizens and neighborhood groups are involved in all phases of the multi-year comprehensive planning program.

The Park Place Neighborhood Association has actively worked with City staff for two years to study the development patterns of the neighborhood. The recommendations as submitted to the Planning Commission are the culmination of the joint effort by City staff and the neighborhood association. The City has followed its adopted notice procedures for public hearings.

HOUSING

Goal - Provide for the planning, development and preservation of a variety of housing types at a range of price and rents.

Policy #2 - The City shall encourage the maintenance of the existing residential housing stock through appropriate zoning designations, considering existing patterns of development in established older neighborhoods.

The proposed plan amendments and zone changes will meet the housing goal because a variety of zoning designations will be provided in Park Place. There will be less land designated for medium density development, but the majority of land currently designated for medium density is not suitable because of topography, because the area is substantially built-out with existing single-family residences, including historic landmarks. Policy #3 is met through the proposed changes because the amendments reflect the existing patterns of development in the established sections of Park Place.

HISTORIC PRESERVATION

Goal - Encourage the preservation and rehabilitation of homes and other buildings of historical and architectural significance in Oregon City.

The proposed amendments are consistent with this goal, because much of the area proposed for change includes historic landmarks, or is adjacent to historic landmarks. Re-designation to low density residential will preserve the existing character of the neighborhood and will encourage the preservation and rehabilitation of homes.

GROWTH AND URBANIZATION

Goal - Preserve and enhance the natural and developed character of Oregon City and its urban growth area.

The proposed amendments meet the Growth and Urbanization goal because they reflect the existing development patterns and character of the Park Place neighborhood. The character of the neighborhood is primarily single-family; areas of medium density housing are primarily confined to the Clackamas County Housing Authority developments (Clackamas Heights and Oregon City View Manor).

COMMUNITY FACILITIES

Goal - Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate community facilities.

When Park Place was annexed to Oregon City in 1989, Oregon City assumed responsibility for providing urban services. The sewer system has been constructed; water system improvements are being constructed and will be on-going. Streets in Park Place have been transferred to Oregon City (except the arterials - Holcomb, Forsythe and Clackamas River Drive). Projects for improving streets and drainage are being scheduled and will be on-going. All public facilities are therefore available or are being planned to be available in a timely manner.

TRANSPORTATION

Goal - Improve the systems for movement of people and products in accordance with land use planning, energy conservation, neighborhood groups and appropriate public and private agencies.

All streets in Park Place are at a rural standard or less. As noted in the discussion of community facilities, street improvement projects are being planned as a multi-year effort. As development proposals are implemented, streets will be brought up to a better standard, ultimately an urban standard. It is found that the proposed amendments will encourage infill development, which will ultimately result in an upgraded transportation system.

The second criterion is adequacy of public facilities and services.

The public facilities and services in the area (water, sewer, storm drainage, transportation, schools, police and fire protection) are currently available in the area. The public facilities that will be available in the area are storm drainage and streets. The City is in the process of developing plans that will help upgrade these facilities. As the area develops, the services are capable of being provided at the time of development. These facilities and services are and can support the densities as proposed by this land use action.

The third criterion is consistency with the transportation system. The streets primarily impacted by the proposed amendments are Forsythe, Holcomb, Clackamas River Drive, Apperson, and Front. Forsythe, Holcomb and Clackamas River Drive are minor arterials; Apperson and Front are collector streets. As addressed previously, no streets in Park Place are improved to an urban standard, but a combination of City-planned street improvement projects and incremental improvements as development occurs will bring the transportation system to an acceptable standard. The proposed amendments would reduce the overall density and impact on the transportation system, because the number of potential dwelling units would decrease.

The final criterion for a zone change is to address statewide planning goals if the comprehensive plan does not contain policies or provisions regarding the amendment. The comprehensive plan does contain goals and policies relevant to the changes being proposed; those goals and policies have been addressed earlier in these findings.

CONCLUSION AND DECISION:

The Planning Commission finds and concludes that the proposed comprehensive plan amendments and zone changes meet the established criteria, for the reasons discussed in the analysis and findings. The Planning Commission recommends that the comprehensive plan amendments and zone changes as listed in areas #1 through #9 above be approved, excepting Tax Lot 601 on Map 2-2E-20DD. A recommendation for this property will be forwarded at a later date.

It was moved by Winklesky, seconded by Woolsey, to approve PZ93-02 subject to the provision that all uses in the "TC", Tourist Commercial zone shall be subject to the conditional use process and a condition should be developed relating to the transportation issued.

It was recommended that the City Attorney develop findings to support the request and bring back for approval.

Roll call: Mattsson, Aye; Woolsey, Aye; Boyd, Aye; Winklesky, Aye; Powers, Aye.

File No. PZ93-03 - Comprehensive Plan and Zone change - Park Place area of Oregon City.

Chair Powers opened the public hearing. McGriff reviewed the facts of the application and the history of the Park Place area zoning work. Staff further stated that there would be no decision this evening, but the Planning Commission was interested in comments on the proposal.

The public testimony is as follows:

Jim McIntosh, 16477 S. Apperson, agrees with proposal No. 6. He feels the area should be down-zoned. Rueben Lenske, 74745 SE 52nd, is the owner of 15903 S. Park Place Court and thinks it unwise to change the industrial zone. He has a tenant that makes utility trailers. The property is not accessible to I-205. Stewart Luxemburg of Machinery Repair Unlimited, 15903 S. Park Place Court is Mr. Lenske's tenant and is trying to clean up the area and the property.

Greg McKenzie, 1001 Molalla Avenue, representing CMD Trucking, objects to all proposals for rezoning. C. C. Baxter, 15921 S. Apperson Blvd., would like to see all duplex zoning removed from the neighborhood. She would prefer "R-10" zoning. She further stated that the Park Place Court area is difficult to deal with because landscaping and major improvements are needed. It is an issue of code compliance. The Neighborhood wants the area cleanup and to be brought up to City standards.

The Planning Commission discussed the next steps in this process. The hearing was continued to August 12, 1993.

There being no further business, the meeting was adjourned.

Respectfully submitted,

DENYSE C. McGRIFF, Principal Planner

PLANNING COMMISSION - OCTOBER 14, 1993

other at Red Soils. The proposed amendment would allow some flexibility, but would not open the "floodgates" to have others come in to utilize light industrial lands within the City.

Winklesky wondered why the area is so right for the proposed residential uses, because he believes it would seem to "wipe out" the industrial area. Spencer replied that because it is surrounded by commercial and residential uses, he believes the uses are fair to this type of use. Services and amenities are near, plus the location is screened from the industrial uses. Traditional industrial areas are not more isolated areas. The Urban Renewal Agency should be trying to sell the remainder of Red Soils for industrial uses.

Woolsey requested the meaning of definitions of "assisted care" and "residential care" that have never been received; noting nothing was expanded on from previous work sessions, and has concerns about this process. Powers commented her belief that Mr. Spencer is circumventing the process. Woolsey has a problem with how this proposal was "brought in"; believes, too, it is a circumvention, and is not prepared to make a decision at this time. The public hearing was closed.

On discussion, Winklesky asked what zoning would allow a residential care facility. McGriff responded, residential care centers are allowed as a conditional use in any zone. Winklesky doesn't want industrial use land used for anything but industrial use. Both Powers and Woolsey stated their belief that the addition requested by Spencer is totally inappropriate at this time.

It was moved by Winklesky, seconded by Woolsey, to approve File ZC93-03 and the proposed ordinance as submitted by staff.

Roll call: Woolsey, Aye; Winklesky, Aye; Mattsson, Aye; Boyd, Aye; Powers, Aye.

It was moved by Woolsey, seconded by Winklesky, that the request submitted by John Spencer to amend, be placed on the next available work session agenda.

Roll call: Winklesky, Aye; Mattsson, Aye; Woolsey, Aye; Powers, Aye.

A 10-minute recess was called at 7:50 p.m. The meeting was reconvened at 8:00 p.m.

File PZ93-03 - Plan Amendments/Zone Changes in Park Place Neighborhood - Changes for residential properties, as completion of a study of the neighborhood. Powers commented that this is what the Planning Commission members wanted to happen. McGriff presented the staff report, relating that many discussions have been held on this item since last Spring. McGriff summarized the zoning of the area while under Clackamas County jurisdiction and that fact of an inability to "piece together" the information from Clackamas County staff. Many neighborhood meetings have been held and provided some helpful input; however, only the industrial and residential areas have been reviewed in depth. Woolsey asked for a map identifying all the changes. McGriff responded the Commissioners have received such a map in a previous packet, and that a digital map is to be provided for

City Commission review. McGriff stated that the sewer assessment list has everything on it. Mattsson mentioned receiving a letter regarding EDU's and property taxes. The public hearing was opened.

McGriff mentioned a letter received regarding zone changes and this being an odd situation. The Planning Commission is only making recommendation to the City Commission; however, Denyse may need to address the proposals related to the criteria. At some point, the standards for zone changes need to be addressed. Legislative issues need decision as to what is best for the properties; tremendous flexibility is given provided the standards are addressed.

1. Are the facilities available or can they be made available.
2. If facilities are not available, then the change will bring into conformity.

The zoning criteria needs to be addressed.

Jim McIntosh, 16477 S. Apperson, talked about Area 6 in the staff report, noting that the residents wish to support, in general, the entire staff report. They support Area 6 wholeheartedly. McGriff added that Mr. McIntosh is one of the 25 signers favoring the zoning change from Medium to Low Density residential in that particular area.

Paulette Merrill, 16390 S. Hiram, stated she is the Chair of the Park Place Neighborhood Improvement Committee. Her Committee has met with City staff for over two (2) years, and support the report. The Basic Facts of the report do not show all the work that has been done. Ms. Merrill received a telephone call at approximately 5:00 this evening regarding Area 8. A less intensive use would be desirable, such as changing the proposed "R-6" to "R-8", and "R-8" to "R-10"; however, this proposal is wonderful, and the Committee completely agrees with the recommendations.

McGriff summarized the letter mailed to property owners; Powers suggested "hitting the highlights". Woolsey noted her intent to abstain on Mr. McKenzie's remarks.

Greg McKenzie, 1680 Willamette Falls Drive, West Linn, talked about submitting a letter yesterday on behalf of Richard & Kathy Shearer. Mr. McKenzie provided a short history on the area, stating the Reddaway Truck Line succeeded in changing the lower portion of Tax Lot 601 that was zoned, in 1973 as light industrial. Shearer's are opposed to changing "RD-4", Multi-Family to "R-10", Single Family; they wish the zoning to remain as it is, and believe there is insufficient evidence to support the zone change at this time. Boyd inquired of McKenzie, when was your information received? The information was received approximately four to five (4-5) days ago, as a result of the last Planning Commission meeting. McGriff explained the "RD-4" is a duplex zone.

Mr. Heilman, 13975 Forsythe Road, owns property next to Shearer's and concurs with "R-10" designation because the property is used for storage at this time, and that is not right.

McGriff commented that water and sewer are obviously available; the City is working to upgrade the transportation issues and forming Local Improvement Districts as the neighborhood develops. LaRae, Harley and Apperson Streets are in the process of being upgraded; Park Place School is contemplated to be closed, and Police and Fire services are adequate and available. Services are sufficient and land uses are considered with the transportation system; the Comprehensive Plan policies have been updated, and Statewide Planning Goals are being followed.

It was moved by Woolsey, seconded by Boyd, to refer back to staff for development of evidence required under the Code, then returned to the Planning Commission for decision.

Roll call: Woolsey, Aye; Winklesky, Nay; Mattsson, Nay; Boyd, Aye; Powers, Nay.
MOTION FAILED

It was moved by Winklesky, to pass PZ93-03 as submitted by staff. Staff to develop further findings. MOTION DIED FOR LACK OF A SECOND

It was moved by Woolsey that the staff report be referred to staff for development of evidence in support or denial of the staff report based on the condition that approval is granted with the exception of Item 3, Tax Lot 601. MOTION DIED FOR LACK OF A SECOND.

There was additional discussion on what is expected to occur.

It was moved by Winklesky, seconded by Mattsson, to approve PZ93-03, instructing staff to provide findings.

Roll call: Woolsey, Aye; Winklesky, Aye; Mattsson, Aye; Boyd, Aye; Powers, Aye.

It was moved by Winklesky, seconded by Boyd, to approve 2-2E-20DD, Tax Lot 601, Item 3, of the staff report.

Roll call: Winklesky, Aye; Mattsson, Aye; Woolsey, Abstain; Boyd, Aye; Powers, Aye.

File PD93-01 - Planned Development - Between Highway 213 and Division Street - Bean. Request for conceptual approval of a Planned Development for 76 lots on a 24-acre site (continued from September 28, 1993 meeting for decision only).

Boyd stated that he is convinced that the proposal is suitable for the next step because the Planning Commission is only approving the concept. Winklesky asked whether



CITY OF OREGON CITY

Incorporated 1844

COMMUNITY DEVELOPMENT
320 Warner-Milne Road
Oregon City, OR 97045
(503)657-0891
FAX (503)657-3339

STAFF REPORT

Planning Commission
October 14, 1993

FILE NO: PZ93-03

HEARING DATE: Thursday, October 14, 1993
(continued from July 8, 1993)
7:00 p.m., City Hall
320 Warner Milne Road
Oregon City, Oregon

APPLICANT: City of Oregon City
320 Warner-Milne Road
Oregon City Oregon 97045

PROPERTY OWNERS: Various in the Park Place Neighborhood

REQUEST: Legislative change to the plan and zoning designations
for the Park Place area west of S. Front Avenue

LOCATION: West of S. Front Avenue; north of S. Holcomb
Boulevard; south of the Clackamas River; and
generally east of Interstate-205

REVIEWER: Denyse C. McGriff and Kate Daschel

CRITERIA:

Section "O" of the Comprehensive Plan -- *Plan Maintenance and Update* -- allows for a continuous review of the Plan. The elements to be considered are:

1. Plan implementation process.
2. Adequacy of the Plan to guide land use actions, including an examination of trends.
3. Whether the Plan still reflects community needs, desires, attitudes and conditions. This shall include changing demographic patterns and economics.

4. Addition of updated factual information including that made available to the City by regional, state and federal government agencies.

BASIC FACTS:

1. The subject properties are all a part of the larger Park Place neighborhood are which was annexed to the City of Oregon City in 1989. The annexation was initiated by the Assistant Director for Health of the State of Oregon because a health hazard had been declared in the area. The City of Oregon City was able to provide the necessary sewer service to alleviate the health hazard.
2. The Park Place area zoning was based on the zoning and plan designations that had been established by Clackamas County. The city's regulations at the time required that the city rezoned lands from the county to the city with the most comparable zoning to match the plan designation. The properties were all rezoned according to the plan designation and the zone that most closely matched city zoning. At the time of the rezone, it was recognized that the city should study the area to recommend plan and zoning designations that were more appropriate to the neighborhood and the city overall. Most of the area had been zoned C-2; C-3; FU-10; I-3; I-2; MR-1; R-7 and R-8.5.
3. The neighborhood created a land use committee that has been meeting on a monthly basis to review proposals for the neighborhood. The summary of the Land Use committee's proposals were that due to the "rural" nature of the park Place area; it was recommended that a majority of the residential area be rezoned to R-10.

The Planning Commission held a number of work sessions with the Committee to review the proposals. Several compromise proposals were presented.

4. Overall it was suggested that the zoning in the area should remain as currently zoned except for the area west of S. Front Avenue. This is the area that had the most inconsistent zoning based on the land use patterns of the residential area. The area also had a small amount of industrially zoned land with several non-conforming uses, located between I-205 and the railroad tracks, but adjacent to low density residential uses.
5. The Planning Commission held a public hearing on the proposed plan amendments and zone changes on July 8, 1993. The majority of testimony focused on proposed changes to the industrial area. The Planning Commission held a work session with industrial property owners on September 9, 1993, and has tabled discussion on those properties. Direction was given to proceed with the proposed residential amendments.

ANALYSIS AND FINDINGS:

The properties proposed for amendment have been divided into general geographic areas, and are analyzed as follows:

1. *S. Washington Street* - Change from Industrial to Low Density Residential, and change zoning from M-1, Light Industrial to R-10, Single-Family.

The property was designated Industrial on the Clackamas County plan for unknown reasons.

There are four parcels, each occupied by a residence. One is a historic residence (Pope House). These properties are not suitable in size or shape for industrial development. There are no plans to redevelop these properties; in fact, one residence has recently undergone a major remodel and expansion. It is more appropriate to re-zone these properties to reflect the actual use.

2. *Wheeler Property - Clackamas River Drive*. Change from Office to Low Density Residential, and change zoning from LO, Limited Office to R-8, Single-Family.

The property was changed from Medium Density Residential to Office in Clackamas County several years ago, at the request of the previous property owner, who had plans to redevelop the Hiram Straight House as an office building. Those plans never materialized; subsequently, the property sold and was restored as a single-family residence (it was previously used for several apartments). The recommendation is to re-zone the property back to residential to reflect actual use.

3. *Area North of Forsythe Road, east of Clackamas River Drive*. Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-10, Single-Family.

There are primarily single-family residences -the area also includes several historic properties and the Abernethy Grange. Also included are areas with steep slopes. The lotting patterns in this area, factoring in the historic properties, would indicate compatibility with the R-10 zoning. Regarding impact of a change from RD-4 to R-10 - it is unknown why Clackamas County designated this area medium density residential. There are few, if any duplexes in the area, and lot constraints would not encourage this type of development or density. In areas with topographic constraints, the Planning Commission typically designates R-10 as the appropriate zone.

4. *Area south of Forsythe Road, between Clackamas River Drive and Front Avenue, north of LaRae Street.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family Residential to R-8, Single-Family.

This area is primarily made up of single-family residences. There are several historic properties in the area, including the old Park Place Church at Apperson and Forsythe. There are several large parcels (ranging in area from 1 to 2 acres). This area borders a large R-8 area to the south (which also includes the Park Place School and a church). Staff believes an R-8 designation for this area is appropriate to provide transition between the existing R-8 area, and the proposed R-10 area north of Forsythe Road.

5. *Lots on the west side of Front Avenue, adjacent to the Clackamas Heights Housing Authority development.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-6, Single-Family.

The uses are single-family residences, adjacent to the Housing Authority development, and west of an existing R-6 area. Several of the lots could be redivided under the R-6 zoning, but would provide appropriate infill considering the adjacent development pattern.

6. *Area on west side of Apperson Boulevard, north of Holcomb Boulevard.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-10, Single-Family.

This is an area of single-family residences on deep lots that slope sharply to the west at the bluff. Again, it could be speculated that Clackamas County designated the area Medium Density because of its location adjacent to the Housing Authority development. However, staff opinion is that this area is inappropriate for duplex development due to topographic constraints, and that existing residential properties are very unlikely to redevelop because of topography and inability to access the rear of the lots.

7. *Area on the east side of Apperson Boulevard, north of Holcomb Boulevard, south of Clackamas Heights development.* Change from Medium Density Residential to Low Density Residential, and change zoning from RD-4, Two-Family to R-8, Single-Family.

This is an area of single-family residences, and a conglomeration of tax lots that have not been legally divided. (Note - enforcement of partitioning ordinances is not an issue before the Planning Commission at this time.) Regardless, the majority of lots (legal or illegal) in this sub-area are substandard for RD-4 zoning. The only exceptions are the two parcels directly south of the housing authority development (.67 acre and .8 acre). These two parcels could be considered to retain the RD-4 designation. Staff's opinion is that R-8 zoning should be adopted for the balance.

8. *Two parcels on the north side of Holcomb Boulevard, adjacent to existing Neighborhood Commercial area.* Change from Medium Density Residential to Limited Commercial, and change zoning from RD-4, Two-Family to NC, Neighborhood Commercial.

These two parcels each have a residence, and total 1.23 acres, with over 200 feet of frontage on Holcomb Boulevard, a minor arterial. The neighborhood association felt that a small additional area of neighborhood commercial land is appropriate. This location is adjacent to the existing NC area (which includes Steve's Market and another small grocery store).

9. *Straight Pioneer Cemetery, east of Clackamas River Drive, adjacent to Coffman Construction.* Change from Industrial to Low Density Residential, and change zoning from M-1, Light Industrial to R-8, Single-Family.

Property contains the pioneer cemetery located by the Straight family. It is privately maintained as a historic site. The City has also participated, through the OC/Metro Enhancement Committee, in improvements to the cemetery. Land use designations are irrelevant for the most part, since no one apparently holds title to the property or would have authority to redevelop the property. However, the Industrial designation seems inappropriate in any event, and a low density residential zone would be consistent with zoning for other cemeteries (St. John's Cemetery is zoned R-6 and Mt. View Cemetery is zoned R-10).

Regarding the criteria for a legislative plan amendment/zone change, it is found that the current designations in Park Place were adopted as a matter of expediency, i.e. so that Oregon City could administer its ordinances in a large geographic area that had been annexed under a health hazard. Even at the time of the City zone changes in 1989, it was recognized that the designations required further analysis to determine the neighborhood needs, desires, attitudes and conditions. A neighborhood land use committee was convened to gather public input prior to recommendations being finalized. The proposed plan designations and zoning more accurately reflect the inclusion of the Park Place area as a part of Oregon City. The existing zoning was a reflection of the County's land use plan and the continuation of the Park Place area as an area that had not yet urbanized and had limited urban services. The changing conditions of the neighborhood are that a great deal of "infill" will occur over the next 5-10 years, due to availability of a public sewer system and ability to partition or subdivide land. Some of this activity is occurring already, and a timely conclusion to the neighborhood zoning study is necessary to avoid undesirable development patterns. With regard to the factual information, annexation of Park Place added approximately 1,500 persons to Oregon City's population, and approximately 430 acres of land. The majority of this land will be available for infill development, with existing residential uses.

RECOMMENDATION:

For the reasons discussed in the analysis and findings, it is recommended that the Planning Commission approve the comprehensive plan amendments and zone changes as listed in areas #1 through #9 above. If approved, an ordinance will be prepared and forwarded to the City Commission for a public hearing and final decision on November 3, 1993.

NOTICE OF PUBLIC HEARING

HEARING DATE: Oregon City Planning Commission; Thursday, October 14, 1993 at 7:00 PM; Oregon City City Commission; Wednesday, November 3, 1993 at 8:00 PM; City Hall, 320 Warner Milne Road, Oregon City

Subject: Comprehensive Plan Amendments and Zone Change for Park Place area

File No.: PZ93-03

Applicant: City of Oregon City

Owner of Property: various

Proposal: Change Comprehensive Plan and Zoning boundaries of residential and commercial designations in Park Place, as part of a study of this area by neighborhood committees and City staff. Recommended changes to industrial properties will be scheduled for hearings at a later time.

Description: For properties to the north and south of Holcomb Boulevard, east of Highway 213 and south of the Clackamas River.

Legal Description: Maps 2-2E-20, 2-2E-21, 2-2E-27, 2-2E-28, and 2-2E-29

Zoning: "R-10" and "R-8" Single-Family Dwelling District, "RD-4" Two-Family Dwelling District, "LO" Limited Office, "NC" Neighborhood Commercial,

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

Criteria: Set forth in Title 17 of the City Code. The background 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.

Publish Date: September 23, 1993.

