

**ORDINANCE NO. 96-1015**

**AN ORDINANCE AMENDING CHAPTER 17.06.030, OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE OF 1991, BY CHANGING . CERTAIN DISTRICTS**

**OREGON CITY ORDAINS AS FOLLOWS:**


WHEREAS, public necessity and the general welfare of Oregon City require changes to certain districts, which changes have been heard by the 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 following described property can suitably be utilized for uses incident to an "R-8" Single-Family Dwelling District, for which there is a need in this area, and that such zoning is compatible with the neighborhood development and the Comprehensive Plan of Oregon City, the findings and conclusions attached as Exhibit "A" and depicted in Exhibit "B", adopted as the findings of the Commission and the following described property to wit:

Tax Lot 1400, Assessor Map 3-1E-12A and Tax Lots 3600 and 5700, Map 3-1E-12AA, zoning designation is hereby changed from FU-10, Future Urban, 10-Acre Minimum to "R-8", Single-Family Dwelling District.

Read first time at a regular meeting of the City Commission held on the 21st day of August, 1996, and the foregoing ordinance was finally enacted by the City Commission this 21st day of August, 1996.

  
JEAN K. ELLIOTT, City Recorder

ATTESTED this 21st day of August, 1996.

  
DANIEL W. FOWLER, Mayor

Ordinance No. 96-1015

Effective Date: September 20, 1996

**TABLE A**

**City Land Use Classifications**

**Residential**

**City Zone**

**Low Density Residential**

**"R-10", "R-8". "R-6"**

Lands designated Low Density Residential may receive a designation consistent with Table A. The Hearings Body shall review the proposed zoning designation and consider the following factors:

- Any applicable Comprehensive Plan Goals and Policies of the Dual Interest Area Agreement.
- Lotting patterns in the immediate surrounding area.
- Character of the surrounding area. If the land is constrained by steep slopes or other natural features (wetlands, vegetation, etc.) - "R-10" shall be designated.

Growth and Urbanization Policy No. 5 6 and of the Oregon City Comprehensive Plan States:

5. "Urban development proposals on land annexed to the City from Clackamas County shall be consistent with the land use classification and zoning approved in the City's Comprehensive Plan. Lands that have been annexed shall be reviewed and approved by the City as outlined in this section".
6. "The rezoning of land annexed to the City from Clackamas County shall be processed under the regulations, notification requirements, and hearing procedures used for all zone change requests, except in those cases where only a single City zoning designation corresponds to the Comprehensive Plan designation and thus the rezoning does not require the exercise of legal or policy judgment on the part of the decision-maker. The proposal shall address the following:
  - (1) Consistent and supportive of the Comprehensive Plan Goals and Policies;
  - (2) Compatible with the general land use pattern in the area established by the Comprehensive Plan.

Quasi-judicial hearing requirements shall apply to all annexation and rezoning applications".

**BASIC FACTS:**

1. The property currently contains three (3) single-family dwellings and contains a total of 9.27 acres. The property is shown on the Assessor's Map as Tas Lots 1400, 3600 and 5700. (The numbers are not the same as on the front page)
2. The property is currently zoned "FU-10", Future Urban 10-acre minimum. The Comprehensive Plan designation is LR, Low Density Residential.
3. The surrounding land uses are all residential, both inside and outside the City limits.
4. The property was annexed in May, 1966, and was initiated by the property owners to facilitate the extension of public facilities.
5. Transmittals were sent to various City departments and agencies. The comments are as follows:

|                                |              |
|--------------------------------|--------------|
| Building Official              | No conflicts |
| City Engineer                  | No conflicts |
| Fire Department                | No conflicts |
| Public Works                   | No conflicts |
| School Dist. 62                | No conflicts |
| Community Development Director | No conflicts |

**ANALYSIS AND FINDINGS:**

1. Regarding Criterion 1 - The annexation is consistent and supportive of the Comprehensive Plan policy as listed below:

Growth and Urbanization -

"Provide land use opportunities within the City and Urban Growth Boundary to accommodate the projected population to the year 2000.

2. Regarding Criterion 2 - The general land use pattern, as identified on the Comprehensive Plan Map, is Low Density Residential. The development pattern in the area is mixed:

Single-Family development ("FU-10") on large lots with septic tanks outside the Urban Growth Boundary; and

Adjacent "R-10" and "R-8" lots.

3. Regarding Criterion 3 - The Dual Interest Area Agreement (UGMA) specifies that the City shall be the primary provider of urban services and facilities within the Urban Growth Boundary. This agreement also specifies that the City has the primary responsibility for the plan designation, i.e., the Urban Growth Boundary after annexation.

The owners of Tax Lot 3600 (11863 Partlow Road) wish to connect to public facilities. The owners of Tax Lot 5700 (118409 Partlow Road) are interested in partitioning the lot. The owners of Tax Lot 1400 (11810 Partlow Road) are interested in the future development of the property.

4. Regarding Criterion 4: The lotting pattern in the area is primarily small lots in the City and lots within the County area that are larger.

The tax lots on the South side of Partlow Road are interested in the division of their properties (.81 and 7.93 acres, respectively). A rezone to "R-10" would be appropriate for Tax Lot 5700. A rezone to "R-8", or "R-10" for Tax Lot 1400 would be appropriate. The zoning for Tax Lot 3600 is recommended for "R-10".

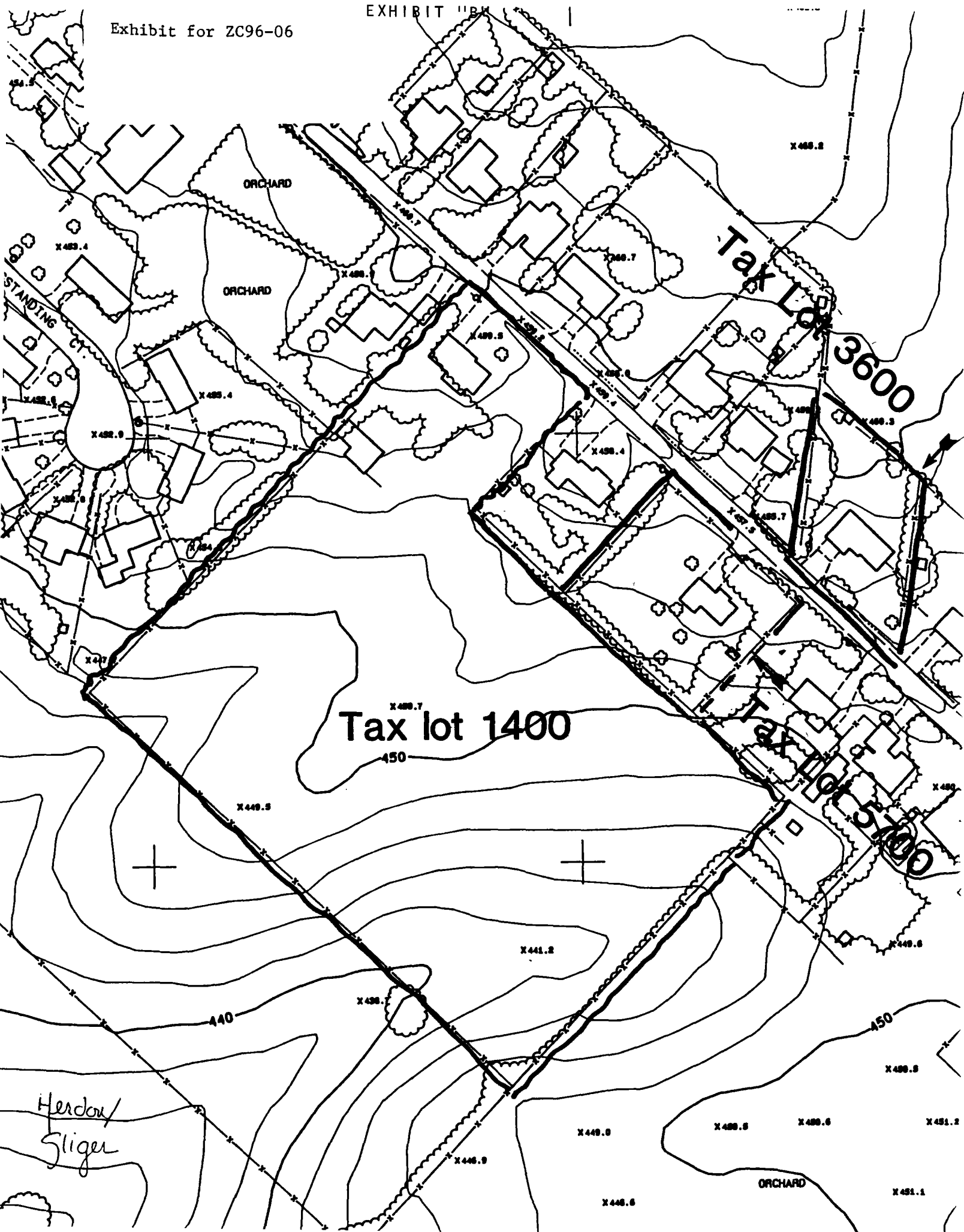
Review of a topography map generally indicated that Tax Lot 3600 would be consistent, with the existing lots along the North side of Partlow Road, at an "R-10" Density. Tax Lot 5700, on the South side of Partlow Road, does appear to have the potential to create one (1) additional lot. These two tax lots are infill lots with large existing homes on the lots. Tax Lot 1400 is subdividable.

#### CONCLUSION AND RECOMMENDATION:

The recommendation of the Planning Commission is that the property identified as Tax Lots 3600 and 5700, Map 3-1E-12AA be rezoned to "R-8", Single-Family Dwelling District; and that Tax Lot 1400, Map 3-1E-12A be rezoned to "R-8", Single-Family Dwelling District.

Action by the Planning Commission on this proposal is a recommendation that is forwarded to the City Commission for a second hearing and final action.

EXHIBIT 11B



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION.  
800 NE OREGON ST #16 (STE 540), PORTLAND OR 97232-TEL: 731-4093

**FINAL ORDER**

**RE: BOUNDARY CHANGE PROPOSAL NO: 3583 - Annexation of territory to the City of Oregon City.**

Proceedings on Proposal No. 3583 commenced upon receipt by the Boundary Commission of a resolution and property owner/registered voter consents from the City on March 29, 1996, requesting that certain property be annexed to the City. The resolution and consents meet the requirements for initiating a proposal set forth in ORS 199.490, particularly Section (2)(a)(B).

Upon receipt of the petition the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on May 2, 1996. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

The Commission reviewed this proposal in light of the following statutory guidance:

**"199.410 Policy. (1) The Legislative Assembly finds that:**

**"(a) A fragmented approach has developed to public services provided by local government. Fragmentation results in duplications in services, unequal tax bases and resistance to cooperation and is a barrier to planning implementation. Such an approach has limited the orderly development and growth of Oregon's urban areas to the detriment of the citizens of this state.**

**"(b) The programs and growth of each unit of local government affect not only that particular unit but also activities and programs of a variety of other units within each urban area.**

**"(c) As local programs become increasingly intergovernmental, the state has a responsibility to insure orderly determination and adjustment of local government boundaries to best meet the needs of the people.**

**"(d) Local comprehensive plans define local land uses but may not specify which units of local government are to provide public services when those services are required.**

**"(e) Urban population densities and intensive development require a broad spectrum and high level of community services and controls. When areas become urbanized and require the full range of community services, priorities are required regarding the type and levels of services that the residents need and desire. Community service priorities need to be established by weighing the total service needs against the total financial resources available for securing services. Those service priorities are required to reflect local circumstances, conditions and limited financial resources. A single governmental agency, rather than several governmental agencies is**

in most cases better able to assess the financial resources and therefore is the best mechanism for establishing community service priorities.

"(2) It is the intent of the Legislative Assembly that each boundary commission establish policies and exercise its powers under this chapter in order to create a governmental structure that promotes efficiency and economy in providing the widest range of necessary services in a manner that encourages and provides planned, well-ordered and efficient development patterns.

"(3) The purposes of ORS 199.410 to 199.534 are to:

"(a) Provide a method for guiding the creation and growth of cities and special service districts in Oregon in order to prevent illogical extensions of local government boundaries and to encourage the reorganization of overlapping governmental agencies;

"(b) Assure adequate quality and quantity of public services and the financial integrity of each unit of local government;

"(c) Provide an impartial forum for the resolution of local government jurisdictional questions;

" (d) Provide that boundary determinations are consistent with acknowledged local comprehensive plans and are in conformance with state-wide planning goals. In making boundary determinations the commission shall first consider the acknowledged comprehensive plan for consistency of its action. Only when the acknowledged local comprehensive plan provides inadequate policy direction shall the commission consider the statewide planning goals. The commission shall consider the timing, phasing and availability of services in making a boundary determination; and

"(e) Reduce the fragmented approach to service delivery by encouraging single agency service delivery over service delivery by several agencies.

**"199.462 Standards for review of changes; territory which may not be included in certain changes.** (1) In order to carry out the purposes described by ORS 199.410 when reviewing a petition for a boundary change or application under ORS 199.464, a boundary commission shall consider local comprehensive planning for the area, economic, demographic and sociological trends and projections pertinent to the proposal, past and prospective physical development of land that would directly or indirectly be affected by the proposed boundary change or application under ORS 199.464 and the goals adopted under ORS 197.225."

"(2) Subject to any provision to the contrary in the principal Act of the affected district or city and subject to the process of transfer of territory:

"(a) Territory within a city may not be included within or annexed to a district without the consent of the city council;'

"(b) Territory within a city may not be included within or annexed to another city; and

"(c) Territory within a district may not be included within or annexed to another district subject to the same principal Act."

The Commission also considered its policies adopted under Administrative Procedures Act (specifically 193-05-000 to 193-05-015), historical trends of boundary commission operations and decisions and past direct and indirect instructions of the State Legislature in arriving at its decision.

### FINDINGS

(See Findings in Exhibit "A" attached hereto).

### REASONS FOR DECISION

(See Reasons for Decision in Exhibit "A" attached hereto.)

### ORDER

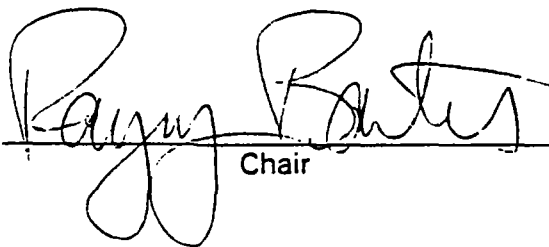
On the basis of the Findings and Reasons for Decision listed in Exhibit "A", the Boundary Commission approved Boundary Change Proposal No. 3583 on May 2, 1996.

NOW THEREFORE IT IS ORDERED THAT the territory described in Exhibit "B" and depicted on the attached map, be annexed to the City of Oregon City as of May 22, 1996 per ORS 199.519\*.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: MAY 2, 1996

BY:

  
Chair

ATTEST:



- \* This proposal would ordinarily be effective immediately but ORS 199.519 states that boundary changes cannot take effect within 90 days prior to a Primary Election and must be made effective the day after the election.



## FINDINGS

Based on the study and the public hearing the Commission found:

1. The territory to be annexed contains 9.27 acres, 3 single family residences, an estimated population of 8 and is evaluated at \$428,940.
2. The property owner of tax lot 1400 wants to annex to obtain City services to facilitate subdivision of the lot. The owners of Tax Lots 3600 and 5700 want to connect to the sanitary sewer system. The owner of Tax Lot 5700 proposes to partition the lot.
3. The Boundary Commission has three adopted policies. The first of these policies states that the Commission generally sees cities as the primary providers of urban services. Recognizing that growth of cities may cause financial problems for the districts, the Commission states in the second policy that the Commission will help find solutions to the problems. The third policy states that the Commission may approve illogical boundaries in the short term if these lead to logical service arrangements in the long term.

A primary purpose of the Boundary Commission is to assure that there are adequate facilities available to support the land uses provided for in local comprehensive plans. The Commission generally uses the planned-for land uses, not the particular property owner's specific proposal as its test for determining whether the services are available in an adequate quantity and quality. Quantity refers to both the amount of a particular service and the range of services to be provided. For urban areas at least adequate water, sanitary sewer, storm sewer, and transportation facilities are generally required before annexation to a city is approved.

4. The site slopes gently to the southwest. In general the surrounding area is City low density residential land use. The territory to the west is vacant land.
5. The territory is within the regional Urban Growth Boundary and the boundary of Metro.
6. The territory is designated Future Urbanizable on the County's Northwest Urban Land map (Map IV-1) and LR (low density residential) on the County's Oregon City Area Land Use Plan (Map IV-5). Lands located outside of areas having sanitary sewer service available are designated Future Urbanizable. These are substantially underdeveloped areas that are to be retained in their current use to insure future availability for urban needs. The County plan contains policies that apply when converting future urban land to immediate urban which occurs when territory is annexed to an entity capable of providing sanitary sewer service:

5.0 Convert land from Future Urbanizable to Immediate Urban when land is annexed to either a city or special district capable of providing public sewer. Zoning will be applied, compatible with the Plan when land becomes immediate urban.

6.0 Use the following guidelines for annexations having the effect of converting Future Urbanizable to Immediate Urban land:

- a. Capital improvement programs, sewer and water master plans, and regional public facility plans should be reviewed to insure that orderly, economic provision of public facilities and services can be provided.
- b. Sufficient vacant Immediate Urban land should be permitted to insure choices in the market place.
- c. Sufficient infilling of Immediate Urban areas should be shown to demonstrate the need for conversion of Future Urbanizable areas.
- d. Policies adopted in this Plan for Urban Growth Management Areas and provisions in signed Urban Growth Management Agreements should be met . .

\* \* \*

#### 8.0 Future Urbanizable Policies

- 8.1 Plan Future Urbanizable areas for eventual urban uses but control premature development (before services are available) by application of a future urbanizable zone of ten (10) acre minimum lot size within the Metro's Urban Growth Boundary (UGB). Rural zones of 5 acres minimum lot size or larger or agricultural or forest zoning may be used for future urbanizable areas outside the Metro UGB.
- 8.2 Prohibit residential subdivisions, as defined in the subdivision and Partitioning Ordinance, until the land qualifies as Immediate Urban.
- 8.3 Review partition requests to insure that the location of proposed easements and road dedications, structures, wells, and septic drainfields are consistent with the orderly future development of the property at urban densities.

\* \* \*

The County's Comprehensive Plan contains the following pertinent policies in the Public Facilities and Services element:

#### Sanitary Sewage Disposal

\* \* \*

- 6.0 Require sanitary sewerage service agencies to coordinate extension of sanitary services with other key facilities, i.e., water, transportation, and storm drainage systems, which are necessary to serve additional lands.
- 7.0 Require the timely and orderly provision of sanitary sewers in all Immediate Urban areas except those identified as Floodplain and other hazard areas.
- 8.0 Prohibit subsurface disposal systems within Urban Growth Boundaries except for:

- a. A lot of record outside of a sewerage service district, legally recorded prior to January 31, 1980.
- b. Parcels of ten acres or larger in Future Urbanizable areas inside the Metro Urban Growth Boundary (UGB). . .

\* \* \*

Water

\* \* \*

- 13.0 In urban areas, require water purveyors to coordinate the extension of water services with other key facilities, i.e., transportation, sanitary sewers and storm drainage facilities, which are necessary to serve additional lands.
- 14.0 Encourage development in urban areas where adequate urban water facilities already exist.

The County has zoned the site as FU-10, future urban, 10 acre minimum lot size. Clackamas County uses the FU-10 zoning as a holding zone to prevent the creation of small parcels in areas within the urban growth boundaries of cities.

- 7. Under the statewide goals cities are required to have agreements with counties to ensure the actions of each are coordinated with the other. Under the agreement, Oregon City prepared a land use plan for its entire urban area which was adopted by Clackamas County. The following are pertinent provisions from the Oregon City agreement with Clackamas County.

- 3. Development Proposals in Unincorporated Area

- A. COUNTY's zoning shall apply to all unincorporated lands within the UGMB. COUNTY shall zone all unincorporated lands within the UGMB as Future Urbanizable (FU-10) . . . Subject to the terms of this Agreement, COUNTY shall retain responsibility and authority for all implementing regulations and land use actions on all unincorporated lands within the UGMB.

\* \* \*

- 5. City Annexations

- A. CITY may undertake annexations in the manner provided for by law within the UGMB. CITY annexation proposals shall include adjacent road right-of-way to properties proposed for annexation. COUNTY shall not oppose such annexations.
  - B. Upon annexation, CITY shall assume jurisdiction of COUNTY roads and local access roads that are within the area annexed. As a condition of jurisdiction transfer for roads not built to CITY street standards on the date of the final decision on the annexation, COUNTY agrees to pay to CITY a sum of money

equal to the cost of a two-inch asphaltic concrete overlay over the width of the then-existing pavement; however, if the width of pavement is less than 20 feet, the sum shall be calculated for an overlay 20 feet wide. The cost of asphaltic concrete overlay to be used in the calculation shall be the average of the most current asphaltic concrete overlay projects performed by each of CITY and COUNTY. Arterial roads will be considered for transfer on a case-by-case basis. Terms of transfer for arterial roads will be negotiated and agreed to by both jurisdictions.

C. Public sewer and water shall be provided to lands within the UGMB in the manner provided in the public facility plan. . . .

8. Oregon City prepared its Comprehensive Plan for its entire urban growth area. The County adopted compatible designations in the County's Comprehensive Plan. The City/County urban planning area agreement specifies that the County's acknowledged Comprehensive Plan and implementing regulations shall apply until annexation and subsequent plan amendments are adopted by the City. Oregon City has three zones that may be applied to the County's LR Land Use classification, these are R-10, R-8 and R-6. The surrounding area is mostly R-8.
9. The residences on Partlow Road can be served from a sanitary sewer line that comes from Central Point Road and up Partlow Road to a point that is approximately 100 feet southwest of the properties fronting on Partlow. This line can be extended on up Partlow Road.

Oregon City has an adopted sewer master plan, an element of the City Comprehensive Plan. The sewer master plan shows the territory to be annexed as located within a sub-basin labeled "A". Basin "A" is proposed to be served by a new pump station at the bottom of the basin at the urban growth boundary. From here sewage is pumped up the hill along South End Road and then runs by gravity down the hill in an existing line in South End Road and Barker Ave. to an interceptor sewer in McLoughlin Blvd. and on to the sewage treatment plant. Most of this system is in place but substantial portions need replacement.

There is an existing pump station serving a 6-inch force main running from McLoughlin Elementary School north in South End Rd. This force main connects to a 6-inch force main in LaFayette Ave. and another pump station (station #2) in LaFayette. That force main in turn connects to the City's existing gravity sewer in South End Rd. which runs north to the sewage treatment plant. The existing South End gravity main is 8-inches at the upper end and then becomes a 10- inch main.

The 6-inch force main running from McLoughlin Elementary School needs to be upgraded to a 10-inch main in order to accommodate the flows from basin "A". In addition, pump station #2 is at capacity so the long term plan is to connect the force main running from McLoughlin Elementary School directly into the South End gravity main, bypassing the LaFayette force main. In addition, the existing 8-inch and 10-inch South End gravity main needs eventually to be upgraded to a 15-inch main to accommodate the flows from basin "A" as well as other development in the areas served by this main.

The City master sewer plan proposes to upgrade the gravity portion of the main in 2 phases. The first phase is to upgrade the 8-inch segment. The estimated cost (In 1989 when the Sewer Master Plan was prepared), of that project is \$308,900. The second phase is to upgrade the 10-inch segment. The estimated cost of that project is \$180,200. When needed, these two projects are planned to be financed by the City out of its sewer fund which receives money from sewer connection charges.

The pump station to serve basin A, is planned in the Master Plan to be located southwest of the area to be annexed. The area to be annexed would flow by gravity lines into the pump. The cost of installing the pump, building the new force main and replacing the existing force main system and connecting into the South End gravity main is \$529,700 (again in 1989 dollars).

A number of property owners between McLoughlin School and Glacier court have petitioned the City to form Local Improvement Districts to provide sanitary sewer service. A group of developers are currently planning to provide the "A" basin pump station, force main and 8-inch South End Road collector. The developer of the large tax lot requesting this annexation is one of these developers.

As an alternative, the sewage from the proposed subdivision could flow into the developed area to the south, the Hazel Grove subdivision. The Hazel Grove subdivision is in a different drainage basin. If the proposed subdivision were to be served temporarily by this alternative the developer would be required to assure that the subdivision is eventually hooked up to the A basin sewer when it is built and to participate in the financing of that sewer system.

The City's Sanitary Master Plan requires that a medium to large size pump station be installed further south and west of the areas currently being developed. The existing developments, unfortunately, are located in the upper areas of the basin. Thus the City is allowing the installation of temporary pump stations to allow development. These stations will be removed when the Master Plan station is installed.

The Sanitary Sewer Master Plan identifies the existing South End gravity line as being potentially undersized for the ultimate build-out of the South End Road area. It should be noted that this area is not now close to build-out conditions. The City is including evaluation and upgrading of the existing line as a subtask in the design of the LID installation. The line was originally installed by the School District to provide service to King School. The line has been extended south to a point south of the Glacier Court intersection with South End Road. The Master Plan did not look at the line with sufficient detail to determine the exact areas that may be of concern.

The Tri-City Service District Willamette Interceptor line, which provides the transport between the City lines and the Treatment Plant was designed to have the capacity to provide service to the Canemah Bluffs area. After the lines were installed the Canemah Bluffs area was withdrawn from the UGB in favor of the Country Village area which is located on a different interceptor line.

Therefore, it appears that there is a concern about ultimate capacity with the City lines, but that Oregon City does have adequate capacity for the current and proposed use. It also appears that the Tri-City lines have adequate capacity for ultimate build out conditions.

Oregon City is within the Tri-City Service District. Upon annexation to the City the territory will be automatically annexed to the District by operation of ORS 199.510(2)(c). The boundary of the Service District is the boundary of the cities of Oregon City, Gladstone and West Linn. Each city owns and maintains its own local sewage collector system, and the District owns and maintains the sewage treatment plant and the interceptor system.

The Tri-City Service District plant is located along Interstate 205 in Oregon City just east of the junction of the Willamette and the Clackamas Rivers. The District expanded its treatment plant in 1986. The plant has an average flow capacity of 10.6 million gallons per day (mgd) and a design peak flow capacity of 50 mgd. The Tri-City plant has had measured flows of 50 mgd. At this flow, the collection system was backed up. However, no flows were diverted to the Willamette River. The available average capacity is 4.4 mgd. The plant was designed to serve a population of 66,500 in the year 2001.

Oregon City charges its customers \$22.60 per month to use the sewerage facilities. The City has a systems development charge of \$1,425 per equivalent dwelling unit. Of this amount Oregon City retains \$400, transmits \$1000 to the Tri-City Service District and \$25 is for inspection fees.

10. The property to be annexed is within the boundary of the Clackamas River Water District which has a water line in Partlow Road. The existing residences are served by the District. The Oregon City system is supplying the water to Clackamas River Water District at each end of Partlow Road. This line is subject to an intergovernmental agreement between the City and the District.

The proposed subdivision will be required to extend its water system off of the Oregon City 12-inch water line along South End Road.

Oregon City and the Clackamas River Water District have agreements for the transition of water systems from the District to the City as the city expands to its urban growth boundary. They agreed to jointly use certain of the district's mains and they jointly financed some new mains crossing through unincorporated areas. Under the agreement new connections of City territory are City customers and the water lines will transfer to the City when the City has annexed 75% of the frontage on both sides of specified water lines. Under the agreements, Oregon City can withdraw territory from the District when the City provides direct water service to an area.

Oregon City, with West Linn, owns the water intake and treatment plant which the two cities operate through a joint intergovernmental entity known as the South Fork Water Board (SFWB). The ownership of the Board is presently divided with Oregon City having 54 percent and West Linn 46 percent ownership of the facilities.

The water supply for the South Fork Water Board is obtained from the Clackamas River through an intake directly north of the community of Park Place. Raw water is pumped from the intake up to a water treatment plant located within the Park Place neighborhood. The treated water then flows south through a pipeline and is pumped to a reservoir in Oregon City for distribution to both Oregon City and West Linn. The SFWB also supplies surplus water to the Clairmont portion of the Clackamas River Water District.

Both the river intake facility and the treatment plant have a capacity of 20 million gallons per day (MGD). There is an intertie with Lake Oswego's water system that allows up to 5 mgd to be transferred between Lake Oswego and SFWB (from either system to the other).

After leaving the treatment plant water is pumped to Oregon City's 10 million gallon reservoir (located near Mountain View Street). The Mountain View Street reservoir complex is the hub of the City's four pressure zones. The capacity of the Division Street Pump Station and the transmission pipeline to the terminal reservoir is 16 million gallons per day.

The present combined service population for the South Fork Water Board, which is the total of the populations of Oregon City, West Linn and the old Clairmont Water District, (now part of Clackamas River Water District) is approximately 40,000 persons. Maximum daily flows in 1988 approached 16 million gallons per day. These water demands are within the capacity of the South Fork Water Board system up to the Division Street Pump Station. On these peak demand days, the Division Street Pump Station and transmission pipeline is at capacity.

Oregon City charges City water customers \$9.75 per month plus \$1.63 per 100 cubic feet of water. There is an \$800 systems development charge for Oregon City's distribution system, a \$345 systems development charge for the South Fork Water Board system, and a \$550 installation fee charged for new water connections, for a total of \$1693. The former Clairmont Water District is expected to eventually be served by the Clackamas River Water District's water supply. When this change occurs, it will make the supply available for Oregon City and West Linn adequate for a longer time.

11. The properties front on Partlow Road, which is a connector between South End Road and Central Point Road.
12. The territory is within the upper reaches of the South End storm drainage basin. The City has completed a basin study of this area within the last year to determine drainage needs. These properties, being near the head of the drainage basin, should be free of any currently unknown drainage problems. There are no drainage improvements required to maintain the existing usage.
13. The Clackamas County Sheriff has about 90 sworn personnel providing local law enforcement (non-corrections) services. These personnel serve the 170,379 unincorporated population as well as two Clackamas County cities that do not have police departments (Barlow and Rivergrove). Estacada and Wilsonville purchase police services from the Clackamas County Sheriff on contract. The total population served in the unincorporated

area plus Barlow and Rivergrove is about 170,809. The ratio of sworn officers per thousand population is .53.

The serial levy financing the Sheriff's services is a "split rate" levy. The County levies for fiscal year 1995-96 were \$1.29 against unincorporated lands and \$1.04 against incorporated lands. The purpose of the split rate is to tax incorporated properties only for the base level of police services provided uniformly to all county residents, recognizing that city residents paying for city police do not utilize the Sheriff's department services equally with unincorporated residents. The voters approved another three year levy for the Sheriff's office to extend this level of service for three more years beginning in July, 1996.

The area to be annexed lies within the newly created Clackamas County Service District for Enhanced Law Enforcement. In accordance with ORS 199.510(2)(b) the territory will be automatically withdrawn from that District upon annexation to the City.

Upon annexation the Oregon City Police Department will serve the territory. Oregon City fields 1.3 officers per 1000 population. The City is divided into three patrol districts with a 4-minute emergency response and a 20 minute non-emergency response time. Because the only access is from within the City, it is quite likely that the City would be the first responder to any current request for service.

14. Upon annexation the territory will be automatically withdrawn from Clackamas County RFPD #1. The City Fire Department will assume responsibility for fire protection.

First response emergency services to the area, both incorporated and unincorporated, are currently delivered from the City's Community College Station.

15. There is a need for a park in the area of McLoughlan School identified within the Park Master Plan. The annexation of tax lots 3600 and 5700 will have no effect on this need as they held existing residences at the time of the compilation of the Master Plan and thus were accounted for in the development of that plan. Tax lot 1400 is not directly affected by the location of future park space. The City and the School District are evaluating the use of a portion of the school property as a park to partially fulfill the identified need. There is additional space next to the school that the city is attempting to acquire to add to the school site.
16. Planning, building inspection, permits, and other municipal services will be available to the territory upon annexation.



### **REASONS FOR DECISION**

Based on the Findings, the Commission determined:

1. The proposal is consistent with City, County, and Regional planning for the area.
2. The City can provide an adequate quantity and quality of public services to the area.
3. The proposal is consistent with the Boundary Commission Policy On Incorporated Status (OAR 193-05-005) and the Policy On Long Term/Long Range Governmental Structure (OAR 193-05-015).

**LEGAL DESCRIPTION**

**ANNEXATION TO**

City of Oregon City

A tract of land being situated in the Mc Carver Donation Land Claim No. 41, in Section 12, Township 3 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, being more particularly described as follows:

**BEGINNING** at the most Northerly corner of Lot 100 of "Hazel Grove 3" subdivision, a duly recorded subdivision (Surveyors No. 3212), said point being the **TRUE POINT OF BEGINNING**; **THENCE** South 44°01'26" West, along the Northwestern line of said subdivision, a distance of 363.8 feet, to the most southerly corner of that certain tract conveyed to Gregory Kraljev by recorder's fee number 94-056193, Clackamas County Deed Records; **THENCE** North 47°45' West, along the Southwesterly line of said Kraljev tract, a distance of 676 feet, more or less, to the most westerly corner of said Kraljev tract, said corner being also the most southerly corner of lot 5 of "Long Standing Acres" subdivision, a duly recorded subdivision (Surveyors No. 1730); **THENCE** North 42°15' East, along the Northwestern line of said Kraljev tract, a distance of 644 feet, more or less, to the most Northerly corner of said Kraljev tract, said corner being also on the Southwesterly right of way line of Partlow Road (40' right of way); **THENCE** South 47°45' East, along the said right of way line, a distance of 176 feet, to the most Easterly corner of said Kraljev tract, said corner being also the most northerly corner of that certain tract conveyed to George and Angeline Stetzel in Book 470, Page 257, Deed Records, Clackamas County Deed Records; **THENCE** South 42°15' West, along the Northwestern line of said Stetzel tract, a distance of 180 feet, to the most westerly corner of said Stetzel tract; **THENCE** South 47°45' East, along the Southwesterly line of said Stetzel tract, a distance of 150 feet, to the most westerly corner of that certain tract conveyed to Clyde and Marian Street in Book 453, Page 228, Clackamas County Deed Records; **THENCE** North 42°15' East, along the Northwestern line of said Street tract, a distance of 180 feet to the most Northerly corner of said Street tract, said corner being also on the Southwesterly right of way line of Partlow Road (40' right of way); **THENCE** Continuing North 42°15' East, across said Partlow Road right of way, a distance of 40' to the Northeasterly line of said Partlow Road, said point being also the most westerly corner of that certain tract conveyed to Edward and Eola Ellyes in Book 506, Page 189, Clackamas County Deed Records; **THENCE** South 47°45' East, along the said Northeasterly right of way line, a distance of 160 feet, more or less, to the Northwest line of that certain tract of land conveyed to Gregory and Sharon Cunningham by recorder's fee number 91-54279; **THENCE** North 07°48'34" East, along the Westerly line of said Cunningham tract, a distance of 186.75 feet, to the most Westerly corner of lot 27 of "Oregon City Maywood Park" subdivision, a duly recorded subdivision, (Surveyor's No. 3060); **THENCE** South 46°31'09" East, along the Southwesterly line of said subdivision, a distance of 159.97 feet, to the most Easterly corner of said Cunningham tract; **THENCE** South 08°28'12" West, along the Southeasterly line of said Cunningham tract, a distance of 192.16 feet, to the said Northeasterly right of way line; **THENCE** North 47°45' West, along the said Northeasterly right of way line, a distance of 120.08 feet, to a point;

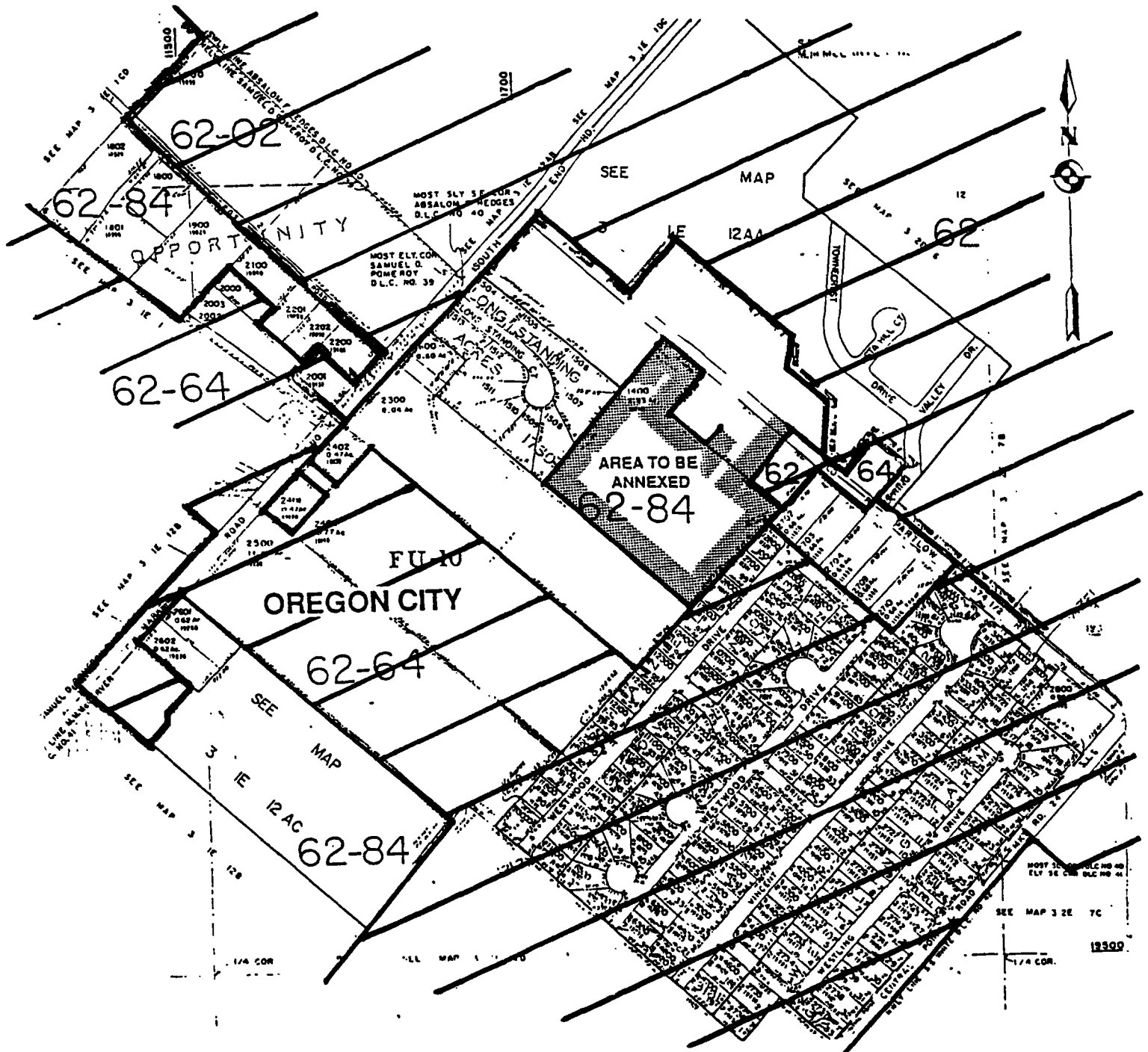
**THENCE** South 42°15' West, across Partlow Road, a distance of 40 feet, to the most easterly corner of said Street tract; **THENCE** continuing South 42°15' West, along the Southeasterly line of said Street tract, 180 feet, to the most southerly corner thereof, said corner being also the most westerly corner of that certain tract conveyed to Leslie H. McMillan, et ux., as recorded in Records Fee No. 70-11168, Clackamas County Deed Records; **THENCE** South 47°45' East along the Southwesterly line of said McMillan tract, a distance of 150 feet, more or less, to the most Southerly corner thereof, said corner being also on the Northwesterly line of that certain tract conveyed to Steven and Beth Pierson, as recorded in Records Fee No. 91-13555, Clackamas County Deed Records; **THENCE** South 42°15' West, along the Northwesterly line of said Pierson tract, a distance of 70 feet to **THE POINT OF BEGINNING**.

# PROPOSAL NO. 3583

NE1/4 SECTION 12 T3S R1E W.M.  
Clackamas County

3 1E 12AA

Scale: 1" = 500'



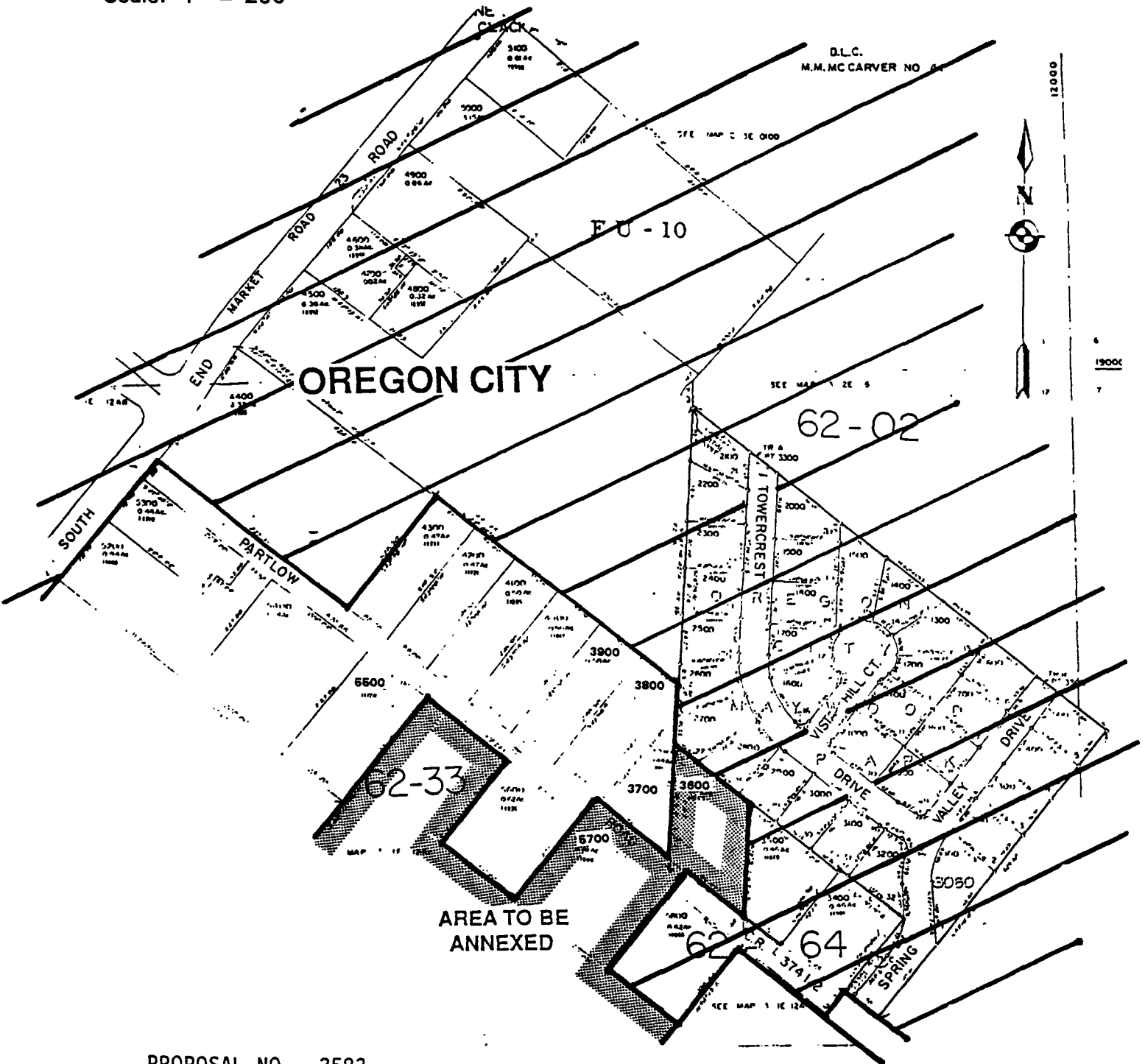
PROPOSAL NO. 3583  
CITY OF OREGON CITY  
ANNEXATION  
FIGURE 2a

# PROPOSAL NO. 3583

NE1/4 NE1/4 SECTION 12 T3S R1E W.M.  
Clackamas County

3 1E 12AA

Scale: 1" = 250'



PROPOSAL NO. 3583  
CITY OF OREGON CITY  
ANNEXATION  
FIGURE 2b



# CITY OF OREGON CITY

INCORPORATED 1844

## COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

August 21, 1996

1 of 1

Page

Subject: Zone Change for Annexed Property  
North and South Side of Partlow Road between  
South End Road and Central Point Road - Public Hearing

Report No. 96-91

If Approved, Proposed Ordinance No. 96-1015, An  
Ordinance Amending Chapter 17.06.030, Official Zoning Map  
of the City of Oregon City Municipal Code, 1991, by  
Changing Certain Districts

The Portland Metropolitan Boundary Commission approved the annexation of 9.27 acres of land located on the North and South of Partlow Road between South End Road and Central Point Road. The annexation was requested by the property owners to allow for the future extension of public facilities.

On July 23, 1996, the Planning Commission held a public hearing on File No. ZC96-06, to change the zoning designation from "FU-10", Future Urban, 10 acre minimum to City zoning. The proposed zoning designation for the property is based on the Comprehensive Plan Classification of LR, Low Density Residential. The three (3) City zones are "R-10", "R-8", and "R-6", Single-Family Dwelling District.

It was recommended, by the Planning Commission, that the property be rezoned "R-8", Single-Family Dwelling District. Attached for Commission review are the following documents.

1. Planning Commission minutes from July 23, 1996;
2. Findings of the Planning Commission;
3. Public Notice and map of the property;
4. Proposed Ordinance No. 96-1015.

It is recommended that the Commission approve the recommendation of the Planning Commission. Notice of proposed Ordinance No. 96-1015 has been posted at City Hall, 320 Warner-Milne Road, the Pioneer Community Center, 615 Fifth Street, and at the Municipal Elevator, 300 Seventh Street, by direction of the City Recorder. It is recommended that the first and second readings be approved for final enactment to become effective September 20, 1996.

CHARLES LEESON  
City Manager

cc - Community Development Director  
- Planning Manager; - Principal Planner  
- Property owners (3)



# CITY OF OREGON CITY

Incorporated 1844

## FINDINGS OF THE

Planning Commission  
July 23, 1996

Community Development  
P.O. Box 351  
Oregon City, OR 97045-0021  
503-657-0891  
FAX: 503-657-7892

FILE NO.: ZC96-06

HEARING DATE: Tuesday, July 23, 1996  
7:00 p.m., City Hall  
320 Warner-Milne Road  
Oregon City, Oregon 97045

APPLICANT City of Oregon City  
PO Box 351  
Oregon City, Oregon 97045

PROPERTY OWNERS: Clyde & Marian Street  
11840 Partlow Road  
Oregon City, Oregon 97045

Judith & Gregory Kraljev  
11810 Partlow Road  
Oregon City, Oregon 97045

Greg & Sharon Cunningham  
11863 Partlow Road  
Oregon City, Oregon 97045

REQUEST: Convert Zoning from County "FU-10", Future Urban 10-acre minimum to "R-10", "R-8", "R-6", Single-Family Dwelling District

LOCATION: North and South sides of Partlow Road between South End and Central Point Roads  
Tax Lot 1400, Map 3-1E-12A, and Tax Lots 3600 and 5700, Map 3-1E-12AA

SITE ADDRESS: 11810, 11840 and 11863 Partlow Road

CRITERIA: The criteria for processing for zoning annexed areas as set forth in Section 17.06.050 of the Zoning Code.

2.

Roll call: Shirley, Aye; Hall, Aye; Rutherford, Aye; Johnson, Aye; Mattsson, Aye; Merrill, Aye; Bean, Aye.

The forgoing is a decision of the Planning Commission, appealable within ten (10) calendar days.

**File No. ZC96-07 - Zone Change for Annexed Property - City of Oregon City - 13941 S. Livesay Road.**

Commissioner Merrill knows a number of people who live on Livesay Road. Chairman Bean has driven past the place many times. The staff report was presented by McGriff. Chairman Bean highly recommended "R-10" zoning, as the property is too small. McGriff indicated she "went with the code". The property has major slope issues; however, the septic tank failure prompted the annexation.

It was moved by Hall, seconded by Shirley, to recommend "R-10" zoning.

Roll call: Hall, Aye; Rutherford, Aye; Johnson, Aye; Mattsson, Aye; Merrill, Aye; Shirley, Aye; Bean, Aye.

The foregoing is a recommendation to the City Commission, to be heard on August 21, 1996.

A break was called at 9:35 p.m. The meeting reconvened at 9:45 p.m.

 **File No. ZC96-06 - Zone Change for Annexed Property - City of Oregon City - 11810, 11840 and 11863 S. Partlow Road.**

The staff report was provided by McGriff. Commissioner Mattsson commented that the residences are currently on Partlow Road, indicating that dedication will be required if there is a widening of Partlow road to 60 feet. An option for a portion of the property was held by a church, however, that has expired. It was indicated that there are one-half (1/2) acre lots on Partlow Road, that raises many questions as to the size of the properties. One property owner wants the sewer; another is interested in selling for future development. If sewer is available within 300 feet, it is a requirement to hook up.

All Planning Commission members indicated site visits and familiarity with the site. It was stated no Waiver of Remonstrance is required during annexation or zone change. Commissioner Hall asked about drainage. The address of 11840 Partlow Road will need to acquire an easement across another property, to be served by the South End facility. Lot 5700



could get into the Partlow Road sewer. The public hearing was opened.

Paul Trehan, 19313 Rollins Street, Oregon City, submitted a map prepared by City staff showing existing zoning in the area. Tax Lot 1400 is an island surrounded by an island. An easement exists across the one piece of property, according to Trehan, through a contract with the contract purchasers.

Gary Moore, 1840 S. Partlow, is the contract purchaser of the Street property. He would like "R-8" zoning in order to split off one (1) lot. He wants Lot 5700 zoned "R-8" to allow more setbacks because he would like to get another 3 lots, or at least 2 lots by "R-8" zoning.

Kathy Hogan, 19721 S. Central Point Road, want "R-10" zoning for all properties to "blend in" better. Ms. Hogan asked about water problems. It was indicated this is not normally discussed during review of a zoning issue. Ms. Hogan wondered if "R-8" could be reversed to "R-10"; she highly recommends "R-10".

Andy Holthouse, 19341 Hazel Grove Drive, owns property adjacent to Tax Lot 1400; has concerns about the other 2 tax lots, but 1400 is his main concern which he would like to see zoned "R-10". His property overlooks Tax Lot 1400, therefore, he has a concern about drainage and how much infill will be brought in. He indicated Hazel Grove Drive is on infill, causing a 7 to 8 foot drop to Tax Lot 1400 at his back yard. Holthouse is concerned about natural drainage; will there be a creek behind his property during the rainy season. Of further concern are the large white oak trees and the wildlife that blends in, indicating he heard an owl the other night. He requested that the trees be protected and that the zoning be "R-10" for continuity and open space. He moved to his present address because "room to breathe" appealed to him.

McGriff stated the City is the applicant in this request; therefore, she is "privy" to rebuttal. When development is proposed, the suggestions mentioned this evening should be considered; the tree issue has been noted. McGriff wants to amend her staff recommendations, indicating that Mr. Moore probably will not be able to get 4 lots; maybe 3. McGriff has no objection to the lots being zoned at "R-8".

On discussion, Hall appreciate Holthouse's position; however, there is a predicament of making the best use of the available land. "R-8" is not a small lot; lot depth often becomes a trash pile; however, he has not answer to this predicament.

Commissioner Johnson stated that testimony reveals that only one lot should remain at "R-10". Her recommendation is that Lots 5700 and 1400 be zoned "R-8", and Lot 3600 be zoned "R-10". Commissioner Rutherford agreed, stating there is a need to maximize available lands. Hall wondered if it is possible to include a provision in the zoning that the lots abutting Hazel Grove be compatible to Hazel Grove. Lots could be slightly above the "R-8"

requirement according to Attorney Nelson. It was noted that this again has the indication of contract zoning. Minimum for "R-8" zoning is 8,000 square feet; however, lots could be larger. Nelson indicated that a suggested overlay zone to the zone, is something difficult to craft at this point in time.

It was moved by Johnson, seconded by Rutherford, to approve the request that Tax Lots 5700 and 1400 be zoned to "R-8" instead of "R-10", and that Tax Lot 3600 be zoned "R-10".

Roll call: Rutherford, Aye; Johnson, Aye; Mattsson, Aye; Merrill, Aye; Shirley, Aye; Hall, Aye; Bean, Aye.

The foregoing is a recommendation to the City Commission, to be considered at their August 21, 1996 meeting.

**File No. CU96-04 and VR96-04 - Conditional Use Permit and Variance - Request to construct a 100 foot monopole. Variance to reduce setbacks. Spencer Vale dba Interstate Mobile. Map 3-2E-20DC, South Pope Lane at 82nd Avenue.**

Commissioner Merrill stated she had visited the site. The staff report was presented by Espe. Correspondence that indicated concern with interference and seismic effects such a pole might have, was provided to each Planning Commissioner. Merrill noted this location is in a low spot. Johnson claims this is the location where the calls are dropped. Hall asked how the City can administer this current and wonders if it is important. Merrill responded that we are approving this use and if the use changes, they will need to come back to the Planning Commission. Espe explained his position, that technically things could change; if there are issues the request could be returned for review. Rutherford suggested a "hold harmless" agreement.

Commissioner Shirley commented on the variance criteria No. 6, believing that by varying the 110 foot fall-down ignores the intent of the ordinance. Mattsson agreed. Merrill is becoming upset with every request requiring a variance, suggesting either do something about the ordinance or do something about the cell towers.

Asking neighborhood property owners to take the risk seems unfair to those neighbors, according to Shirley. The public hearing was opened.

Spencer Vail, AT&T Wireless (Cellular One) stated page 11 of the submitted document talks about design of monopole, which is hollow, to sustain winds up to 80 miles per hour. The foundation will be engineered; the poles withstood hurricane Andrew; besides, they don't just fall down. Never would the entire 100 feet fall, the tower would break in the middle. The proposed poles are very safe, indicating highway poles do not fall down. Their towers are well engineered and are very substantial structures. It is important to AT&T Wireless that



# CITY OF OREGON CITY

Incorporated 1844

## FINDINGS OF THE

**Planning Commission**  
**July 23, 1996**

Community Development  
P.O. Box 351  
Oregon City, OR 97045-0021  
503-657-0891  
FAX: 503-657-7892

**FILE NO.:** ZC96-06

**HEARING DATE:** Tuesday, July 23, 1996  
7:00 p.m., City Hall  
320 Warner-Milne Road  
Oregon City, Oregon 97045

**APPLICANT** City of Oregon City  
PO Box 351  
Oregon City, Oregon 97045

**PROPERTY OWNERS:** Clyde & Marian Street  
11840 Partlow Road  
Oregon City, Oregon 97045

Judith & Gregory Kraljev  
11810 Partlow Road  
Oregon City, Oregon 97045

Greg & Sharon Cunningham  
11863 Partlow Road  
Oregon City, Oregon 97045

**REQUEST:** Convert Zoning from County "FU-10", Future Urban 10-acre minimum to "R-10", "R-8", "R-6", Single-Family Dwelling District

**LOCATION:** North and South sides of Partlow Road between South End and Central Point Roads  
Tax Lot 1400, Map 3-1E-12A, and Tax Lots 3600 and 5700, Map 3-1E-12AA

**SITE ADDRESS:** 11810, 11840 and 11863 Partlow Road

**CRITERIA:** The criteria for processing for zoning annexed areas as set forth in Section 17.06.050 of the Zoning Code.

**END OF THE OREGON TRAIL—BEGINNING OF OREGON HISTORY**

**TABLE A**

**City Land Use Classifications**

**Residential**

**City Zone**

**Low Density Residential**

**"R-10", "R-8". "R-6"**

Lands designated Low Density Residential may receive a designation consistent with Table A. The Hearings Body shall review the proposed zoning designation and consider the following factors:

- Any applicable Comprehensive Plan Goals and Policies of the Dual Interest Area Agreement.
- Lotting patterns in the immediate surrounding area.
- Character of the surrounding area. If the land is constrained by steep slopes or other natural features (wetlands, vegetation, etc.) - "R-10" shall be designated.

Growth and Urbanization Policy No. 5 6 and of the Oregon City Comprehensive Plan States:

5. "Urban development proposals on land annexed to the City from Clackamas County shall be consistent with the land use classification and zoning approved in the City's Comprehensive Plan. Lands that have been annexed shall be reviewed and approved by the City as outlined in this section".
6. "The rezoning of land annexed to the City from Clackamas County shall be processed under the regulations, notification requirements, and hearing procedures used for all zone change requests, except in those cases where only a single City zoning designation corresponds to the Comprehensive Plan designation and thus the rezoning does not require the exercise of legal or policy judgment on the part of the decision-maker. The proposal shall address the following:
  - (1) Consistent and supportive of the Comprehensive Plan Goals and Policies;
  - (2) Compatible with the general land use pattern in the area established by the Comprehensive Plan.

Quasi-judicial hearing requirements shall apply to all annexation and rezoning applications".

**BASIC FACTS:**

1. The property currently contains three (3) single-family dwellings and contains a total of 9.27 acres. The property is shown on the Assessor's Map as Tas Lots 1400, 3600 and 5700. (The numbers are not the same as on the front page)
2. The property is currently zoned "FU-10", Future Urban 10-acre minimum. The Comprehensive Plan designation is LR, Low Density Residential.
3. The surrounding land uses are all residential, both inside and outside the City limits.
4. The property was annexed in May, 1966, and was initiated by the property owners to facilitate the extension of public facilities.
5. Transmittals were sent to various City departments and agencies. The comments are as follows:

|                                |              |
|--------------------------------|--------------|
| Building Official              | No conflicts |
| City Engineer                  | No conflicts |
| Fire Department                | No conflicts |
| Public Works                   | No conflicts |
| School Dist. 62                | No conflicts |
| Community Development Director | No conflicts |

**ANALYSIS AND FINDINGS:**

1. Regarding Criterion 1 - The annexation is consistent and supportive of the Comprehensive Plan policy as listed below:

Growth and Urbanization -

"Provide land use opportunities within the City and Urban Growth Boundary to accommodate the projected population to the year 2000.

2. Regarding Criterion 2 - The general land use pattern, as identified on the Comprehensive Plan Map, is Low Density Residential. The development pattern in the area is mixed:

Single-Family development ("FU-10") on large lots with septic tanks outside the Urban Growth Boundary; and

Adjacent "R-10" and "R-8" lots.

3. Regarding Criterion 3 - The Dual Interest Area Agreement (UGMA) specifies that the City shall be the primary provider of urban services and facilities within the Urban Growth Boundary. This agreement also specifies that the City has the primary responsibility for the plan designation, i.e., the Urban Growth Boundary after annexation.

The owners of Tax Lot 3600 (11863 Partlow Road) wish to connect to public facilities. The owners of Tax Lot 5700 (118409 Partlow Road) are interested in partitioning the lot. The owners of Tax Lot 1400 (11810 Partlow Road) are interested in the future development of the property.

4. Regarding Criterion 4: The lotting pattern in the area is primarily small lots in the City and lots within the County area that are larger.

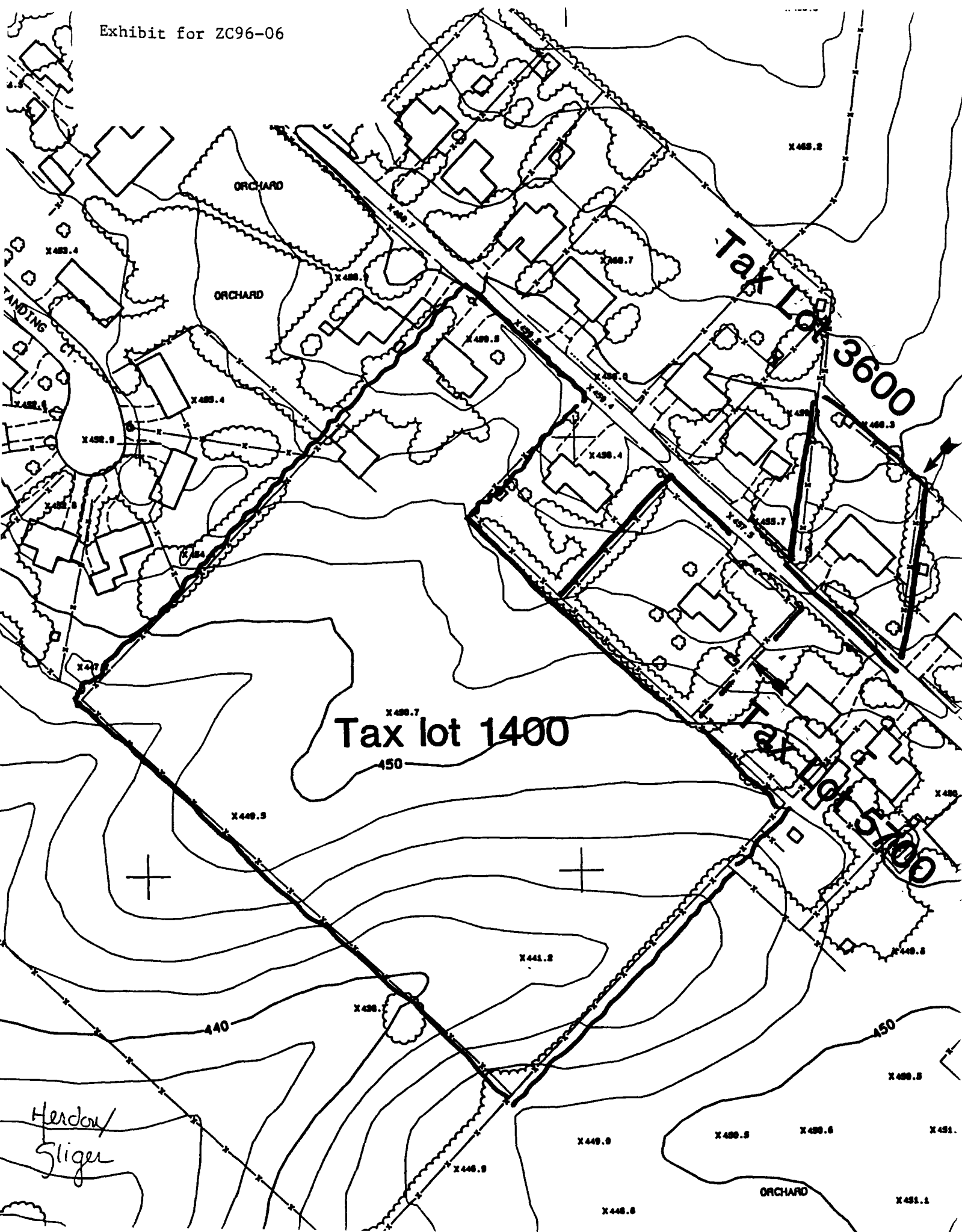
The tax lots on the South side of Partlow Road are interested in the division of their properties (.81 and 7.93 acres, respectively). A rezone to "R-10" would be appropriate for Tax Lot 5700. A rezone to "R-8", or "R-10" for Tax Lot 1400 would be appropriate. The zoning for Tax Lot 3600 is recommended for "R-10".

Review of a topography map generally indicated that Tax Lot 3600 would be consistent, with the existing lots along the North side of Partlow Road, at an "R-10" Density. Tax Lot 5700, on the South side of Partlow Road, does appear to have the potential to create one (1) additional lot. These two tax lots are infill lots with large existing homes on the lots. Tax Lot 1400 is subdividable.

#### CONCLUSION AND RECOMMENDATION:

The recommendation of the Planning Commission is that the property identified as Tax Lots 3600 and 5700, Map 3-1E-12AA be rezoned to "R-8", Single-Family Dwelling District; and that Tax Lot 1400, Map 3-1E-12A be rezoned to "R-8", Single-Family Dwelling District.

Action by the Planning Commission on this proposal is a recommendation that is forwarded to the City Commission for a second hearing and final action.

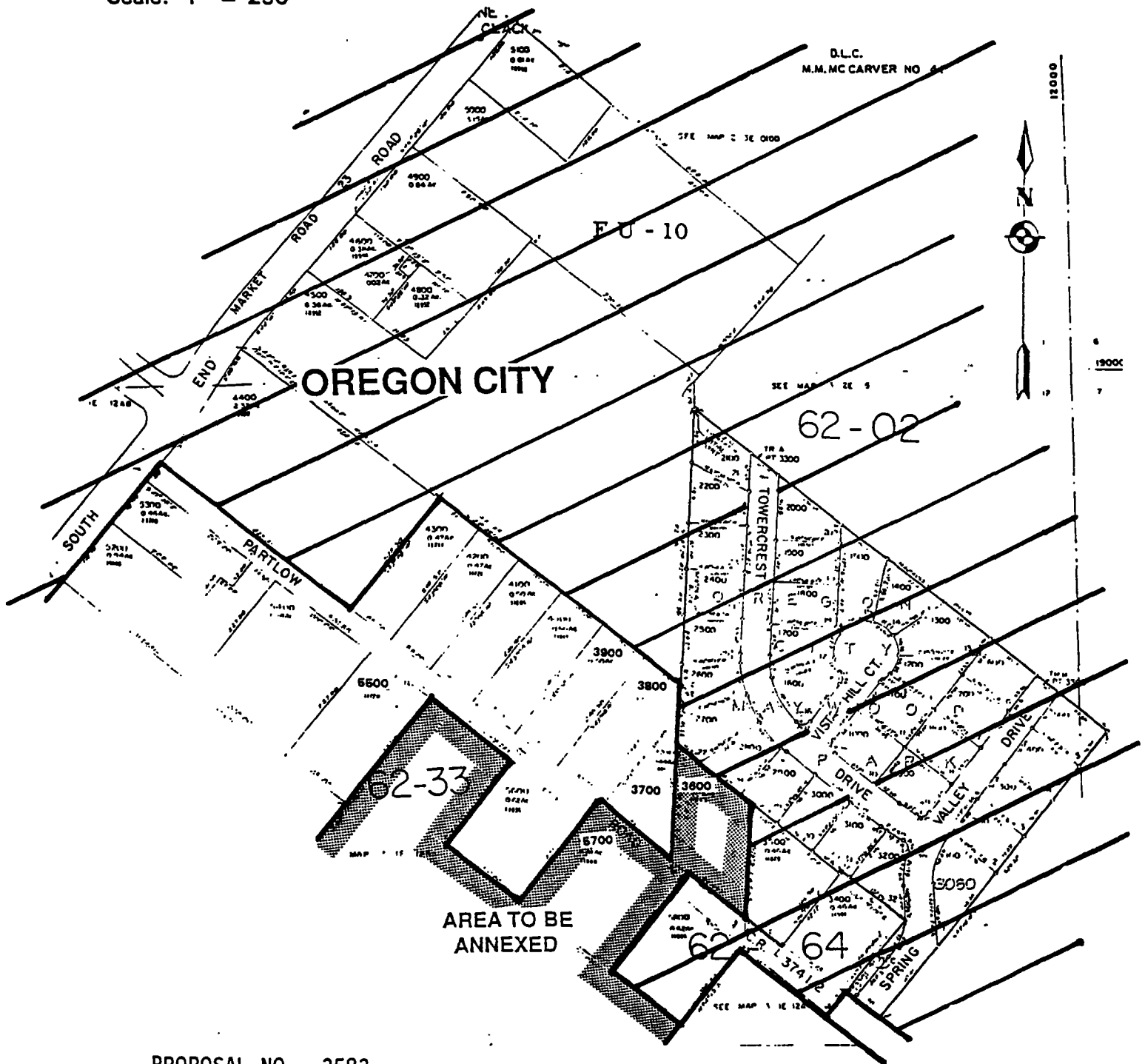


# PROPOSAL NO. 3583

NE1/4 NE1/4 SECTION 12 T3S R1E W.M.  
Clackamas County

3 1E 12AA

Scale: 1" = 250'



PROPOSAL NO. 3583  
CITY OF OREGON CITY  
ANNEXATION  
FIGURE 2b

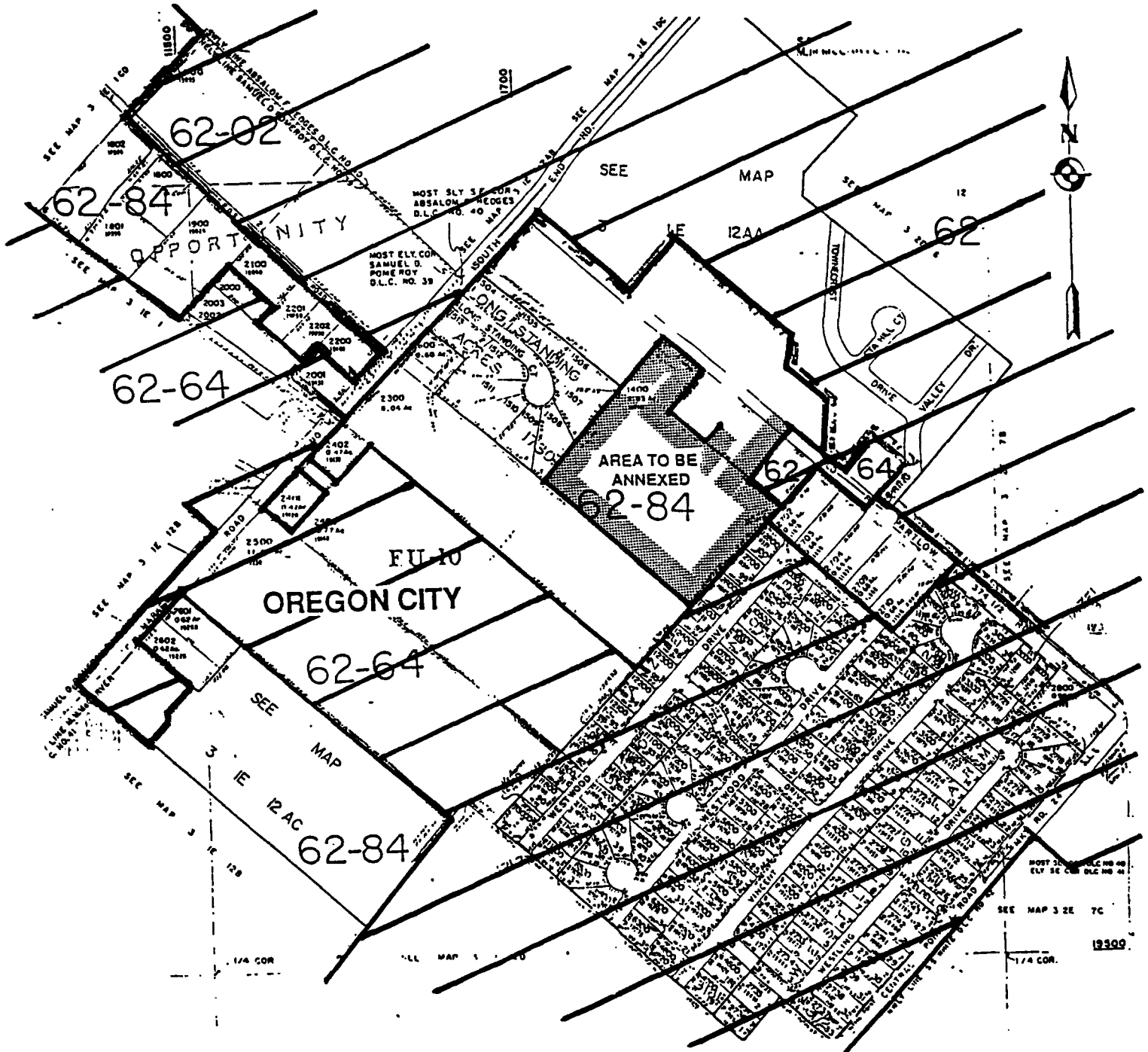


# PROPOSAL NO. 3583

NE1/4 SECTION 12 T3S R1E W.M.  
Clackamas County

3 1E 12AA

Scale: 1" = 500'



PROPOSAL NO. 3583  
CITY OF OREGON CITY  
ANNEXATION  
FIGURE 2a