

**ORDINANCE NO. 98-1018**

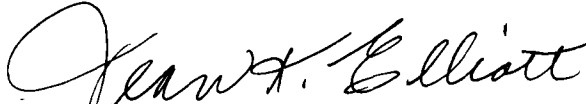
AN ORDINANCE AMENDING CHAPTER 17.06.030 OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE OF 1991, BY CHANGING CERTAIN DISTRICTS

OREGON CITY ORDAINS AS FOLLOWS:

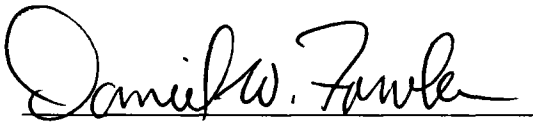
WHEREAS, public necessity and the general welfare of Oregon City require changes to certain districts which changes have been heard by the Oregon City Planning Commission and approved by it after public notice and hearing as required by Chapter 17.50 of the 1991 Oregon City Municipal Code and the City Commission after public notice and hearing, finding that the following described property can suitably be utilized for uses incident to "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", adopted as the findings of the Commission and the following described property to wit:

Tax lot 1700, Assessor Map 3-2E-12BA, Clackamas County, zoning designation is hereby changed from "FU-10", Future Urban 10 acre minimum to "R-8 Single Family District, shown on Exhibit "B".

Read first time at a regular meeting at the City Commission held on the 5th day of August, 1998, and the foregoing ordinance was finally enacted by the City Commission this 5th day of August, 1998.

  
JEAN K. ELLIOT, City Recorder

ATTESTED THIS 5TH DAY OF AUGUST 1998.

  
DANIEL FOWLER, Mayor

ORDINANCE NO. 98-1018

Effective Date: September 4, 1998

# CITY OF OREGON CITY

## FINDINGS AND CONCLUSIONS

320 WARNER MILNE ROAD OREGON CITY, OREGON 97045  
TEL 657-0891 FAX 657-7892



### EXHIBIT "A"

**SUBJECT:** Convert zoning from County FU-10 to City Single Family Residential R-8, for 3.14 acres of property located on the north side of Forest Ridge Lane, west of South End Road.

**FILE NO:** ZC97-11

**ORDINANCE NO:** 98-1018

### ANALYSIS AND FINDINGS

1. Regarding 17.06, Criterion C-1- "The proposal shall be consistent with the goals and the policies of the comprehensive plan."

*Citizen Involvement-* The public hearing has been advertised and noticed as prescribed by law. The public hearing will provide an opportunity for comment and testimony from interested parties. Therefore, the proposal is in conformance with the Citizen Involvement Goal of the Comprehensive Plan.

*Housing-* The City encourages in-fill development on vacant lands and under-developed lands. Adjacent properties located within the City limits have been zoned and developed for R-8 and uses. Developing at an R-8 density encourages compact urban growth, efficient use of lands and resources.

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

An evaluation and discussion on the availability of City services to serve these properties was included in the annexation application (ANN97-04). A 10 inch sanitary sewer line will be available pending completion of the South End Road Sewer Project, and an 8 inch sewer line exists in Merchant Place. An 8 inch water line in Merchant Place will serve the site.

The parcels are all located within the South End Basin plan area. This master plan specifies that there is sufficient storm drainage capacity to allow development of these parcels to urban densities. The South End Basin plan specifies that regional,

subregional and individual storm water detention facilities need to be located in this area. Development of these regional facilities will be addressed as properties develop and regional needs dictate.

Based on the previous discussion, this request meets the Citizen Involvement and Housing goals and policies of the Comprehensive Plan and the intent of the UGMA Agreement.

2. Regarding 17.06, Criterion C-2; "Lotting patterns in the immediate surrounding area."

R-8 lotting pattern exist to the north, for those lots located in the City limits. To the south, east and west are large parcels outside the City limits. The property is recommended to be zoned R-8 which is consistent with the surrounding lots located within Southridge Meadows to the north.

3. Regarding 17.06, Criterion C-3; "Character of the surrounding area. If the land is constrained with steep slopes or other natural features (wetlands, vegetation, etc.)", R-10 shall be designated.

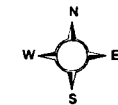
The majority of the parcel is relatively flat with slopes less than 4% and contains no inventoried natural features. Staff finds it not necessary to require the lots to meet the R-10 standard.

City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

# ZC97-11 Progressive Holdings Zone Change

-  Subject Site
-  City Limits
-  County



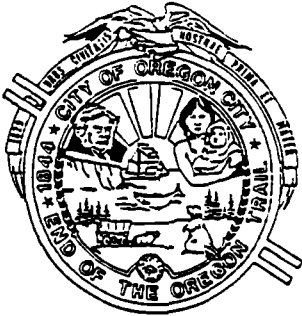
0 200 400 600 Feet

MAP FOR REFERENCE PURPOSES ONLY.  
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



City of Oregon City  
320 Warner Mill Road | Oregon City, Oregon 97045  
503 657-0891





# CITY OF OREGON CITY

INCORPORATED 1844

## COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

August 5, 1998

Page 1 of 1

**Subject:**

Report No. 98-114

Zone Change (ZC97-11)

Convert zoning from FU-10, Future Urban 10 acre minimum  
to R-8, Single Family Residential 8,000 square foot lot minimum.

On the north side of Forest Ridge Lane, west of South End Road  
Identified as Map 3-1E-12BA tax lot 1700, Clackamas County.

**Public Hearing**

If Approved, Proposed Ordinance No. 98-1018

On May 26, 1998, Planning Commission was presented with an application for a zone change from FU-10 to R-8, for a 3.14 acre parcel located on the north side of Forest Ridge Lane, west of South End Road. At a duly noticed public hearing, Planning Commission at the close of the hearing and based upon the entire record of the matter, voted to approve the zone change application. The Commission found that the applicant demonstrated that this was the appropriate zoning designation for the parcel due to the surrounding development patterns of the area.

It is 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. Public Notice containing:
  - A. Proposed Ordinance No. 98-1018
  - B. Findings of the Planning Commission;
  - C. Map of the property.

It is recommended that the Commission approve the recommendation of the Planning Commission. Notice of proposed Ordinance No. 98-1018 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 on September 4, 1998.

CHARLES LEESON  
City Manager

- cc
- Richard Carson, Community Development Director
  - Tamara DeRidder, Planning Manager
  - Stacey Sacher Goldstein, Senior Planner
  - Property owner
  - Applicant's Engineer