

ORDINANCE NO. 99-1005

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

WHEREAS, the applicant/owner is requesting the use of Low Density Residential on property located at 14921 Glen Oak Road identified as 3S-2E-9D tax lot 700, Clackamas County, and containing 2.05 acres, and

WHEREAS, the applicant is requesting to increase the intensity of the use of the site by amending use of the property from Clackamas County designation of "LR" and zone of FU-10, Future Urbanizable 10 Acre District to City designation of "LR" low density and zone of "R-8" single family residential, that would allow residential units to be developed at 5.5 units/acre, and

WHEREAS, the City recognizes that the supportive findings and conclusions adopted by the Planning Commission on January 25, 1999, which recognizes that the applicant provided evidence of the "need" for low density residential uses for Oregon City, and

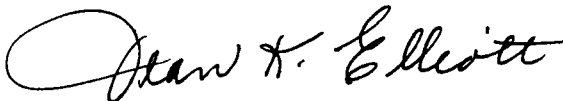
WHEREAS, the proposed use best meets the land use needs and promote the safety and security of the residents of the City and the State.

OREGON CITY ORDAINS AS FOLLOWS:

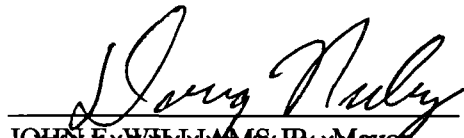
This application is hereby approved as to this particular property attached findings and conclusions (Exhibit "A" and "B"):

Tax Lot 700 Clackamas County Assessor Map 3S-2E-9D, Comprehensive Plan designation is hereby changed from Clackamas County LR, Low Density Residential to City of Oregon City LR, Low Density Residential and zoning designation is hereby changed from Clackamas County FU-10, Future Urbanizable 10 Acre District to low density to City of Oregon City R-8, Low Density Residential.

Read first time at a regular meeting of the City Commission held on the 17th day of February, 1999, and the foregoing ordinance was finally enacted by the City Commission this 17th day of February, 1999.


JEAN K. ELLIOTT, City Recorder

ATTESTED this 17th day of February, 1999.


~~JOHN F. WILLIAMS, Mayor~~
Commission President

ORDINANCE NO. 99-1005
Effective Date: March 19, 1999

EXHIBIT "A"
Ordinance No. 99-1005
File: ZC 98-08 and PZ 98-07

ANALYSIS AND FINDINGS:

**A. *The Comprehensive Plan Chapter O – Plan Maintenance and Update states
“the method of plan maintenance should be evaluated according to the
following criteria:***

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

State Planning Goal 1 – Citizen Involvement

Comprehensive Plan Chapter B – Citizen Participation, Goals and Policies

The public hearing was previously advertised and noticed as prescribed by law to be heard by the Planning Commission on December 28, 1998. Subsequently the public hearing was re-advertised and re-notice as prescribed by law to be heard by the Planning Commission on January 11, 1998. The public hearing will provide an opportunity for comment and testimony from interested parties.

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.

The UGMA also specifies that the City shall provide notification to the county, and an opportunity to participate, review and comment, at least 20 days prior to the first public hearing on all land use action, proposed legislative changes to the city comprehensive plan or quasi-judicial actions adjacent to or in close proximity to unincorporated areas. Staff has provided proper notification to the county regarding this quasi-judicial action. Comments from the Clackamas County

Transportation and Development Department are incorporated later in the staff report.

State Planning Goal 2 - Land Use Planning

The Oregon City Comprehensive Plan complies with all the requirement of Goal 2, as acknowledged on April 16, 1982. The applicant's proposal is made under provisions of that plan and its implementing ordinances by providing factual evidence and demonstrating compliance.

The following policies from the Comprehensive Plan, apply to this proposal:

“Provide land use opportunities within the City and the Urban Growth Boundary to accommodate the projected population increase to the year 2000.” (Growth and Urbanization, Policy 1, Page 6-7)

The Oregon City area including its urban growth boundary, is expected to increase to approximately 38,000 by the year 2000. This application would provide for residential lands to accommodate the projected population.

“Ensure that Oregon City will be responsible for providing the full range of urban services for land annexed to the City within the Urban Growth Boundary.” (Growth and Urbanization, Policy 2, Page 6-7)

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. The City’s Civil Engineer indicates that urban services are available or can be made available to the subject property.

“Coordinate land use planning with Clackamas County in accordance with the approved Dual Interest Area Agreement.” (Growth and Urbanization, Policy 4, Page 6-7)

In cooperation with Clackamas County, staff has provided proper notification regarding this quasi-judicial action. Comments from the Clackamas County Transportation and Development Department are incorporated later in the staff report.

The procedures for the review as outlined by the Comprehensive Plan are being applied and, therefore the requirements of Goal 2 are satisfied.

State Planning Goal 3 – Agricultural Resources

This goal does not apply.

State Planning Goal 4 – Forest Resources

This goal does not apply.

State Planning Goal 5 – Open Space, scenic and Historic Areas, and Natural Resources

This goal does not apply.

State Planning Goal 6 – Air, Water, and Land Resources Quality

The requirement of the goal is that any future development, when combined with existing development, shall not exceed the carrying capacity of waste and process discharges. Waste and process discharges are described as solid waste, thermal, noise, atmospheric or water pollutants, contaminants, or products therefrom. The

proposed development can be readily served with the expansion of the current City services near the site, including City water, sewer, and storm discharge facilities. Future development will also conform to standards for storm water discharge, grading and erosion control, sewage discharge and buffering requirements. Therefore, this goal is satisfied.

State Planning Goal 7 – Areas Subject to Natural Disasters and Hazards

There is an existing 50' wide natural gas easement located to the east of the subject property. Although the natural gas pipeline does not cross the subject property, the easement does come to within several feet of the southeast corner. In addition, the closest junction points for the natural gas line appear to be located 200' to the northeast and another junction point, approximately 500' to the south. There is no indication of any significant hazards associated with this property.

State Planning Goal 8 – Recreational Needs

The addition of the proposed density planned for the subject property will not significantly increase the need for recreation facilities. The closest park currently available to serve the proposal is Hillendale Park, located to the northwest. Hillendale Park is a 16 acre park located at 19260 Clairmont Way. Facilities include a picnic shelter, tennis courts, walking path, and two play areas for children.

State Planning Goal 9 – Economy of the State

This goal is not applicable because the site is not designated for commercial or industrial use.

State Planning Goal 10 – Housing

The strong population growth in Oregon City (7% increase over the last three years), coupled with a limited supply of residential land within the Urban Growth Boundary (UGB) necessitates the need to annex and rezone property from the County to the City. Through this proposed zone change, this property addresses the needs to provide for additional housing opportunities.

In addition to the population growth expectations that support the proposed re-designation of this site, the Comprehensive Plan also states that because of the unique combination of topography, limited sewer facilities and transportation corridor limitations, this dictates that land in the urban growth boundary will need to remain within the same categories designated in the Clackamas County Comprehensive Plan. According to the Clackamas County Comprehensive Plan, the subject property is designated for low density residential. Low density residential areas are those planned for up to six units per gross acre, resulting in parcels that are approximately 7,260 square feet in size. As proposed, the applicant is requesting a low density zoning of R-8, which would require single-family dwelling lots to be a minimum of 8,000 square feet in size (5.5 units per gross acre, based on OCMC table on page 279).

Currently, there is one single-family dwelling on this 2 acre site. Abutting properties to the east, are under county jurisdiction, within the Urban Growth Boundary, and are developed with single-family homes. Across Glen Oak Road to the south is land within the City limits and zoned R-8. Most of this land has been developed at an R-8 density, thereby encouraging compact and sequential urban growth, and efficient uses of lands and resources.

The following policy from the Comprehensive Plan, apply to this proposal:

“The City shall encourage the private sector in maintaining an adequate supply of single and multiple family housing units. This shall be accomplished by relying primarily on the home building industry and private sector market solution, supported by the elimination of unnecessary government regulation.” (Housing, Policy 3)

According to the applicant’s written statement, this proposal is a direct result of the private sector attempting to provide a market driven supply for single-family homes. Staff concur that this proposal will help the City to provide development opportunities for single-family homes.

State Planning Goal 11 – Public Facilities and Services

An evaluation and discussion on the availability of City services to serve these properties was included in the annexation application (refer to City file AN 98-07, Tim Aldinger & Associates and Gerald & Suzanne Nichols, Exhibit D). This site can be served by urban services. Currently, there is a 16” water line and 8” sanitary line, in Glen Oak Road. There is also a 30” storm line on the south side of Glen Oak Road, but is probably inadequate to the serve the property. Although there is currently no existing storm drainage system for the site, water detention will be required during the development process for this site. In addition, the developer will be required to provide frontage ditch improvements at the time of development. The City has a Capital Improvement Project to improve Glen Oak

Road in the near future, at which time storm water improvements will be accomplished.

The following policies from the Comprehensive Plan, apply to this proposal:

“The City of Oregon City will provide the following urban facilities and services as funding is available from public and private sources:

- a) Streets and other roads and paths
- b) Minor sanitary and storm water facilities
- c) Police protection
- d) Fire protection
- e) Parks and recreation
- f) Distribution of water
- g) Planning, zoning and subdivision regulation”

(Community Facilities, Policy 1, page I-21)

“The City will encourage development on vacant buildable land within the City where urban facilities and services are available or can be provided.” (Community Facilities, Policy 5, page I-22)

“A coordinated Capital Improvements Plan will be developed and maintained, which provides a framework, schedule and cost estimate for the provision of urban facilities and services within the City of Oregon City and its Urban Growth Boundary.” (Community Facilities, Policy 8, page I-22)

Comments from the City’s Civil Engineer conclude that urban facilities are currently available to serve the subject property, or can be made available to serve the property. Referral comments from the Fire Chief and the Chief of Police both indicate that adequate services can be provided.

According to the City of Oregon City Capital Facilities Improvement Plan 1998-2003, the design and right-of-way improvement project for Glen Oak Road is scheduled to begin in 1999 with an estimated cost of \$200,000 (Appendix A of the City of Oregon City Capital Facilities Improvement Plan 1998-2003). According to the City Civil Engineer, this will address many storm water improvements.

All public facilities and services can be made available to the site. The parcel is capable of being developed into residential uses. The buildout of the proposed site will promote efficiency using existing urban facilities. Therefore, the application satisfies State Planning Goal 11 and the Comprehensive Plan Policies for Chapter I - Community Facilities.

State Planning Goal 12– Transportation

The subject property has approximately 200’ of road frontage on Glen Oak Road. Glen Oak Road is classified as a collector with an existing right-of-way of approximately 45’. Glen Oak Road is for the most part undeveloped with the exception of half-street improvements that were required for such developments as Fairway Downs, Osprey Glen and Pioneer Place.

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 applies to the necessary transportation systems to facilitate growth and development.

As noted previously, the City’s Capital Facilities Improvement Plan 1998-2003, includes the Glen Oak Road design and right-of-way improvement project which is scheduled to begin in 1999 with an estimated cost of \$200,000. The City’s Civil Engineer has noted that with the completion of the City’s Glen Oak Road capital improvement project, the transportation system’s function, capacity, and

level of service will be adequate to serve the proposed land uses of this site and its inherent densities.

The Clackamas County Department of Transportation and Development, indicates that with their recently adopted capital improvement program, there would be improvements to Highway 213 and South Beavercreek Road. Both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beavercreek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects will serve to accommodate the proposed density on the subject property.

Therefore, State Planning Goal 12 is satisfied.

State Planning Goal 13 – Energy conservation

The City's Building Code specifies energy conservation measures are to be utilized by all uses developed within the City. The Zoning Code also offers controls to have an impact on energy efficiency. By not allowing lands to be developed before services are available or could be provided, it encourages compact and sequential urban growth, and efficient uses of lands and resources. As a result, the amount of natural resources and energy spent is significantly less.

Goal 13 is satisfied because the proposal makes efficient use of existing resources and public facilities, therefore conserving energy.

State Planning Goal 14 – Urbanization

The proposal is supported by this goal because the change will allow for efficiency of land uses within the existing urban area, and avoid the need for future expansion of the urban growth boundary. By reference, the evaluation and conclusion for Goal 2 is hereby included as support for compliance of this goal.

Therefore, Goal 14 is satisfied.

State Planning Goal 15 – 19. These goals are not applicable to the request

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

The City of Oregon City is one of the fastest growing cities in the southern part of the Portland Metro area with a growth rate over the last three years of 7% (currently we have an approximate population of 22,000 people). The strong population growth in Oregon City, coupled with a limited supply of residential land within the Urban Growth Boundary (UGB) necessitates the need to annex and rezone property from the county to the City. Through this proposed zone change, this property addresses the needs to provide for additional housing opportunities.

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

The subject parcel is suited for the proposed zone change because of its predisposition for extension of urban services and its proximity to similar adjacent uses and facilities. The subject property is located in a residential area within which there are a variety of residential densities (R-6, R-8, and County FU-10). In addition, any future development would have access to recreational and educational opportunities such as the Oregon City Golf Club to the east and Clackamas Community College to the north.

4. *Will the change adversely affect the public health, safety, and welfare?*

Staff finds that the proposed change will not adversely affect the public health, safety and welfare of the community. The use will remain residential. There are existing single-family developments to the east and to the south. No detrimental effects such as noise or odors are anticipated. Any development will be designed with the recommendations of soils and traffic reports, and local standards to ensure public safety and welfare.

The City's Civil Engineer has determined that there is an adequate water system and sanitary sewer facility in Glen Oak Road to handle the density proposed for this zone change. In addition, with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent densities. Staff also received comments from the Clackamas County Department of Transportation and Development, indicating that they have recently adopted its 5 year and 20 year

capital improvement program. Within that document, the intersection of Highway 213 and South Beavercreek Road is identified for improvements including additional turn lanes and ramps. Both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beavercreek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects will serve to accommodate the proposed density on the subject property.

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

The Comprehensive plan acknowledges that the City of Oregon City will receive a significant population increase during the planning period. The Oregon City area including its urban growth boundary, is expected to increase to approximately 38,000 by the year 2000, (and most recently, the 7% growth over the past three years), confirms this statement. The Plan also acknowledges the rise in home prices progressing in the years to come. This application for re-designation does acknowledge that the City expects steady increases in population as established in the Plan, and that new density provisions and in-fill development on small lots must be encourage to help absorb the expected housing demand.

In addition to the population growth expectations that support the proposed re-designation of this site, the Comprehensive Plan also states that because of the unique combination of topography, limited sewer facilities and transportation corridor limitations, this dictates that land in the urban growth boundary will need to remain within the same categories designated in the Clackamas County Comprehensive Plan. According to the Clackamas County Comprehensive Plan, the subject property is designated for low density residential. Low density residential areas are those planned for up to six units per gross acre, resulting in parcels that are approximately 7,260 square feet in size. As proposed, the applicant is requesting a low density zoning of R-8, which would require single-family dwelling lots to be a minimum of 8,000 square feet in size.

The criteria for a zone change as identified by the Municipal Code Chapter 17.68 – Zone Changes and Amendments require the following:

1. Shall be consistent with the Comprehensive Plan goals and policies;

The applicant has provided factual findings that the proposal is consistent with the Comprehensive Plan's goals and policies.

2. Public Facilities and Services are presently capable of supporting the uses allowed by the zone or can be made available prior to issuing a certificate of occupancy.

The applicant's submittal and comments from the City's Civil Engineer address the availability of public services. Water, storm drainage and sewer services can be made available to the subject property. Although the City's Civil Engineer indicates that there is no existing storm drainage system for the site, storm water detention will be required in the development process. The City has a capital improvement plan to improve Glen Oak Road in the near future. Many storm water improvements will be accomplished concurrently at this time.

3. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

The criterion calls for the applicant to provide information concerning the capacity and level of service for the transportation system serving the proposed zoning district. The property is served by Glen Oak Road, which is classified as a collector with an existing right-of-way of approximately 45'. Glen Oak Road is for the most part undeveloped with the exception of half-street improvements that were required for such developments as Fairway downs, Osprey Glen and Pioneer Place.

As noted earlier in staff report, with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent densities. The Clackamas County Department of Transportation and Development, also indicated

that with their recently adopted capital improvement program, there would be improvements to Highway 213 and South Beaver Creek Road. Both this intersection and the portion of Beaver Creek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beaver Creek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects should serve to accommodate the proposed density on the subject property.

4. *The Statewide Planning Goals shall be addressed if the Comprehensive Plan does not contain specific policies or provisions which control the amendment.*

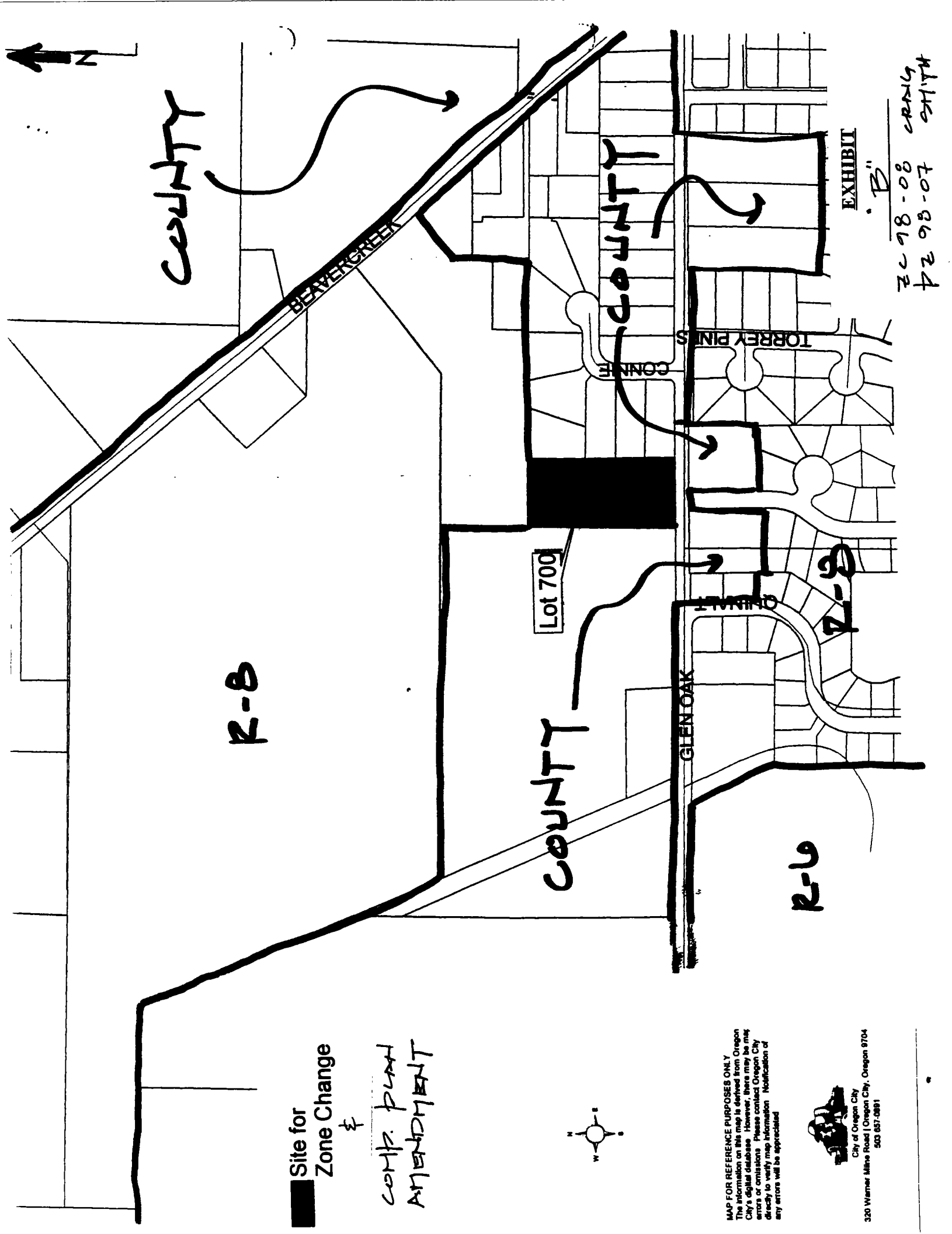
The proposal is consistent with the statewide planning goals as previously discussed in the staff report. Therefore, this criterion has been satisfied.

CONCLUSION AND DECISION:

The applicant's submittal satisfies the requirements of the Statewide Planning Goals, Comprehensive Plan, and Municipal Code.

RECOMMENDATION:

Staff recommends approval of file PZ 98-07 and ZC 98-08 for property identified as Clackamas County Map Number 3S-2E-9D, tax lot 700, to change the designation of the property from County Comprehensive Plan LR, Low Density Residential to City of Oregon City Designation LR, Low Density Residential and Zoning map from Clackamas County FU-10, Future Urbanizable 10-acre minimum to City of Oregon City R-8, Single-Family Dwelling District.





CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

February 17, 1999

Page 1 of 2

Subject: Request for Zone Change and
Comprehensive Plan Amendment -
14921 Glen Oak Road - Public Hearing

Report No. 99-39

If approved, Proposed Ordinance No. 99-1005

On January 11, 1999, the Planning Commission was presented with an application to amend the Comprehensive Plan designation from Clackamas County LR, Low Density Residential to City LR, Low Density Residential and a Zone Change from County FU-10, Future Urban 10-Acre Minimum to City R-8, Single Family Residential 8,000 square foot lot minimum for a 2.05 acre parcel located at 14921 Glen Oak Road.

At a duly noticed public hearing, the Planning Commission voted at the close of the hearing and based upon the entire record of the matter, to recommend approval to amend the Comprehensive Plan and the zone change application. The Planning 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. This file was noticed based on the requirement of Ballot Measure 56 for the proceedings of the City Commission hearing on this matter.

This application is being processed as a zone change with a Comprehensive Plan Amendment because at the time this application was submitted, staff was advised by the City's legal counsel that the City's Comprehensive Plan did not necessarily include all properties within the Urban Growth Boundary. As a precautionary measure, staff was directed to process zone changes with a Comprehensive Plan Amendment to ensure a proper transfer of jurisdiction between Clackamas County and the City of Oregon City.

Subsequently, staff received another interpretation from the City's legal counsel which stated that the current intergovernmental agreement between the City and Clackamas County satisfactorily covered this discrepancy and no amendment is required at this time. The subject property, as well as all the land areas outside the 1992 City limits yet inside the Urban Growth Boundary, are designated by Clackamas County in their Comprehensive Plan Map for the Oregon City area. Staff has scheduled updating the City's Comprehensive Plan Map to consolidate the City and County Comprehensive Plans for July of this year with the adoption of the Transportation Systems Plan for the City.

It is recommended by the Planning Commission that the property be rezoned "R-8", Single-Family Dwelling District and the Comprehensive Plan be amended to reflect City LR, Low Density Residential.



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

February 17, 1999

Page 2 of 2

Subject: Request for Zone Change and
Comprehensive Plan Amendment -
14921 Glen Oak Road - Public Hearing

Report No. 99-39

If approved, Proposed Ordinance No. 99-1005

Attached for Commission review are the following documents:

1. Public Notice containing:
 - A. Proposed Ordinance No. 99-1005
 - B. Findings of the Planning Commission
 - C. Map of the property
 - D. Planning Commission Minutes of January 11, 1999
 - E. Planning Commission staff report, January 11, 1999

It is recommended that the City Commission approve the recommendation of the Planning Commission.

Notice of proposed Ordinance No. 99-1005 was posted at City Hall, Municipal Elevator, and Pioneer Community Center by direction of the City Recorder. It is recommended that first and second reading be approved for final enactment to become effective March 19, 1999.

CHARLES LEESON
City Manager

SS:jke
Attach.

cc: Community Development Director
Planning Manager
Craig Smith, Property Owner, 3120 NE Rocky Butte Road
CIC/Neighborhood Associations

Staff: Sidaro Sin, Associate Planner, X-164

**CITY OF OREGON CITY
PLANNING COMMISSION MEETING
JANUARY 11, 1999**

COMMISSIONERS PRESENT

Commissioner Johnson
Commissioner Hewitt
Commissioner Vernon
Commissioner Vergun
Chairman Hall

STAFF PRESENT

Marnie Allen, City Attorney
Barbara Shields, Sr. Planner
Sidaro Sin, Assoc. Planner
Tom Bouillion, Assoc. Planner
Dean Norlin, Sr. Engineer
Jay Toll, Sr. Engineer

COMMISSIONERS ABSENT

Commissioner Mattson
Commissioner Rutherford

1. CALL TO ORDER

Chairman Hall called the meeting to order. Chairman Hall requested that additional items be placed on this meeting's agenda prior to continuing with the printed agenda.

6. NEW BUSINESS - ANNOUNCEMENTS & MEMORANDUM

A. MEETING WITH NEW MAYOR

Chairman Hall stated that he has met with Oregon City's new mayor, John Williams several times. There is a need for good coordination between the new City Commissioners and Planning Commissioners so that there can be an understanding how the City Commissioners think and how they wish to operate. It was agreed upon that there may be monthly luncheons between a member of the City Commission and Planning Commission in order to determine what the city is to do.

B. MEETING WITH CITY'S TEMPORARY COMMUNITY DEVELOPMENT DIRECTOR

Chairman Hall stated that he had an opportunity to meet with Brian Cosgrove, temporary replacement for Rich Carson. The Planning Commission has become a hearing body more than a Planning Commission. The Planning Commission should be taking more of the responsibility of presenting planning for the city. Brian Cosgrove suggested that the Planning Commission and the Planning Staff create a work plan so that the commission and staff can judge themselves against it to see the direction the commission is going by year's end. This will identify the direction that the Planning Commission wish to proceed. The Planning Commission needs to set goals identifying the direction they will take and follow those goals during the year.

There was discussion that the Planning Commission would meet with the CIC groups, neighborhood groups, citizen groups, etc. This will allow the citizens to become more of a part of the city's growth and planning strategy.

C. ELECTION OF OFFICERS

Chairman Hall stated that election of officers is performed annually, at the beginning of each calendar year.

Commissioner Johnson motioned that Chairman Hall continue as Chairman of the Planning Commission. **Commissioner Vernon** seconded the motion.

ROLL: Commissioner Johnson, Aye; Commissioner Hewitt, Aye; Commissioner Vernon, Aye; Commissioner Vergun, Aye; Chairman Hall, Aye. **MOTION CARRIED 5-0.**

Chairman Hall thanked the Commission.

2. APPROVAL OF MINUTES

Chairman Hall requested that this agenda item be placed at the end of the agenda for consideration.

3. PUBLIC HEARING

Marnie Allen stated that there were four public hearings to be heard on this agenda. A staff report has been prepared for each item and has been made available prior to this hearing. Each staff report identifies the criteria for each item and the criteria has been discussed and analyzed. The procedures and process for the public hearings were explained.

Chairman Hall asked if there were any conflicts of interest or exparte conflicts.

- A. File No. VR-98-13** Tim & Patty Guyness Variance to allow recreation of two legal lots of record 505 Logus Street; Lots 11 & 12, Block 7 of Mt. Hood View Subdivision; "R-6" Single Family Dwelling District Clackamas County tax Map 2S-2E-32CB Tax Lot 15900.

STAFF REPORT

Tom Bouillion stated that Mr. and Mrs. Guyness have applied to establish to sub-standard lots of record in order to build two residences, one on each lot, with each lot containing 4,500 square feet. The code stipulates that a variance request must be granted to allow a residence to be built on a lot less than 5,000 square feet. The applicant meets all the criteria

related to the variance request including the conditions required by the engineering staff to meet with water, sewer, storm drainage, and street improvements. The staff recommends approval of this variance request with conditions as listed in the staff report.

Commissioner Johnson asked when would the half street improvements be constructed?

Dean Norlin stated that the half street improvements would need to be done prior to any building permits issued for these residences.

Commissioner Johnson asked how many lots on that street are developed?

Tom Bouillion replied 50 to 75 percent.

Commissioner Johnson asked if there were any future Capitol improvements to be installed along that street or an LID?

Tom Bouillion replied that he was not aware of any.

Chairman Hall stated that the staff reported that the application complied with all of the master plans of the city. How far away is the sanitary sewer from this property?

Dean Norlin replied that the sanitary sewer runs down along Logus Street and there is a home that was a demo on one of the sites and there is a lateral sewer line to that lot. The engineering records indicate that there is "Y" at the street and most likely a lateral going to the other vacant lot.

Commissioner Hall assumed water was available and asked how close is the storm water?

Dean Norlin stated that there is a couple of catch basins at the two intersections of the two alleys at lots 6 and 13. Further down to the street to the east there is an additional catch basin.

Chairman Hall asked what storm water improvements would be necessary for the applicant to build on these two lots?

Dean Norlin replied that it is necessary for the applicant to hire an engineer to do an actual design. The easiest access would be to hard pipe the storm water drains to an existing basin or drain to Logus Street where the storm water would proceed to one of the catch basins.

PUBLIC TESTIMONY

Bryan Cavaness, 1419 - 7th St, Oregon City, OR 97045. Proponent for

application.

Bryan Cavaness representing the applicants wished to address some of the conditions of approval that appeared in the staff report. These are lots of record in a platted subdivision. The goal is to provide a variance to allow the owners to construct two single family residences for entry level housing. The lots are 4,500 square feet and the city requires 5,000 square lots unless a variance is requested. This is being treated as a development application rather than recognition that there are two lots that exist. There is an existing six-inch water line serving these lots. The staff is requesting that a ninety foot, eight inch water line be placed which requires the applicant to tear up the existing street to remove the six-inch water line, place gate valves on both sides, and the system will have to be shut down. Conservatively, it will cost approximately \$8,000. This has just increased the purchase price of these houses by \$4,000. The impact that these two houses will have on the infrastructure does not warrant the up sizing. The applicant may sign a waiver of the right to remonstrate for a future LID to improve these water issues. The street is a forty-foot right-of-way. There has been no recommendation for future right-of-way dedications. The applicant is being required by staff to allow a fifty-foot right-of-way to allow planting strips and sidewalks. There have been several variances granted for approval along this same street the last two to three years not requiring the applicants to place planting strips and sidewalks, thus, leaving the forty-foot right-of-way. The net result of these conditions that are being required conservatively going to add \$10,00 to \$17,000 to the cost of these homes. Again, a waiver of remonstrance against an LID or such other improvement vehicle would be signed by the applicant. There are suggestions in the staff report that the storm water line be extended five hundred feet, but it did not appear as one of the conditions of approval. There is a catch basin located close to the two lots whereby the storm drains leading from the roofs may be connected to this catch basin. There is a condition of approval that further states that the applicant will be required to construct an onsite water detention basin. The impact to the storm water system in this area will be negligible. The effects will be only one house, rather than two, as there was an existing house until it was recently raised.

Chairman Hall stated that this application is requesting a variance to reduce the size of two existing lots for which they were originally platted. This is not a partition, not a subdivision, it is only a variance. He questioned why the additional conditions of approval and information was brought forth by the staff.

Bryan Cavaness agreed. He asked how does the city reestablish an existing lot.

Marnie Allen stated that the code is a little confusing as to the process required for legal lots. The criteria to apply for the variance that are in the code would require some improvements be consistent with criteria related to infrastructure issues. It is more of a manner at looking at the criteria that apply to see if there is a relationship between the criteria of what is being required. The staff has referred to the City's Code 17.60.020 that refers to allowing variances that may not meet the desirable or other qualities that would need to be placed prior to allowing construction on small lots.

Dean Norlin stated that this situation took place in the Park Place area that had two lots that were sub-standard. The builder was required to develop a half street, plus ten feet for about one-half a block to loop the water through the entire block length, install a fire hydrant, add two catch basins and pipe for the storm water run off. The sanitary sewer was required to be extended with two manholes.

Commissioner Hewitt asked if the street has half street improvements on the other lots. These are existing lots and discussion regarding these conditions may be held by the commission later prior to any decision.

Commissioner Johnson asked if the applicant's variance request any variance from the R-6 dimensional standards.

Bryan Cavaness replied no. It is recognized that there are two existing lots. Subsequent to the platting of these two lots a new ordinance was adopted that states that even if there is a lot of record a house cannot be constructed on a lot less than 5,000 square feet. If the existing house on one of the lots would have burned down, it would then have been a non-conforming use. The house was torn down this year.

Commissioner Johnson stated that if the house had been raised less than a year this would then be a non-conforming use.

Chairman Hall stated that reviewing the map of the subdivision there are only two lots that have not been built upon within block 7.

Tim Guyness, 715 N. Knott St., Canby, OR. 97013. The applicant.

Tim Guyness stated that Roosevelt Street and Division Street each have the same size water lines that Logus Street has. He presented to the Planning Commission copies of pictures variances that have recently been filed by two new constructions, one on Pearl Street that was constructed in 1996, was not required to place the engineering infrastructure to receive approval. Another was on Willamette Street, constructed in 1997, had similar variance for lot size and again there were no engineering requirements for infrastructure. There are 22 houses serviced along Logus Street, 23 houses serviced along Roosevelt Street, and 26 plus a four-plex on Division Street. If the staff's conditions of approval are upheld, it will make it impossible to build these houses. There are no existing sidewalks, planting strips/tree lanes along Logus Street. There is a storm drain catch basin relatively close by for easy connection.

Chairman Hall requested that these pictures and documentations be placed into the record. Picture number six and seven of the subject property; picture number four, 643 Roosevelt; picture number four, 439 Pearl Street; picture number three 439 Pearl Street; picture number two, 439 Pearl Street; and picture number one 439 Pearl Street.

Tim Guyness asked if the Planning Commission would like to review the files of the variances for the two properties that were presented and presented the infrastructure improvement of the storm drain catch basins for the tax lots 11 and 12.

Chairman Hall stated that they could also be presented into the record for this public hearing.

Tim Guyness stated that he and Mrs. Guyness purchased these tax lots in 1997. There was a great deal of time spent with the staff discussing the requirements that were needed to develop these properties. There was no indication at any of the meetings with the staff that there were questions specific to any of these subject conditions. The applicant did not receive a copy of these conditions until last Monday. There was no pre-ap meetings held because a member of the planning staff stated this variance would be a "cake walk".

Chairman Hall asked if there was anyone to speak in favor of this application or anyone to speak against this application. Hearing none the public hearing was closed.

Commissioner Johnson stated that she had concerns regarding the overkill by the planning staff. There needs to be the appropriate planning process applied to respective planning applications. These proposed conditions of approval by staff are far more onerous than the scope of the development. The appropriate conditions of approval are that the variances for these lot sizes be granted for two lots, to be not less than 4,500 square feet per lot. New deeds are to be recorded with new deed records showing that the lot is split for tax purposes. The dimensional standards of R-6 zone be applied to each tax lot. The development on each lot is limited to a single family dwelling to which applicable building and zoning requirements apply. The existing street has black top curb is to be maintained. Require a waiver of remonstrance for future street, water service, and wastewater service improvements.

Commissioner Hewitt stated that he agreed with Commissioner Johnson, but would not call the staff report overkill, but zealous for a variance. It appears that in 1995, it is more in line with Commissioner Johnson's comments. That all dimensional standards of R-6 zone be met. The future development on the lots shall meet applicable building and zoning requirements. Proof of recording of the conditions shall be required prior to building permits. The variance is valid for one year from the effective date of the decision. Is there a requirement of where the water run off from the roof goes?

Dean Norlin stated it would preferably run to the curb inlet and then into the street and picked up and conveyed by a catch basin and directly plumbing into the storm lateral system to the lot.

Commissioner Hewitt asked if there is an existing storm lateral to this lot.

Dean Norlin replied no. The closest storm basins to catch this storm water are located in

the alley next to lots 6 and 13.

Commissioner Johnson asked if there was any current storm drainage problem.

Dean Norlin stated that there is some storm drainage problem.

Chairman Hall stated that in the Rivercrest area the roof drains travel to dry wells. This is another alternative than having the storm water travel to the street.

Commissioner Hewitt stated that it appears that the lot slopes to the back as opposed toward the street.

Commissioner Vernon asked if there were conditions listed in the staff report that would be important to include so that items would not be omitted during the process of the development of the lots.

Chairman Hall stated that he is in agreement with Commissioner Johnson on the action to be taken on this application.

Commissioner Vergun stated that he found that what was allowed on prior properties submitted into the record was persuasive.

MOTION

Commissioner Johnson motioned to approve File No. VR 98-13 subject to the following conditions: 1. A letter requesting the lot be split for tax purposes proof that the 1997-98 property taxes have been paid; 2. That all dimensional standards of the R-6 single family dwelling district shall apply; 3. Any future development on either lot shall met applicable building and zoning requirements and that it be limited to one single family dwelling per each lot pursuant to the city ordinance; 4. The applicant shall record all new deeds in the deed records and also record the conditions on forms provided by the city prior to issuance of any further permits; 5. The applicant shall waive remonstrances for all future public improvements affecting the two lots including street improvements, sanitary sewer improvements, water improvements, and sidewalk improvements; 6. That this land use decision is valid for a period for one year from the effective date of the decision and that this variance permit may be extended prior to expiration with written notice given to the planning staff for a period of six months to an aggregate period of one year. This permit shall not be extended unless there has been substantial implementation thereof. **Commissioner Vergun** seconded the motion.

ROLL: Commissioner Johnson, Aye; Commissioner Hewitt, Aye; Commissioner Vernon, Aye; Commissioner Vergun, Aye, Chairman Hall, Aye. **MOTION CARRIED 5-0.**

B. File No.1 PZ 98-07 & ZC 98-09 Craig Smith Zone Change from Clackamas

County "FU-10" to City "R-6" Single Family Dwelling District, and Amend the Comprehensive Plan and Zoning Map; 14921 Glen Oak Rd. Clackamas
County Map 3S-2E-09D Tax Lot 700.

Chairman Hall restated the agenda item to read as follows:

File No. ZC 97-08 & PZ 98-07 It is to amend the Comprehensive Plan from Clackamas County LR, Low Density Residential, to Oregon City LR, Low Density Residential. Zoning Map of Clackamas County FU-10, Future Urbanizable 10-acre minimum to Oregon City R-8, Single Family Residential.

This is a zone change request for an R-8, not an R-6. The agenda item listed states this application is an R-6. Staff was requested to review the file.

Chairman Hall asked if there were conflicts or exparte contacts.

STAFF REPORT

Sidaro Sin reviewed the staff report stating that the application does comply with the State Planning Goals and local goals and policies. This property can be served by urban services or services can be made available. There is currently a 16" water line and an 8" sanitary sewer line on Glen Oak Road. There is currently a 30" storm drainage line on the south side of Glen Oak Road. There is no existing storm drainage system for the site, but water detention will be required on this site during the development process. The city's Capital Improvement Project does include improvements to Glen Oak Road at which time the storm water improvements will be accomplished. The subject property has approximately 200 feet of road frontage on Glen Oak Road and it is classified as a collector street with an existing right-of-way of 45 feet. The majority of this road is undeveloped with the exceptions of the half-street improvements that have been required for the development of Fairway Downs, Osprey Glen, and Pioneer Place. The transportation system function and capacity of level of service will be adequate to accommodate the existing and planned developments in this area. Clackamas County Transportation and Development Division indicates that with their recently adopted Capital Improvement Program there will be improvements to Highway 213 and South Beavercreek Road intersection and a portion of Beavercreek Road from Highway 213 to Henrici Road are identified for widening improvements. The staff does recommend approval to amend the Comprehensive Plan and for the Zone Change request.

Chairman Hall stated that the City of Oregon City has a Comprehensive Plan that takes in the UGB, therefore why would it be necessary to have a comp plan change for this application.

Sidaro Sin stated that the City's Comprehensive Plan does extend to the UGB and so does Clackamas County's. This would transfer this property then to the City's Comp Plan designation.

Chairman Hall stated that the Planning Commission and staff need to collectively address these issues. There is in existence a governmental agreement between the City of Oregon City and Clackamas County, whereby, when property does come within the jurisdiction of the city the City's Comprehensive Plan does go into effect.

Marnie Allen stated that the city has yet to adopt the Comprehensive Plan for areas outside the city's urban growth boundaries, but has instead adopted the County's Comp Plan. The comp plan designations the county has set forth are being applied to the city when land has been annexed into the city.

Chairman Hall stated the Planning Commission not to do more than is required.

PUBLIC TESTIMONY

Ken Sandblast, P.O. Box 38, Clackamas, OR 97015. Representing the applicant.

Ken Sandblast commented that in his other life he does wear a hat on a local planning commission and commended the Planning Commission in its efforts to keep in communications with the local governing body. It is also an ongoing struggle to keep the citizens involved in local planning issues. The staff has presented an excellent report and has covered the issues well.

Chairman Hall called for those to speak in favor or in opposition. Hearing none the public hearing was closed.

Commissioner Hewitt stated when Tamara DeRidder was discussing the over view of the Comprehensive Plan Map with the Planning Commission, the Planning Commission was dealing with two maps. Chairman Hall is correct, Oregon City has a Comprehensive Plan Map Zone and a map that is commonly referred to as to the Clackamas County Comprehensive Plan Map. The FU-10 designations appear. By completing the process the staff is recommending allows the Planning Commission to clear up the pieces that did not seem to come clear earlier.

Commissioner Johnson motioned to approve File No. PZ 98-07 & ZC 98-08 to change the zone from Clackamas County FU-10 to City R-8 single family dwelling district and amend the Comprehensive Plan Zoning Map to so reflect Clackamas County FU-10 to City R-8. **Commissioner Hewitt** seconded the motion.

ROLL: Commissioner Johnson, Aye; Commissioner Hewitt, Aye; Commissioner Vernon, Aye; Commissioner Vergun, Aye; Chairman Hall, Aye. **MOTION CARRIED 5-0.**

Chairman Hall called for a five minute recess.

Chairman Hall reconvened the meeting.

- C. **File No. ZC 98-06 & PZ 98-08** It is to amend the Comprehensive Plan Map from Clackamas County LR, Low Density Residential to the City of Oregon City LR, Low Density Residential and Zoning Map Amendment from Clackamas County FU-10, Urbanizable 10-acre minimum to City of Oregon City R-6, Single Family Dwelling District.

Chairman Hall asked if there were conflicts or exparte conflicts.

Commissioner Johnson announced that the applicants were her clients and did represent them occasionally and there may be a potential conflict of interest. She excused herself from this public hearing item.

STAFF REPORT

Sidaro Sin this proposal complies with the State Planning Goals and local goals and policies. This development can be served by urban services and services can be made available through extension of services in the Settler's Point subdivision. There is no storm drainage system, therefore, water detention will be required during the development process at this site. The applicant has provided a traffic study for the proposed site. This study has demonstrated that this zone change request is compatible with the planned function, capacity and level of service of the transportation system serving the zoning district. The staff is recommending approval for the Comprehensive Plan and Zone Change as requested.

Chairman Hall stated that it had been a practice when properties were annexed into the city, property was zoned R-10. Then the Planning Commission made the decision that properties would be zoned R-8. That has been consistent for several years. He asked staff for their justification in asking for an R-6 rather than an R-8.

Sidaro Sin stated the property adjacent to Settler's Point had a build out of 4.4 units per acre. Haven Estates to north of the subject property is developed at 3.5 units per acre. In addition to citing these developments, there has been a large park acquisition abutting to the south of this site that would be conducive to an R-6 zoning and there is a large 25 foot wide PGE easement that runs across the property that limits development and would provide some additional open space.

Chairman Hall asked what is the zoning classification for the Settler's Place?

Sidaro Sin responded it was an R-8 PD.

Chairman Hall asked what is the zoning classification for the Spaziani property?

Sidaro Sin responded that it is R-8.

Chairman Hall asked if the properties immediately to the southwest and southeast of this site is located outside of the city.

Sidaro Sin responded yes.

Chairman Hall concluded that all the properties surrounding this site are zoned R-8.

John Fox, Fox Homes, 2260 Molalla Ave., Oregon City, OR 97045.
Representing the applicant.

John Fox stated that the applicant agrees with the staff report. There is no other property available to be zoned R-6 in the city. The applicant had formerly constructed an R-6 subdivision and received great response from the neighbors for homes of this size. There is a great need for this type of development. The City of Canby has no R-8 or R-10 zoning. It is either R-5 or R-6.

Commissioner Hewitt asked what size homes would there be?

John Fox responded that the home sizes would range between 1200 to 1800 square feet.

Chairman Hall asked for testimony in favor or opposition. Hearing none the public hearing was closed.

Commissioner Hewitt asked that when entering the city the zoning should be R-6, R-8, and R-10 respectively. This would make sense, but there is a need for the city to allow affordable housing.

Chairman Hall stated that the Planning Commission has set a policy and commitment to the citizens that when properties were annexed they would be designated as an R-8 District. This application does not show that the Planning Commission should deviate from that zoning.

Commissioner Hewitt stated that he preferred to have an application requesting an R-6 zoning request than having a PUD that would reflect the same zoning request. That is what has been happening.

Chairman Hall stated that when the issue of an R-6 versus an R-8 zoning, there is the problem of density. The city is currently having a transportation system impact. If the city would allow an R-6 zoning rather than an R-8 zoning for the outer boundaries of the city, then an unfortunate precedent is being set. The density increase is 25 percent when an R-6 is allowed instead of keeping with an R-8 zoning district.

Commissioner Hewitt motioned to make the Comprehensive Plan Map a Low Density Residential to Oregon City and deny this application in part for an R-6 zoning designation to follow the Planning Commission's policy to zone recently annexed properties R-8 designation as

opposed to an R-6 designation. This policy is based upon the Planning Commission's interpretation of Comprehensive Plan policies. **Commissioner Vergun** seconded the motion.

ROLL: Commissioner Hewitt, Aye; Commissioner Vernon, Aye; Commissioner Vergun, Aye; Chairman Hall, Aye. **MOTION CARRIED 4-0.**

Chairman Hall stated the Comprehensive Plan Change be allowed, but that the zone change not be allowed due to the Planning Commission's policies to maintain R-8 zoning districts for recently annexed properties.

- D. File No. PUD 98-03.** Merchant Meadows. Applicant: Progressive Holdings, Inc., Richmond, British Columbia. Preliminary Plan for 14 lot Planned Unit Development on 3.14 acres presently zoned R-8. Located north side Forest Ridge Lane, West of South End Road. Map 32E, Section 70, Tax Lots 101 and 200 of Clackamas County Assessors Map.

STAFF REPORT

Barbara Shields stated the applicant is requesting a preliminary PUD plat development on approximately 3 acre site. The property is presently zoned R-8 with a minimum lot size of 8,000 square feet for this development. The applicant is proposing a 14 lot PUD. The applicant is currently finalizing an agreement with the school district to satisfy the open space requirement under the PUD standards. The site is subject of a PUD application request with a current variance to lot standards. The purpose of this meeting was to determine whether the applicant satisfied the objectives of this PUD by providing improvements to the elementary school grounds located in close proximity to the subject property. Based on the analysis presented on pages 8 through 11 and the 16 conditions as listed, staff recommends approval of this application.

Commissioner Hewitt referred to page 0144 of the staff's finding "However, unless and adjustment is specifically requested and explained in the PUD application or recommended by the city, the dimensional standards of the underlying zone will be assumed to apply."

Barbara Shields referred to page 5 of the staff report, stating that the standards are listed under Finding No. 4. The lots are 8,000 Square feet with widths of 70 feet; lot depth is 100 feet; front yard, corner side yard, and rear yard 20 feet; and side yards 9 feet on one side and 7 feet on another. All modifications are specifically addressed by the applicant in the narrative.

Chairman Hall asked how far is the subject property located from the school grounds.

Barbara Shields responded approximately one-half mile.

Chairman Hall asked what the width of the street that extends to Forest Ridge Lane.

Barbara Shields responded 25 feet.

Chairman Hall asked what comments did the Oregon City Fire Department have regarding the width of that street.

Barbara Shields stated their comments were on page 0187, Exhibit 3b, stating that they would require a minimum of 32 feet paved access.

Commissioner Hewitt recited under 17.640.030 "Applicant's Option"... "And the development proposes at least 80 per cent of the gross density allowed by the underlying zone"... what is the gross density of the underlying zone.

Barbara Shields stated that the gross density would be 17 lots and the 14 lots constitute exactly the 80 per cent allowed density.

Chairman Hall expressed a concern that this application was using the city's PUD ordinance to get around the width to depth ratio issues within the ordinance. There is no open space dedication on this site.

Commissioner Johnson stated that there had been a Site Plan "B" that the applicant submitted for consideration. Why did the staff reject that plan.

Barbara Shields responded that it was part of the pre-application meeting. The application before the Planning Commission is what the applicant has requested.

Commissioner Johnson asked if the staff considered any alternative proposals that would include open space.

Barbara Shields responded no. The applicant is proposing improvements to the school site. No other considerations were submitted by the applicant.

PUBLIC TESTIMONY

Tom Sisul, 375 Portland Ave., Gladstone, OR. Representing the applicant.

Tom Sisul stated that this application was before the Planning Commission in May with lots averaging approximately 9,400 square feet. Within that request was a variance of three and one-half feet of the lot width. It appeared that this proposed PUD would be denied as the Planning Commission would not approve the width variance so that application was withdrawn at that time. The applicant had another pre-ap conference with the city staff and presented what has been referred to Sit Plan "B". That plan envisioned a mound of ground that would block the view of lots from the other side of the street with one-directional traffic and a detention system on the other end with trees. The fire department stated that the streets would 16 foot wide, one

directional and they required two-directional streets and the street would have to be at least 28 feet wide. Mountable curbs and sidewalks on the interior side were suggested so that the fire trucks could drive onto the sidewalks, around parked cars. The fire department responded that in ten years firemen may not know that they could drive upon the sidewalks to enter the property. Thereby, with the increased width of the road, it reduced the depth of the lots. Another alternative would have been to construct a one-way street in front of the development with a dedicated open space behind the lots, which would have created narrower lots and that did not serve any purpose. The street would have to connect to Forest Ridge Lane. A staff member, who is no longer with the city, stated that the PUD ordinance would allow improvements for schools. The principle at McLoughlin School was excited at the possibility for some additional funds for play equipment.

Chairman Hall asked what the radius of the street was.

Tom Sisul stated that there was a 38 foot inside radius and a 54 foot outside radius. The outside radius matched that of a culdesac.

Commissioner Johnson asked if there were any building or design standards that would prohibit one-way streets.

Tom Sisul responded that he did not know of any thing in the planning ordinances.

Commission Johnson clarified that the travel lanes would be about 14 feet.

Tom Sisul replied that there would have been 16 feet so that a vehicle could be parked on one side of the street.

Commissioner Johnson suggested that the main street could meander and place a outdoor classroom of a wet land that would be part wet land detention on the lower part of the south east corner where lots 8 and 9 are. Alleys could be used or shared driveways and layer the houses.

Tom Sisul referred to Condition 23 that requires the street stub to eventually connect to South Maywood Street. In order to achieve this easements would have to travel through five parcels that are 20,000 square foot that would be required to be partitioned in order to be divided in the future. This would cause some future development problems for the future development of these parcels. Condition 24 refers to utility easement blanket. The applicant would request that condition be modified that easements would be along lot lines as needed. Condition 66 addresses specifically the placement of playground equipment at McLoughlin School. The school would have the option as to where those improvements would be placed.

Jeff Davis , 19240 S. Maywood Street, Oregon City, OR 97045. In opposition to application.

Jeff Davis stated that this development site abuts his property directly and has concerns regarding water drainage on the lower end of this property. The staff report is conflicting as to this development meeting the requirements for 14 lots as the staff report indicates it is 13.5 lots for the 80 per cent utilization factor.

Chairman Hall requested that he would be able to address the concerns one at a time. According to the city's topographic map the property slopes from South Ridge Meadows toward Forest Ridge Lane in almost a south-westerly direction. The drainage swale proceeds south from the corner. The storm water drainage improvement will be required to accommodate adjacent properties so that it does not increase the current drainage capacity onto adjoining properties.

Jeff Davis stated that the staff report suggests that the off street storm water drain to Forest Ridge Lane. Clackamas County requests that they not do that.

Chairman Hall stated that is a natural flow. It is the increased flow that cannot be increased. A Planned Unit Development density issue could be 14 lots vertically. There are allowable increases in within the ordinance that would allow 14 lots or 15 lots if it would be an attractive development. The minimum density use is 80 per cent.

Jim Davis added that he does not agree that the developer will not be required to dedicate open space as the PUD implies. The school's agreement states that only the children attending that school will have the right to use the equipment. A traffic analysis submitted by David Evans and Associates states that there is a need for a street light at Partlow and South End or at the very least a left turn lane.

Chairman Hall stated that there are service development charges that are being assessed to this development at 14 lots will generate \$28,000 that will assist paying for these types of improvements.

Jim Davis asked that this development not be approved. It has been the experience that other developments have been built that have had conditions placed, but those conditions are not being enforced.

Chairman Hall asked that if that is the case, a letter needs to be written and sent to himself specifically outlining those noncompliance with the zoning approval.

Larry Cunningham, previous owner of property.

Larry Cunningham stated that he owned and farmed that property for a number years. A fence was placed on the pasture so that the cattle would stay on Mr. Davis's side of the property as it was not near as wet. The water always drained down through the vacant lot towards South End Road.

REBUTTAL

Tom Sisul stated that Condition 64 does state that the owner will sign a waiver of remonstrance for future improvements for water, storm sewer, waste water, and street improvements as deemed by the city. That has been a common condition and leaves the door open for the city to revisit that property for financial assistance for these improvements. A request for continuance of this hearing was asked for so that the applicant can be contacted and return to the Planning Commission's next meeting.

Marnie Allen stated the applicant must waive the 120 day rule and if the applicant would make substantial changes to the application, a new application may have to be resubmitted if a reconfiguration of the streets is considered.

Commissioner Johnson stated that the applicant did present Site Plan "B" and the staff did reject it. The Site Plan "B" should be considered since it was originally presented.

Chairman Hall stated the difference between Site Plan "A" and Site Plan "B" is the lots are smaller A than they are in B and A includes open space.

Commissioner Hewitt stated that the Site Plan "B" was brought before the Planning Commission last year and it is part of this exhibit for this presentation.

Marnie Allen stated that the staff report prepared for the hearing did not cover Site Plan "B" and this site plan was not addressed by staff. There may be some difficulty in establishing substantial evidence to support the Planning Commission's decision.

Commissioner Johnson stated that the applicant should not be penalized for the staff not proceeding with the original application, Site Plan "B".

Commissioner Vergun stated that the Planning Commission should be permitted to consider alternate proposals with respect to PUD's. This will eliminate the applicant having to return to the drawing board and at the same time the public would be aware that there are alternate plans and the Planning Commission could then evaluate the changes. This may require a procedural change with the ordinance.

Commissioner Johnson stated that the applications have been brought before us by staff that did not comply with the intent of the ordinance. The applicant should not suffer because the system is not working like it is supposed to.

Tom Sisul stated that it was not the planning staff that concluded that the circular (Site Plan "B") drive be eliminated, it was the city's fire department.

MOTION

Commissioner Johnson motioned to continue this hearing until January 25, 1999, at 7:00 P.M. as the first item on the agenda. **Commissioner Vernon** seconded the motion.

ROLL: Commissioner Johnson, Aye; Commissioner Hewitt, Aye; Commissioner Vernon, Aye; Commissioner Vergun, Aye; Chairman Hall, Aye.

Chairman Hall requested that Marnie Allen draft a revision to the ordinance in allowing the Planning Commission to review alternative proposals for PUD's and assure that the public would be aware that the Planning Commission is considering hearing alternative proposals for approval. This should consider an outline of costs and who would bare those costs.

2. APPROVAL OF MINUTES October 26, 1998 November 9, 1998

Chairman Hall stated that this item was moved to the end of the agenda for consideration. It is hard to recall what was said by commissioners when minutes are presented for adoption after so much time has passed. The staff was asked that the minutes for each Planning Commission meeting be made available in a much shorter period of time and they should appear on the follwing Planning Commission's agenda for adoption.

Chairman Hall asked for the Planning Commission's concensus for approval of the October 26, 1998 and November 9, 1998, minutes. The Planning Commission did approve consensus for subject minutes.

5. OLD BUSINESS

Chairman Hall stated a number of comments were made regarding new business at the beginning of the meeting and asked for any additional comments by the commission members.

Commissioner Hewitt brought forth Resolution 98-43, A resolution recognizing the implementation of ORS 222 and METO Code Section 3.09 as interim procedures for annexations to the City of Oregon City. Citizens have approached the planning staff to ask about annexations and they are told that they have nothing. Resolution 98-34 should be distributed out on the front counter for easy access for the citizens. Information and procedures for annexation process be given to the public as well. This needs to be brought to the attention of Mr. Bryan Cosgrove so that there will be a procedure in place and that the employees in the front office are made aware of this new law.

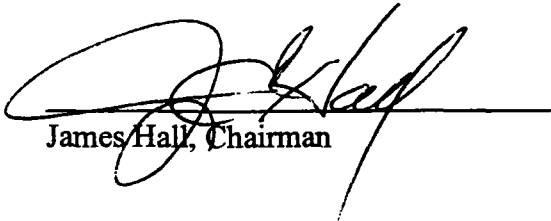
Commissioner Johnson suggested that the local newspaper should be notified and an article be printed so that the public can be informed.

Marnie Allen announced that the City Commissioners did adopt a resolution instructing the City Attorneys office to draft voter approved charter amendments for annexations. So this law may be changing.

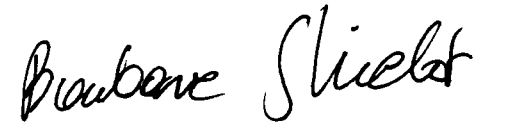
Chairman Hall stated that there had been a subdivision approved that the Planning Commission required a street to be developed. The former Community Development Director changed that condition. This caused quite a stir and Chairman Hall stated that he could not sign the plat, because the change was not in concurrence with the Planning Commission's approval. This subdivision application must return to the Planning Commission to be modified.

Marnie Allen stated she did do some research as to the allowance of automobile repair shops within the zoning code. They are allowed as a permitted use in the general commercial and central business districts. Public garages are listed within the subdivision ordinance and public garages are classified as automobile repair shops.

Commissioner Hewitt asked if auto repair a valid use under the home occupation standard and is it valid to park a 40 to 45-foot truck trailer upon your property under the home occupation standard or any commercial standards within a home occupation standard via a variance. This would include any vehicle/truck that would fall under PUC 8,001 pounds.



James Hall, Chairman



Barbara Shields, Senior Planner

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



STAFF REPORT

Date: January 11, 1999

Complete: 12/4/98
120 Day: n/a

FILE NO.: ZC 98-08/Craig Smith
PZ 98-07/ Craig Smith

HEARING DATE: January 11, 1999
7:00 p.m., City Hall
320 Warner Milne Road
Oregon City, OR 97045

APPLICANT/OWNER: Craig Smith
3120 NE Rocky Butte Rd.
Portland, OR 97220

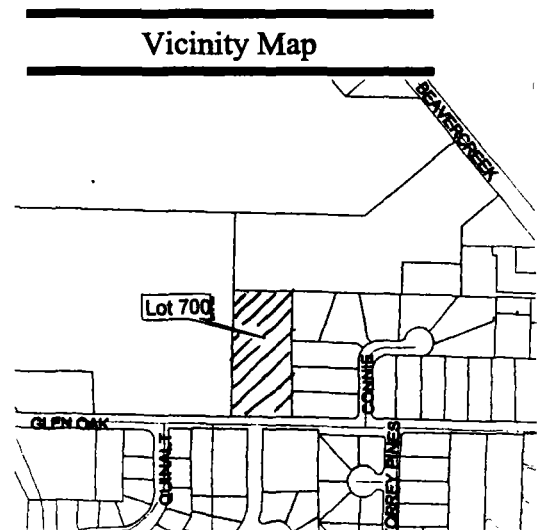
REPRESENTATIVE: Ken Sandblast, Land Solutions, Inc.
9140 SE St. Helens Street
Clackamas, OR 97015

REQUEST: Amend the Comprehensive Plan Map from Clackamas County LR, Low Density Residential to City of Oregon City LR, Low Density Residential and zoning map amendment from Clackamas County FU-10, Future Urbanizable 10-acre minimum to City of Oregon City R-8, Single-Family Dwelling District.

RECOMMENDATION: Staff recommend approval to amend the Comprehensive Plan and for a zone change.

LOCATION: 14921 Glen Oak Road
Clackamas County Map Number
3S-2E-9D, tax lot 700

REVIEWER: Sidaro Sin, Associate Planner
Bob Cullison, Principal Engineer



EXHIBITS:

- A. Vicinity/Zoning Map
- B. Applicant Submittal
- C. Letter from Ken Sandblast requesting R-8 instead of R-6 zoning
- D. City services summary from annexation of the subject property, City file AN 98-07
- E. Transmittals
 - 1) Oregon City Engineering Dept.
 - 2) Oregon City Public Works Director
 - 3) Clackamas Co. Traffic Engineer
 - 4) School District 62
 - 5) Fire Chief
 - 6) Police Chief
 - 7) Building Official

CRITERIA:

Comprehensive Plan:

Section O Plan Maintenance and Update

Municipal Code:

Chapter 17.68 Zone Changes and Amendments

EXECUTIVE SUMMARY:

The applicant has applied to amend the Clackamas Comprehensive Plan Map from County LR to City of Oregon City LR and for a zone change from Clackamas County FU-10 , Future Urbanizable 10-acre minimum to City of Oregon City R-8, Single-Family Dwelling District. The 2.05 acre parcel involved in this request is located at 4921 Glen Oak Road. The intended use of this parcel is for single-family development at an R-8 density, which could yield a maximum of 10 single-family dwellings units for this 2.05 acre site (5.5 units/acre).

The proposal complies with State Planning Goals and local goals and policies. This site can be served by urban services or services can be made available. Currently, there is a 16" water line and 8" sanitary line, in Glen Oak Road. There is also a 30" storm line on the south side of Glen Oak Road. Although there is currently no existing storm drainage

system for the site, water detention will be required during the development process for this site. The City has a Capital Improvement Project to improve Glen Oak Road in the near future, at which time storm water improvements will be accomplished.

The subject property has approximately 200' of road frontage on Glen Oak Road. Glen Oak Road is classified as a collector with an existing right-of-way of approximately 45'. Glen Oak Road is for the most part undeveloped with the exception of half-street improvements that were required for such developments as Fairway Downs, Osprey Glen and Pioneer Place.

The City's Civil Engineer has noted that with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this a site and its inherent densities. In addition, Clackamas County indicates that with their recently adopted capital improvement program, there would be improvements to Highway 213 and South Beaver Creek Road. Both this intersection and the portion of Beaver Creek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beaver Creek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects will serve to accommodate the proposed density on the subject property.

BASIC FACTS:

1. The Portland Metropolitan Area Boundary Commission approved the annexation of the parcel to the City of Oregon City with an effective annexation date of November 4, 1998. This petition for a zone change is initiated by the property owner (Craig Smith).
2. The 2.05 acre parcel involved in this request is located at 14921 Glen Oak Road, shown on Assessor's Map: 3S-2E-9D, tax lot 700. The intended use of this parcel is for single-family development at an R-8 density, which could yield a maximum of 10 single-family dwellings units for this 2.05 acre site (5.5 units/acre).
3. The development application for this site will be submitted under a separate application at a later date.
5. The surrounding land uses are:
 - North: The subject property to the north is zoned R-6, Single-Family Dwelling district and developed with a single family home. This property has recently been annexed into the city and was approved for a zone change from Clackamas County FU-10 to City of Oregon City R-6.
 - South: Directly to the south across Glen Oak Road are two parcels zoned County FU-10. Abutting those properties are City subdivisions (Osprey Glen 1 and 2, and Fairway Downs 1).

East: Single-family homes within a county island and zoned County FU-10, lots ranging in size from 18,900 square feet to 23,000 square feet (within Glen Oaks Crest Addition No. 2).

West: Undeveloped land zoned County FU-10, single lot, 14.27 acres.

6. Transmittals on the proposal were sent to various City departments, affected agencies and the neighborhood association. Limited comments were received on this proposal.
7. The subject property is developed with one single-family dwelling and two accessory structures. The site is wooded with a high point spot elevation of 475 feet (in the middle of the parcel, where the existing house is located). From the middle of the parcel, the site slopes down with a 6% slope to the north and slopes down with a 13% slope to the south.

ANALYSIS AND FINDINGS:

- A. ***The Comprehensive Plan Chapter O – Plan Maintenance and Update states “the method of plan maintenance should be evaluated according to the following criteria:***

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

State Planning Goal 1 – Citizen Involvement

Comprehensive Plan Chapter B – Citizen Participation, Goals and Policies

The public hearing was previously advertised and noticed as prescribed by law to be heard by the Planning Commission on December 28, 1998. Subsequently the public hearing was re-advertised and re-notice as prescribed by law to be heard by the Planning Commission on January 11, 1998. The public hearing will provide an opportunity for comment and testimony from interested parties.

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.

The UGMA also specifies that the City shall provide notification to the county, and an opportunity to participate, review and comment, at least 20 days prior to the first public hearing on all land use action, proposed legislative changes to the city comprehensive plan or quasi-judicial actions adjacent to or in close proximity to unincorporated areas. Staff has provided proper notification to the county regarding this quasi-judicial action. Comments from the Clackamas County

- -

Transportation and Development Department are incorporated later in the staff report.

State Planning Goal 2 - Land Use Planning

The Oregon City Comprehensive Plan complies with all the requirement of Goal 2, as acknowledged on April 16, 1982. The applicant's proposal is made under provisions of that plan and its implementing ordinances by providing factual evidence and demonstrating compliance.

The following policies from the Comprehensive Plan, apply to this proposal:

"Provide land use opportunities within the City and the Urban Growth Boundary to accommodate the projected population increase to the year 2000." (Growth and Urbanization, Policy 1, Page 6-7)

The Oregon City area including its urban growth boundary, is expected to increase to approximately 38,000 by the year 2000. This application would provide for residential lands to accommodate the projected population.

"Ensure that Oregon City will be responsible for providing the full range of urban services for land annexed to the City within the Urban Growth Boundary." (Growth and Urbanization, Policy 2, Page 6-7)

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. The City's Civil Engineer indicates that urban services are available or can be made available to the subject property.

"Coordinate land use planning with Clackamas County in accordance with the approved Dual Interest Area Agreement." (Growth and Urbanization, Policy 4, Page 6-7)

In cooperation with Clackamas County, staff has provided proper notification regarding this quasi-judicial action. Comments from the Clackamas County Transportation and Development Department are incorporated later in the staff report.

The procedures for the review as outlined by the Comprehensive Plan are being applied and, therefore the requirements of Goal 2 are satisfied.

State Planning Goal 3 – Agricultural Resources

This goal does not apply.

State Planning Goal 4 – Forest Resources

This goal does not apply.

State Planning Goal 5 – Open Space, scenic and Historic Areas, and Natural Resources

This goal does not apply.

State Planning Goal 6 – Air, Water, and Land Resources Quality

The requirement of the goal is that any future development, when combined with existing development, shall not exceed the carrying capacity of waste and process discharges. Waste and process discharges are described as solid waste, thermal, noise, atmospheric or water pollutants, contaminants, or products therefrom. The proposed development can be readily served with the expansion of the current City services near the site, including City water, sewer, and storm discharge facilities. Future development will also conform to standards for storm water discharge, grading and erosion control, sewage discharge and buffering requirements. Therefore, this goal is satisfied.

State Planning Goal 7 – Areas Subject to Natural Disasters and Hazards

There is an existing 50' wide natural gas easement located to the east of the subject property. Although the natural gas pipeline does not cross the subject property, the easement does come to within several feet of the southeast corner. In addition, the closest junction points for the natural gas line appear to be located 200' to the northeast and another junction point, approximately 500' to the south. There is no indication of any significant hazards associated with this property.

State Planning Goal 8 – Recreational Needs

The addition of the proposed density planned for the subject property will not significantly increase the need for recreation facilities. The closest park currently available to serve the proposal is Hillendale Park, located to the northwest. Hillendale Park is a 16 acre park located at 19260 Clairmont Way. Facilities include a picnic shelter, tennis courts, walking path, and two play areas for children.

State Planning Goal 9 – Economy of the State

This goal is not applicable because the site is not designated for commercial or industrial use.

State Planning Goal 10 – Housing

The strong population growth in Oregon City (7% increase over the last three years), coupled with a limited supply of residential land within the Urban Growth Boundary (UGB) necessitates the need to annex and rezone property from the County to the City. Through this proposed zone change, this property addresses the needs to provide for additional housing opportunities.

- -

In addition to the population growth expectations that support the proposed redesignation of this site, the Comprehensive Plan also states that because of the unique combination of topography, limited sewer facilities and transportation corridor limitations, this dictates that land in the urban growth boundary will need to remain within the same categories designated in the Clackamas County Comprehensive Plan. According to the Clackamas County Comprehensive Plan, the subject property is designated for low density residential. Low density residential areas are those planned for up to six units per gross acre, resulting in parcels that are approximately 7,260 square feet in size. As proposed, the applicant is requesting a low density zoning of R-8, which would require single-family dwelling lots to be a minimum of 8,000 square feet in size (5.5 units per gross acre, based on OCMC table on page 279).

Currently, there is one single-family dwelling on this 2 acre site. Abutting properties to the east, are under county jurisdiction, within the Urban Growth Boundary, and are developed with single-family homes. Across Glen Oak Road to the south is land within the City limits and zoned R-8. Most of this land has been developed at an R-8 density, thereby encouraging compact and sequential urban growth, and efficient uses of lands and resources.

The following policy from the Comprehensive Plan, apply to this proposal:

“The City shall encourage the private sector in maintaining an adequate supply of single and multiple family housing units. This shall be accomplished by relying primarily on the home building industry and private sector market solution, supported by the elimination of unnecessary government regulation.” (Housing, Policy 3)

According to the applicant’s written statement, this proposal is a direct result of the private sector attempting to provide a market driven supply for single-family homes. Staff concur that this proposal will help the City to provide development opportunities for single-family homes.

State Planning Goal 11 – Public Facilities and Services

An evaluation and discussion on the availability of City services to serve these properties was included in the annexation application (refer to City file AN 98-07, Tim Aldinger & Associates and Gerald & Suzanne Nichols, Exhibit D). This site can be served by urban services. Currently, there is a 16” water line and 8” sanitary line, in Glen Oak Road. There is also a 30” storm line on the south side of Glen Oak Road, but is probably inadequate to the serve the property. Although there is currently no existing storm drainage system for the site, water detention will be required during the development process for this site. In addition, the developer will be required to provide frontage ditch improvements at the time of development. The City has a Capital Improvement Project to improve Glen Oak

Road in the near future, at which time storm water improvements will be accomplished.

The following policies from the Comprehensive Plan, apply to this proposal:

“The City of Oregon City will provide the following urban facilities and services as funding is available from public and private sources:

- a) Streets and other roads and paths
- b) Minor sanitary and storm water facilities
- c) Police protection
- d) Fire protection
- e) Parks and recreation
- f) Distribution of water
- g) Planning, zoning and subdivision regulation”

(Community Facilities, Policy 1, page I-21)

“The City will encourage development on vacant buildable land within the City where urban facilities and services are available or can be provided.” (Community Facilities, Policy 5, page I-22)

“A coordinated Capital Improvements Plan will be developed and maintained, which provides a framework, schedule and cost estimate for the provision of urban facilities and services within the City of Oregon City and its Urban Growth Boundary.” (Community Facilities, Policy 8, page I-22)

Comments from the City’s Civil Engineer conclude that urban facilities are currently available to serve the subject property, or can be made available to serve the property. Referral comments from the Fire Chief and the Chief of Police both indicate that adequate services can be provided.

According to the City of Oregon City Capital Facilities Improvement Plan 1998-2003, the design and right-of-way improvement project for Glen Oak Road is scheduled to begin in 1999 with an estimated cost of \$200,000 (Appendix A of the City of Oregon City Capital Facilities Improvement Plan 1998-2003). According to the City Civil Engineer, this will address many storm water improvements.

All public facilities and services can be made available to the site. The parcel is capable of being developed into residential uses. The buildout of the proposed site will promote efficiency using existing urban facilities. Therefore, the application satisfies State Planning Goal 11 and the Comprehensive Plan Policies for Chapter I - Community Facilities.

State Planning Goal 12– Transportation

The subject property has approximately 200' of road frontage on Glen Oak Road. Glen Oak Road is classified as a collector with an existing right-of-way of approximately 45'. Glen Oak Road is for the most part undeveloped with the exception of half-street improvements that were required for such developments as Fairway Downs, Osprey Glen and Pioneer Place.

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 applies to the necessary transportation systems to facilitate growth and development.

As noted previously, the City's Capital Facilities Improvement Plan 1998-2003, includes the Glen Oak Road design and right-of-way improvement project which is scheduled to begin in 1999 with an estimated cost of \$200,000. The City's Civil Engineer has noted that with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent densities.

The Clackamas County Department of Transportation and Development, indicates that with their recently adopted capital improvement program, there would be improvements to Highway 213 and South Beavercreek Road. Both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beavercreek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects will serve to accommodate the proposed density on the subject property.

Therefore, State Planning Goal 12 is satisfied.

State Planning Goal 13 – Energy conservation

The City's Building Code specifies energy conservation measures are to be utilized by all uses developed within the City. The Zoning Code also offers controls to have an impact on energy efficiency. By not allowing lands to be developed before services are available or could be provided, it encourages compact and sequential urban growth, and efficient uses of lands and resources. As a result, the amount of natural resources and energy spent is significantly less.

Goal 13 is satisfied because the proposal makes efficient use of existing resources and public facilities, therefore conserving energy.

State Planning Goal 14 – Urbanization

The proposal is supported by this goal because the change will allow for efficiency of land uses within the existing urban area, and avoid the need for future expansion of the urban growth boundary. By reference, the evaluation and conclusion for Goal 2 is hereby included as support for compliance of this goal.

Therefore, Goal 14 is satisfied.

State Planning Goal 15 – 19. These goals are not applicable to the request

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

The City of Oregon City is one of the fastest growing cities in the southern part of the Portland Metro area with a growth rate over the last three years of 7% (currently we have an approximate population of 22,000 people). The strong population growth in Oregon City, coupled with a limited supply of residential land within the Urban Growth Boundary (UGB) necessitates the need to annex and rezone property from the county to the City. Through this proposed zone change, this property addresses the needs to provide for additional housing opportunities.

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

The subject parcel is suited for the proposed zone change because of its predisposition for extension of urban services and its proximity to similar adjacent uses and facilities. The subject property is located in a residential area within which there are a variety of residential densities (R-6, R-8, and County FU-10). In addition, any future development would have access to recreational and educational opportunities such as the Oregon City Golf Club to the east and Clackamas Community College to the north.

4. *Will the change adversely affect the public health, safety, and welfare?*

Staff finds that the proposed change will not adversely affect the public health, safety and welfare of the community. The use will remain residential. There are existing single-family developments to the east and to the south. No detrimental effects such as noise or odors are anticipated. Any development will be designed with the recommendations of soils and traffic reports, and local standards to ensure public safety and welfare.

The City's Civil Engineer has determined that there is an adequate water system and sanitary sewer facility in Glen Oak Road to handle the density proposed for this zone change. In addition, with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent densities. Staff also received comments from the Clackamas County Department of Transportation and Development, indicating that they have recently adopted its 5 year and 20 year

capital improvement program. Within that document, the intersection of Highway 213 and South Beavercreek Road is identified for improvements including additional turn lanes and ramps. Both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beavercreek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects will serve to accommodate the proposed density on the subject property.

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

The Comprehensive plan acknowledges that the City of Oregon City will receive a significant population increase during the planning period. The Oregon City area including its urban growth boundary, is expected to increase to approximately 38,000 by the year 2000, (and most recently, the 7% growth over the past three years), confirms this statement. The Plan also acknowledges the rise in home prices progressing in the years to come. This application for re-designation does acknowledge that the City expects steady increases in population as established in the Plan, and that new density provisions and in-fill development on small lots must be encourage to help absorb the expected housing demand.

In addition to the population growth expectations that support the proposed re-designation of this site, the Comprehensive Plan also states that because of the unique combination of topography, limited sewer facilities and transportation corridor limitations, this dictates that land in the urban growth boundary will need to remain within the same categories designated in the Clackamas County Comprehensive Plan. According to the Clackamas County Comprehensive Plan, the subject property is designated for low density residential. Low density residential areas are those planned for up to six units per gross acre, resulting in parcels that are approximately 7,260 square feet in size. As proposed, the applicant is requesting a low density zoning of R-8, which would require single-family dwelling lots to be a minimum of 8,000 square feet in size.

The criteria for a zone change as identified by the Municipal Code Chapter 17.68 – Zone Changes and Amendments require the following:

1. *Shall be consistent with the Comprehensive Plan goals and policies;*

The applicant has provided factual findings that the proposal is consistent with the Comprehensive Plan's goals and policies.

2. *Public Facilities and Services are presently capable of supporting the uses allowed by the zone or can be made available prior to issuing a certificate of occupancy.*

The applicant's submittal and comments from the City's Civil Engineer address the availability of public services. Water, storm drainage and sewer services can be made available to the subject property. Although the City's Civil Engineer indicates that there is no existing storm drainage system for the site, storm water detention will be required in the development process. The City has a capital improvement plan to improve Glen Oak Road in the near future. Many storm water improvements will be accomplished concurrently at this time.

3. *The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.*

The criterion calls for the applicant to provide information concerning the capacity and level of service for the transportation system serving the proposed zoning district. The property is served by Glen Oak Road, which is classified as a collector with an existing right-of-way of approximately 45'. Glen Oak Road is for the most part undeveloped with the exception of half-street improvements that were required for such developments as Fairway downs, Osprey Glen and Pioneer Place.

As noted earlier in staff report, with the completion of the City's Glen Oak Road capital improvement project, the transportation system's function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent densities. The Clackamas County Department of Transportation and Development, also indicated that with their recently adopted capital improvement program, there would be improvements to Highway 213 and South Beavercreek Road. Both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of South Beavercreek Road and Glen Oak Road. The combination of the City's and County's capital improvement projects should serve to accommodate the proposed density on the subject property.

4. *The Statewide Planning Goals shall be addressed if the Comprehensive Plan does not contain specific policies or provisions which control the amendment.*

The proposal is consistent with the statewide planning goals as previously discussed in the staff report. Therefore, this criterion has been satisfied.

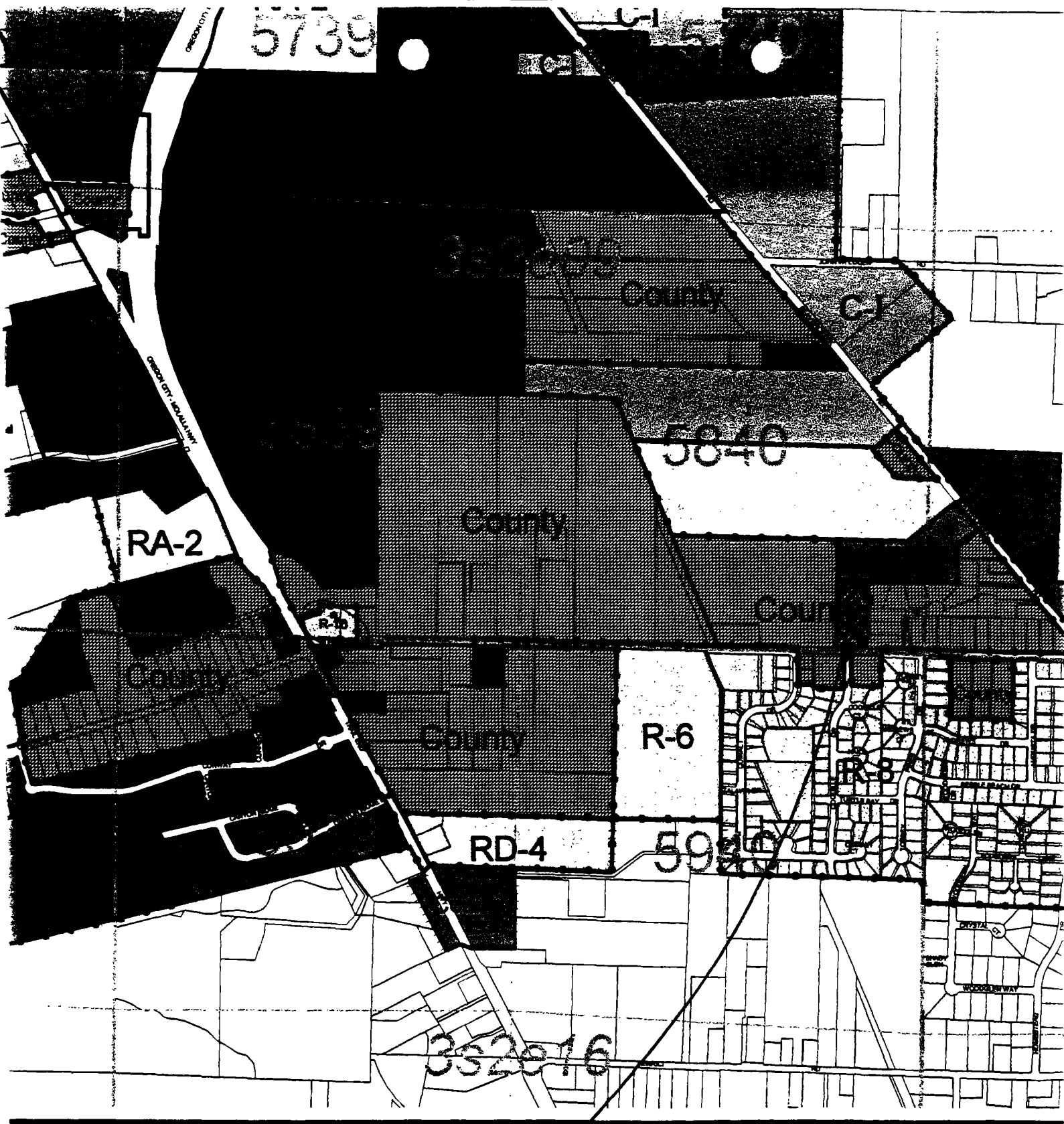
PZ 98-07/Craig Smith
ZC 98-08/Craig Smith

CONCLUSION AND DECISION:

The applicant's submittal satisfies the requirements of the Statewide Planning Goals, Comprehensive Plan, and Municipal Code.

RECOMMENDATION:

Staff recommends approval of file PZ 98-07 and ZC 98-08 for property identified as Clackamas County Map Number 3S-2E-9D, tax lot 700, to change the designation of the property from County Comprehensive Plan LR, Low Density Residential to City of Oregon City Designation LR, Low Density Residential and Zoning map from Clackamas County FU-10, Future Urbanizable 10-acre minimum to City of Oregon City R-8, Single-Family Dwelling District.



Subject property

EC 98-08, COM 14
AM 174

PZ 98-07, COM 14
AM 174

EXHIBIT

A



BEAVERCREEK

TORREY PINES

CONNIE

Lot 700

QUINN T

GLEN OAK

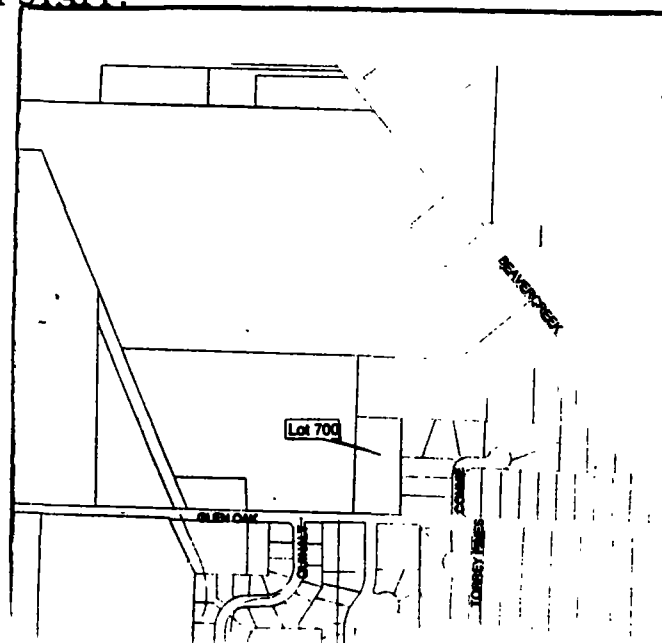
Community Development Department, 320 Warner Milne Road,
P.O. Box 351, Oregon City, OR 97045-0021, (503)-657-0891 Fax: (503) 657-7892

 STANDARD PROCESS EXPEDITED

APPLICATION # P2 9807
ZC 9809 (Please use this file # when contacting the Planning Division)

[illegible]

B



MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 227 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO PURCHASER

INSTRUCTIONS FOR COMPLETING LAND USE APPLICATIONS:

1. All applications must be either typed or printed (black ink). Please make the words readable.
2. The application must be submitted with the correct fee(s).
3. If you mail in the application, please check with the Planning Division to ensure that it was received and that all necessary fees and information are with the application form.
4. If you wish to modify or withdraw the application, you must notify the Planning Division in writing. Additional fees may be charged if the changes require new public notice and/or if additional staff work is necessary.
5. With the application form, please attach all the information you have available that pertains to the activity you propose.
6. Prior to submitting the application, you must make application for a pre-application meeting to discuss your proposal with members of the Planning Division and any other interested agencies. Applicant is then to provide all necessary information to justify approval of the application.
7. The front page of the application contains a brief description of the proposal and will serve as the public notice to surrounding properties and other interested parties of the application. This is why neatness is important.
8. Detailed description, maps, and other relevant information should be attached to the application form and will be available for public review. All applicable standards and criteria must be addressed prior to acceptance of the application. The content of the attached information should be discussed with the appropriate planner prior to submission of the application.
9. Incomplete applications will be returned.

APPLICANT'S SIGNATURE: Craig Smith
MAILING ADDRESS: 6140 S.W. MACADAM Ave.
CITY: Port STATE: OR ZIP: 97201 PHONE: (503) 246-9800
PROPERTY OWNER SIGNATURE: [Signature]
MAILING ADDRESS: 6140 S.W. Macadam Ave
CITY: Port STATE: OR ZIP: 97201 PHONE: (503) 246-9800

If this application is not signed by the property owner, then a letter authorizing signature by an agent must be attached

DATE SUBMITTED: _____ RECEIVED BY: _____
FEE PAID: _____ RECEIPT #: _____

SECTION 17.68 - ZONING CHANGES AND AMENDMENTS

17.68.020 Criteria. *The criteria for a zone change are set forth as follows:*

- A. *The proposal shall be consistent with the goals and policies of the comprehensive plan.*

PROPOSED FINDING:

This zone change application from Clackamas County's FU-10 zoning district to Oregon City's R-6 zoning district satisfies the following applicable goals and policies of the Oregon City Comprehensive Plan:

GOAL B - CITIZEN PARTICIPATION POLICY 4

Encourage citizen participation in all functions of government and land-use planning.

PROPOSED FINDING:

This zone change application is subject to the public hearing and application approval process established by the City of Oregon City to insure opportunities for citizen participation in the land use process in satisfaction of this policy.

GOAL C - HOUSING POLICY 3

The City shall encourage the private sector in maintaining an adequate supply of single and multiple family housing units. This shall be accomplished by relying primarily on the home building industry and private sector market solutions.

PROPOSED FINDING:

In satisfaction of the applicable provisions of this policy, this zone change is direct result of the private sector attempting to provide a market driven supply of single family housing units at a viable density, namely R-6.

GOAL D - COMMERCE AND INDUSTRY

GOAL E - HISTORIC PRESERVATION

PROPOSED FINDING:

This zone change application is from FU-10 to R-6, both residential zoning designation and the subject site does not involve any historic resources. Therefore, the policies of these two goals are not applicable to this application.

GOAL H - ENERGY CONSERVATION

PROPOSED FINDING:

The applicable policies of this goal involving preliminary plat design, sidewalks and construction materials for new streets will be addressed upon the future development of the subject site.

GOAL I - COMMUNITY FACILITIES POLICY 1

The City of Oregon City will provide the following urban facilities and services as funding is available from public and private sources:

- a. *Streets and other roads and paths*
- b. *Minor sanitary and storm water facilities*
- c. *Police protection*
- d. *Fire protection*
- e. *Parks and recreation*
- f. *Distribution of water*
- g. *Planning, zoning and subdivision regulation*

PROPOSED FINDING:

The City of Oregon City will provide either directly or through inter-governmental agreements, the urban facilities and services to the subject site.

GOAL I - COMMUNITY FACILITIES POLICY 3

Urban public facilities and services shall be confined to the incorporated limits.

PROPOSED FINDING:

In satisfaction of the applicable provisions of this policy, the subject site has been annexed to the incorporated Oregon City city limits and this zone change is a result.

GOAL I - COMMUNITY FACILITIES POLICY 5

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

PROPOSED FINDING:

In satisfaction of the applicable provisions of this policy, all necessary urban facilities and services are available or can be provided to serve the subject site at levels sufficient to serve the proposed R-6 zoning.

GOAL J - PARKS AND RECREATION

GOAL K - WILLAMETTE RIVER GREENWAY

PROPOSED FINDING:

This zone change application from FU-10 to R-6 does not involve any parks and recreation areas nor any Willamette River Greenway issues. Therefore, the policies of these two goals are not applicable to this application.

17.68.020(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. Service shall be sufficient to support the range of uses and development allowed by the zone.

PROPOSED FINDING:

In satisfaction of the goal and applicable policies of Comprehensive Plan Chapter I, the public facilities necessary to serve the subject site are currently located within the public rights-of-way on south side of the site. During the application processing, City planning staff will request comments regarding the existing facilities, their adequacy to accommodate this application, and future plans for the immediate area. No indications have been received from City staff to date through the pre-application meeting and ongoing staff discussions that adequacy of public facilities are an issue. Currently, water service and a gravity sanitary sewer line are located in Glen Oak Road, and police/fire protection is provided to the subject site. An on-site stormwater detention system meeting City of Oregon City requirements will be provided by future development on the subject site.

17.68.020(C) The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

PROPOSED FINDING:

The subject site has frontage on Glen Oak Road. In satisfaction of the applicable provisions of this section, Glen Oak Road functions at its designated collector level and the level of service has been recently improved with the addition of a turn lane and intersection improvements at Glen Oak and Beavercreek Road. A traffic study will be undertaken upon the future development of the subject site.

17.68.020(D). Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment. (Ord. 91-1007 §1(part), 1991: prior code §11-12-2)

PROPOSED FINDING:

There are 19 statewide LCDC Goals pertaining to land use planning in the State of Oregon. Of these 19, five are directly applicable to this zone change application. These five include Goal 1 - Citizen Involvement, Goal 2 - Land Use Planning, Goal 9 – Economic Development, Goal 11 - Public Facilities and Services, and Goal 12 - Transportation. As per the provisions of this section, these five goals are addressed through specific policies and provisions of the Oregon City Comprehensive Plan addressed herein above.

LAND SOLUTIONS, Inc.

Planning • Permits • Project Management

P.O. Box 38
9140 S.E. St. Helens Street
Clackamas, OR 97015
Tel: 503-722-8585
Fax: 503-722-8566
www.landsolutions.com

December 11, 1998

Mr. Sidaro Sin
City of Oregon City
Community Development Department
320 Warner Milne Road
Oregon City, OR 97045

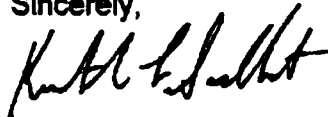
RE: File No. ZC98-08 - T3S, R2E, Section 9D, T.L. 700

Dear Sid:

This letter serves as notice to revise the original zone designation request from R-6 to R-8 for the annexation zone change application involving the parcel described above located on Glen Oak Road.

Thank you for your time and attention in this matter. If you have any questions or require additional information, I may be contacted at 722-8585.

Sincerely,



Kenneth L. Sandblast

cc: Mr. Craig Smith

KLS:c:\projects\smithzoning.doc

EXHIBIT

C

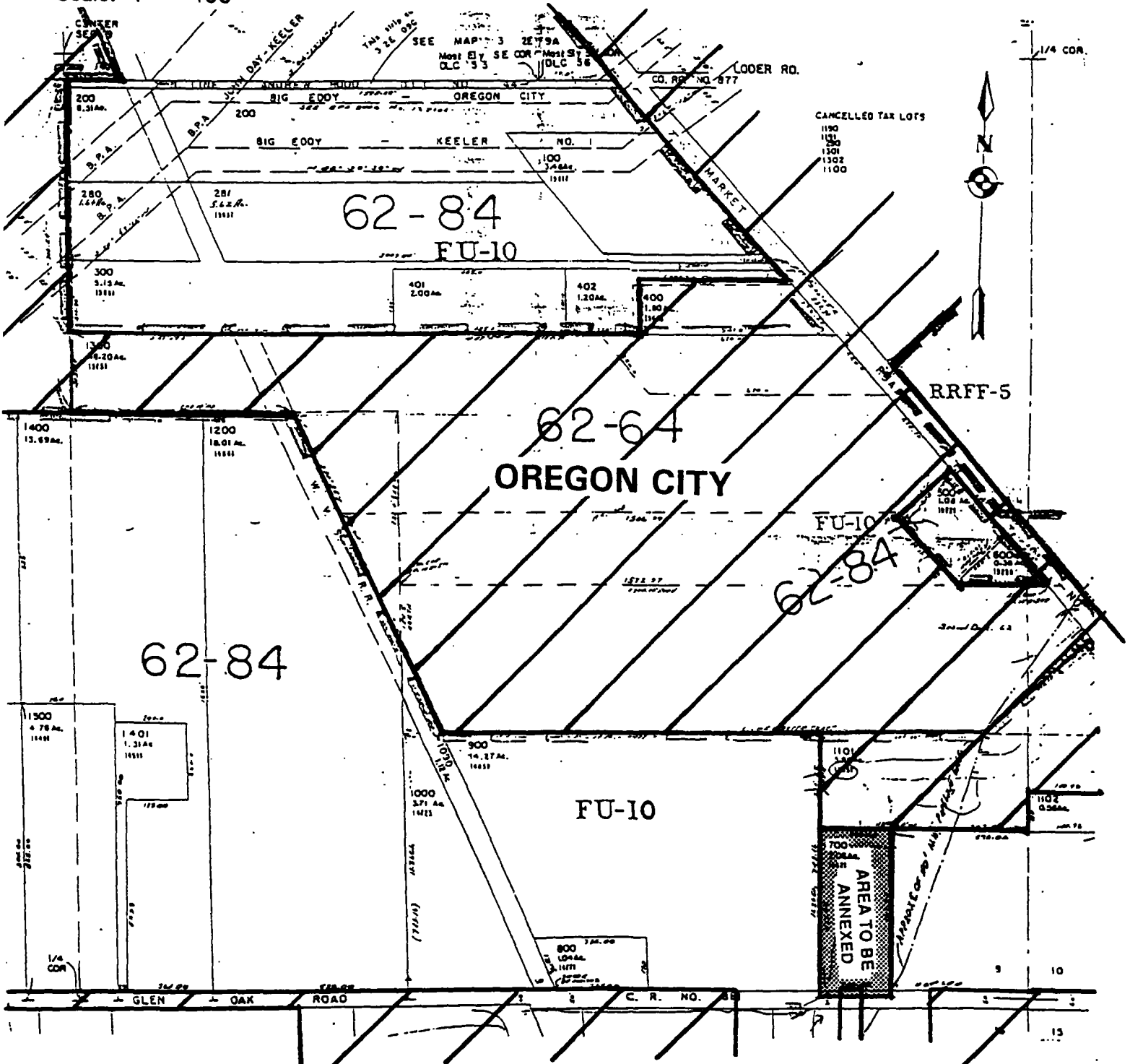
PROPOSAL NO. 3937
CITY OF OREGON CITY
ANNEXATION
FIGURE 1

PROPOSAL NO. 3937

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

3 2E 9D

Scale: 1" = 400'



PROPOSAL NO. 3937
CITY OF OREGON CITY
ANNEXATION
FIGURE 2

PROPOSAL NO. 3937 - CITY OF OREGON CITY - Annexation

Petitioner: City of Oregon City; Gerald and Suzanne Nichols

90th Day: October 15, 1998

Proposal No. 3937 was initiated by a resolution of the Oregon City Commission and a consent petition of the property owners and registered voters. The resolution and petitions meet the requirement for initiation set forth in ORS 199.490(2)(a)(B) (double majority annexation law). If the Boundary Commission approves the proposal the boundary change will become effective on the date of approval subject to the provisions of ORS 199.519.

The territory to be annexed is located generally on the southeast edge of the City, on the north side of Glen Oak Road west of Beaver Creek Road. The territory contains 2.06 acres, 1 single family residence, an estimated population of 2 and is evaluated at \$181,000.

REASON FOR ANNEXATION

The property owner wants to annex to obtain city services to facilitate development. The owner plans to join with the owner of the property to the north for a residential subdivision at density of 4.9 units per acre.

BOUNDARY COMMISSION POLICY

The Boundary Commission has three adopted policies. The first of these policies says 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 says in the second policy that the Commission will help find solutions to the problems. The third policy says that the Commission may approve illogical boundaries in the short term if these lead to logical service arrangements in the long term.

LAND USE PLANNING

Site Characteristics. The subject area slopes from approximately the midpoint on the north property line downward to the southeast and southwest. The topography of the subject area ranges from zero to over twenty percent for a portion along the west line. There are no drainageways or floodplain areas present and the existing vegetation consists of natural

grasses and understory vegetation. There are large parcels with single houses located to the north and west. To the south and east are single family residential subdivisions.

Regional Planning. The territory is within the regional Urban Growth Boundary and the boundary of Metro.

Clackamas County Planning. The territory is designated Future Urbanizable on the County's Northwest Urban Land map (Map IV-1) and Low Density Residential (LR) on the County's Oregon City Area Land Use Plan (Map IV-5). 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. 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 .

* * *

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.

Clackamas County / Oregon City Urban Planning Area Agreement. Cities are required by the statewide goals 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. . . .

Oregon City Planning. The Oregon City Comprehensive Plan addresses its entire urban growth area. The County adopted compatible designations in its Comprehensive Plan. The City/County urban growth management 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 Low Density Residential Land Use classification. These are R-10, R-8 and R-6. These zones require minimum lot sizes of 10,000, 8,000 and 6,000 square feet and the minimum density is 4.4, 5.5 and 7.3 units per acre respectively.

FACILITIES AND SERVICES

Sewer. There is an 8-inch sanitary sewer line in Glen Oak Road along the south frontage of the site.

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 plant has an average flow capacity of 11 million gallons per day (mgd) and a design peak flow capacity of 50 mgd. 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.

Water. The site is within the Clackamas River Water District. The City has a 12-inch line in Glen Oak Road. Oregon City will require the proposed subdivision to extend this line into the property. According to the City, water pressure is marginal in this area. A booster pump may be needed to gain sufficient pressure to provide domestic water service and fire flow (pressure is currently 50 psi).

Oregon City and the District have an agreement whereby the City withdraws territory from the District when direct City water service is provided. This occurs subsequent to the City annexation in accord with provisions of ORS 222.

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 Water District 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 Clairmont Water District, (now 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. Ultimately the old Clairmont Water District portion of the Clackamas River Water District will be served by that District's facilities, freeing up additional capacity for West Linn and Oregon City.

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 \$705 systems development charge for the South Fork Water Board system, and a \$550 installation fee charged for new water connections, for a total of \$2,055.

Storm Drainage. There is a 30-inch storm sewer line in Glen Echo Road along the south frontage of the site.

Oregon City charges a monthly storm user charge of \$2.00. The charge pays for maintenance and administration of the drainage system. The portion of projects financed by the city capital improvements program that relate to the needs of existing growth is also funded from the user charge. Oregon City also has a \$385 per residential unit system development charge for storm water facilities. This charge finances system improvements that relate to needs generated by new development.

Police. The territory is currently served by the Clackamas County Sheriff's Department. Subtracting out the sworn officers dedicated to jail and corrections services, the County Sheriff provides approximately .5 officers per thousand population for local law enforcement services.

The area to be annexed lies within the Clackamas County Service District for Enhanced Law Enforcement which provides additional police protection to the area. The combination of the county-wide service and the service provided through the Enhanced Law Enforcement CSD results in a total level of service of approximately 1 officer per 1000 population. In accordance with ORS 199.510(2)(a) the territory will be automatically withdrawn from the District upon annexation to the City.

Upon annexation the Oregon City Police Department will serve the territory. Oregon City fields approximately 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.

Fire. Upon annexation the territory will be automatically withdrawn from Clackamas County RFPD #1. First response emergency services for the area is provided by Oregon City forces as part of the interagency cooperation agreement.

The City Fire Department will assume responsibility for fire protection. The City has a station within a half of a mile of the property near the Clackamas Community College.

Transportation. The property has access to Glen Oak Road

Parks. The City's Master Plan identifies a need for a new park on Glen Oak Road next to Moss school. In determining the City's park needs, the City assumed this property to be fully developed. Therefore additional park space is not required due to this action.

Other Services. Planning, building inspection, permits, and other municipal services will be available to the territory upon annexation.

RECOMMENDATION.

Based on the proposed Findings and Reasons for Decision found in Exhibit A, the staff recommends that Proposal No. 3937 be *approved*.

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL | ☐ ODOT - Sonya Kazen |
| ☐ CITY CIVIL ENGINEER, | ☐ ODOT - Gary Hunt |
| ☐ FIRE CHIEF | ☐ CLACKAMAS COUNTY - Joe Merek |
| ☐ PUBLIC WORKS DIRECTOR | ☐ CLACKAMAS COUNTY - Bill Spears |
| ☐ POLICE CHIEF | ☐ SCHOOL DIST 62 |
| ☐ TECHNICAL SERVICES | ☐ TRI MET |
| ☐ JOHN REPLINGER @ DAVID EVANS | ☐ GEOTECH REPORT - NANCY K. |
| ☐ NEIGHBORHOOD ASSOCIATION | ☐ DLCD**/BRENDA BERNARDS @ METRO** |
| ☐ CICC | ☐ OREGON CITY POSTMASTER |

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:

LOCATION:

APPLICANT:

ACTION:

PZ 98-07 & ZC 98-08

Clackamas County Map 3S-2E-09D tl 700

14921 Glen Oak Rd

Craig Smith

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

_____ The proposal does not conflict with our interests.

☒ The proposal would not conflict our interests if the changes noted below are included.

_____ The proposal conflicts with our interests for the reasons stated below.

_____ The following items are missing and are needed for completeness and review:

See above

Signed

Title

Robert C. Bell
ENG MGR

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FO

EXHIBIT

E 1

ANALYSIS AND FINDINGS

PROVISION OF PUBLIC SERVICES:

WATER.

1. The water system in Glen Oak Road is sufficient to handle the density proposed for this zone change.

SANITARY SEWER.

2. Sanitary Sewer Facilities in Glen Oak Road are sufficient to handle the density proposed for this zone change.

STORM SEWER/DETENTION AND OTHER DRAINAGE FACILITIES.

3. There is no existing storm drainage system for the site. However, site storm water detention will be required in the development process. Downstream capability appears to be deficient based on review of the Caufield Basin Master Plan. Applicant will be required to provide frontage ditch improvements at the time of development. The City has a Capital Improvement Project to improve Glen Oak Road in the near future. Many stormwater improvements will be accomplished at the same time.

DEDICATIONS AND EASEMENTS.

4. Frontage ditch easement and street dedication will be required upon development.

STREETS.

5. Sufficient Right Of Way is not available on Glen Oak Road as indicated above by street dedication requirement.
6. Half-street improvements will be required on Glen Oak Road upon development.

TRAFFIC AND TRANSPORTATION.

7. This site will require a traffic study to address traffic and transportation issues on Glen Oak Road, among others. Based on recent traffic studies, applicant will have to participate in sharing costs for improving Glen Oak Road intersections, both in the short term and eventually in the long term through Non-Remonstrance Agreement participation. The City has a Capital Improvement Project to improve Glen Oak Road in the near future. With the

completion of the City's Glen Oak Road project, the transportation system function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent density.

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|--|---|
| ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☒ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC | ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☐ SCHOOL DIST 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER |
|--|---|

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:	FILE #: LOCATION: APPLICANT: ACTION:	PZ 98-07 & ZC 98-08 Clackamas County Map 3S-2E-09D tl 700 14921 Glen Oak Rd Craig Smith 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling 2) Amend the Comprehensive Plan and Zoning Map
------------------	---	--

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

_____ The proposal does not conflict with our interests.

_____ The proposal conflicts with our interests for the reasons stated below.

☒ The proposal would not conflict our interests if the changes noted below are included.

_____ The following items are missing and are needed for completeness and review:

Please see attached

Signed
Title

Rick McChung
Public Works Director

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY
Memorandum

TO: Rick McClung, Public Works Director

FROM: Henry Mackenroth, Public Works Engineer

DATE: November 30, 1998

SUBJECT: File Number: PZ98-07 ZC 98-08
Name: 14921 Glen Oak Road

2 existing High Pressure Natural Gas lines may cross this property in the South East corner..

1. Water:

Existing Line Size = 16 inch
Existing Location = Glen Oak Road
Upsizing required? No X Yes _____ Size Required _____ inch
Extension required? No X Yes _____
Looping Required? No _____ Yes X (to Beaver Creek Road)
New line size = 8 inch
Backflow Preventor required? No X Yes _____

2. Sanitary Sewer:

An existing AFD charge may exist on this property.

Existing Lateral being reused? No X Yes _____
Existing Line Size = 8 inch
Existing Location = Glen Oak Road
Upsizing required? No X Yes _____ Size Required _____ inch
Extension required? No _____ Yes X
From: Glen Oak Road
To: To Beaver Creek Road through this property.
Pump Station required? No X Yes _____
Industrial Pre-treatment required? No X Yes _____ Contact Tri
City Service District

3. Storm Sewer:

Natural drainage on this piece is split. A portion goes to Glen Oak, a portion to the natural drainage channel in the north. A 30 inch line exists on the south side of Glen Oak Road, but it is probable that there is inadequate capacity in this pipe.

Upsizing required? No _____ Yes _____ Size Required _____ inch
Extension required? No _____ Yes See Note above

Detention Required? No__ Yes X

On site water resources: None Known _____

Yes X Known area
on north property
line

4. Dedications & Easements:

Transportation Master Plan calls for a new road through the north portion of this lot. This road is to connect Meyers Road to Beavercreek Road along the south side of the Community College.

Additional right of way required? No _____ Yes Glen Oak

Existing Right of Way = approximately 45 ? feet

Total Right of Way width required? 60 feet

Recommended dedication: 10 feet

Clackamas County to recommend No X Yes _____

5. Streets:

Classification:

Major Arterial _____

Minor Arterial _____

Collector X

Local _____

Jurisdiction:

City X County _____

State _____

Existing Width = varies

Required Width = 50 feet

Number of Traffic Lanes = 2

Center Turn Lane required? No _____

Yes X

Bicycle Lanes required? No _____

Yes X

Transit Street? No X

Yes _____

Line No =

6. Traffic Problems? None Known _____

Yes Left turns onto and off of both
Beavercreek Road and Highway 213

7. Geotech problems? None Known X Yes _____



CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

Memorandum

To: City of Oregon City Land Use Planning

From: Joseph F. Marek, PE
Traffic Engineering

A handwritten signature in black ink, appearing to be "J. Marek", is written over the printed name and title.

C:

Date: December 16, 1998

Re: PZ98-07, ZC 98-08

Clackamas County has reviewed this proposal and recommends approval, based on Section 17.68.020.C of the *City of Oregon City Zoning Ordinance*, with respect to the County Road system. Clackamas County has recently adopted its *5 Year and 20 Year Capital Improvement Program*. Within that document, the intersection of Highway 213/Beavercreek Road is identified for improvements including additional turn lanes and ramps. In addition, both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of Beavercreek Road/Glen Oak Road.

Clackamas County recommends that the City receive in writing from ODOT verification that the State system is adequate, or planned to be adequate in the future.

S:\DEV\PAINT\ClackOregonCity\PZ98-07-ZC98-08_TE_jfm.doc
12/16/98 1:38 PM
JFM
final

EXHIBIT

E3

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

RECEIVED 0000

NOV 30 1998

BUSINESS COPY

- ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☐ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC

- ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Marek
☐ CLACKAMAS COUNTY - Bill Spears
☒ CLACKAMAS COUNTY DIST. 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
 Planning Department
 Community Development

IN REFERENCE TO:

FILE #:
 LOCATION:

APPLICANT:
 ACTION:

PZ 98-07 & ZC 98-08

Clackamas County Map 3S-2E-09D d 700

14921 Glen Oak Rd

Craig Smith

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒ The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons stated below.

☐ The proposal would not conflict our interests if the changes noted below are included.

☐ The following items are missing and are needed for completeness and review:

Signed _____
 Title **Superintendent**

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

EJ

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☐ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC | ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☐ SCHOOL DIST 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER |
|---|---|

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:
LOCATION:

APPLICANT:
ACTION:

PZ 98-07 & ZC 98-08

Clackamas County Map 3S-2E-09D tl 700
14921 Glen Oak Rd

Craig Smith

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒ The proposal does not conflict with our interests.

☐ The proposal would not conflict our interests if the changes noted below are included.

☐ The proposal conflicts with our interests for the reasons stated below.

☐ The following items are missing and are needed for completeness and review:

Signed _____
Title Deputy Fire Chief

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☐ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC | ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☐ SCHOOL DIST 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER |
|---|---|

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:
LOCATION:

APPLICANT:
ACTION:

PZ 98-07 & ZC 98-08

Clackamas County Map 3S-2E-09D tl 700
14921 Glen Oak Rd

Craig Smith

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒ The proposal does not conflict with our interests.

☐ The proposal would not conflict our interests if the changes noted below are included.

☐ The proposal conflicts with our interests for the reasons stated below.

☐ The following items are missing and are needed for completeness and review:

Signed
Title

[Signature]
[Title]

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL | ☐ ODOT - Sonya Kazen |
| ☐ CITY CIVIL ENGINEER, | ☐ ODOT - Gary Hunt |
| ☐ FIRE CHIEF | ☐ CLACKAMAS COUNTY - Joe Merek |
| ☐ PUBLIC WORKS DIRECTOR | ☐ CLACKAMAS COUNTY - Bill Spears |
| ☐ POLICE CHIEF | ☐ SCHOOL DIST 62 |
| ☐ TECHNICAL SERVICES | ☐ TRI MET |
| ☐ JOHN REPLINGER @ DAVID EVANS | ☐ GEOTECH REPORT - NANCY K. |
| ☐ NEIGHBORHOOD ASSOCIATION | ☐ DLCD**/BRENDA BERNARDS @ METRO** |
| ☐ CICC | ☐ OREGON CITY POSTMASTER |

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:
LOCATION:

APPLICANT:
ACTION:

PZ 98-07 & ZC 98-08

Clackamas County Map 3S-2E-09D tl 700
14921 Glen Oak Rd

Craig Smith

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒

The proposal does not conflict with our interests.

☐

The proposal conflicts with our interests for the reasons stated below.

☐

The proposal would not conflict our interests if the changes noted below are included.

☐

The following items are missing and are needed for completeness and review:

Signed
Title

Randy Strickland
R. Strickland

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

LAND SOLUTIONS, Inc.

Planning • Permits • Project Management

P.O. Box 38
9140 S.E. St. Helens Street
Clackamas, OR 97015
Tel: 503-722-8585
Fax: 503-722-8555
www.landsolutions.com

December 11, 1998

Mr. Sidaro Sin
City of Oregon City
Community Development Department
320 Warner Milne Road
Oregon City, OR 97045

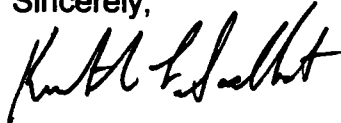
RE: File No. ZC98-08 - T3S, R2E, Section 9D, T.L. 700

Dear Sid:

This letter serves as notice to revise the original zone designation request from R-6 to R-8 for the annexation zone change application involving the parcel described above located on Glen Oak Road.

Thank you for your time and attention in this matter. If you have any questions or require additional information, I may be contacted at 722-8585.

Sincerely,



Kenneth L. Sandblast

cc: Mr. Craig Smith

KLS:c:\projects\smithzoning.doc

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL | ☐ ODOT - Sonya Kazen |
| ☐ CITY CIVIL ENGINEER, | ☐ ODOT - Gary Hunt |
| ☐ FIRE CHIEF | ☐ CLACKAMAS COUNTY - Joe Merek |
| ☐ PUBLIC WORKS DIRECTOR | ☐ CLACKAMAS COUNTY - Bill Spears |
| ☐ POLICE CHIEF | ☐ SCHOOL DIST 62 |
| ☐ TECHNICAL SERVICES | ☐ TRI MET |
| ☐ JOHN REPLINGER @ DAVID EVANS | ☐ GEOTECH REPORT - NANCY K. |
| ☐ NEIGHBORHOOD ASSOCIATION | ☐ DLCD**/BRENDA BERNARDS @ METRO** |
| ☐ CICC | ☐ OREGON CITY POSTMASTER |

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:

PZ 98-07 & ZC 98-08

LOCATION:

Clackamas County Map 3S-2E-09D tl 700
14921 Glen Oak Rd

APPLICANT:

Craig Smith

ACTION:

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☐ The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons stated below.

☒ The proposal would not conflict our interests if the changes noted below are included.

☐ The following items are missing and are needed for completeness and review:

see atch

Signed

Title

Robert C. Gull
ENG MGR

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FO

EXHIBIT

E 1

ANALYSIS AND FINDINGS

PROVISION OF PUBLIC SERVICES:

WATER.

1. The water system in Glen Oak Road is sufficient to handle the density proposed for this zone change.

SANITARY SEWER.

2. Sanitary Sewer Facilities in Glen Oak Road are sufficient to handle the density proposed for this zone change.

STORM SEWER/DETENTION AND OTHER DRAINAGE FACILITIES.

3. There is no existing storm drainage system for the site. However, site storm water detention will be required in the development process. Downstream capability appears to be deficient based on review of the Caufield Basin Master Plan. Applicant will be required to provide frontage ditch improvements at the time of development. The City has a Capital Improvement Project to improve Glen Oak Road in the near future. Many stormwater improvements will be accomplished at the same time.

DEDICATIONS AND EASEMENTS.

4. Frontage ditch easement and street dedication will be required upon development.

STREETS.

5. Sufficient Right Of Way is not available on Glen Oak Road as indicated above by street dedication requirement.
6. Half-street improvements will be required on Glen Oak Road upon development.

TRAFFIC AND TRANSPORTATION.

7. This site will require a traffic study to address traffic and transportation issues on Glen Oak Road, among others. Based on recent traffic studies, applicant will have to participate in sharing costs for improving Glen Oak Road intersections, both in the short term and eventually in the long term through Non-Remonstrance Agreement participation. The City has a Capital Improvement Project to improve Glen Oak Road in the near future. With the

completion of the City's Glen Oak Road project, the transportation system function, capacity, and level of service will be adequate to serve the proposed land uses of this site and its inherent density.

Community Development Department, 320 Warner Milne Road,
P.O. Box 351, Oregon City, OR 97045-0021, (503)-657-0891 Fax: (503) 657-7892

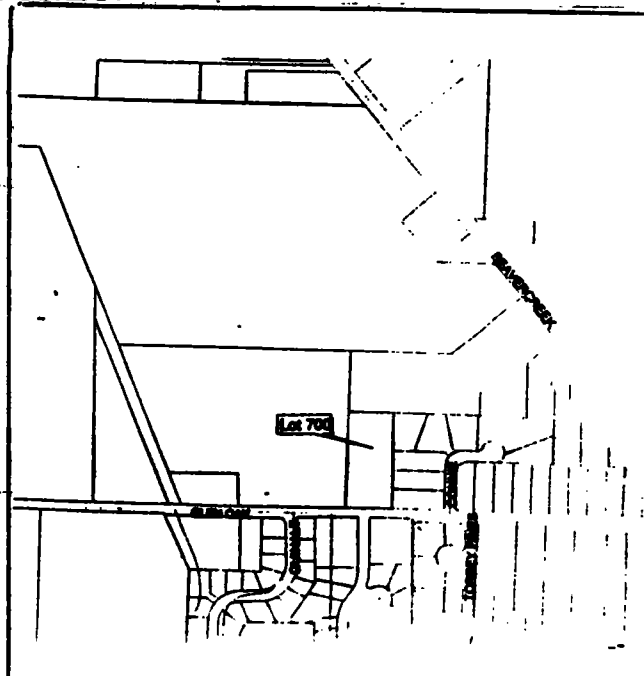
 STANDARD PROCESS EXPEDITED

APPLICATION # P2 9807
ZC 9809 (Please use this file # when contacting the Planning Division)

PRESENT USE OF PROPERTY: 1 Single family Residence

PROPOSED LAND USE OR ACTIVITY: Zone Change upon annexation
from FU-10 to R-6

Anticipated CC meeting: 1/20/99
7pm City Hall Oregon City



CITY OF OREGON CITY
Memorandum

TO: Rick McClung, Public Works Director

FROM: Henry Mackenroth, Public Works Engineer

DATE: November 30, 1998

SUBJECT: File Number: PZ98-07 ZC 98-08
Name: 14921 Glen Oak Road

2 existing High Pressure Natural Gas lines may cross this property in the South East corner..

1. Water:

Existing Line Size = 16 inch
Existing Location = Glen Oak Road
Upsizing required? No X Yes ____ Size Required ____ inch
Extension required? No X Yes ____
Looping Required? No ____ Yes X (to Beaver Creek Road)
New line size = 8 inch
Backflow Preventor required? No X Yes ____

2. Sanitary Sewer:

An existing AFD charge may exist on this property.

Existing Lateral being reused? No X Yes ____
Existing Line Size = 8 inch
Existing Location = Glen Oak Road
Upsizing required? No X Yes ____ Size Required ____ inch
Extension required? No ____ Yes X
From: Glen Oak Road
To: To Beaver Creek Road through this property.
Pump Station required? No X Yes ____
Industrial Pre-treatment required? No X Yes ____ Contact Tri
City Service District

3. Storm Sewer:

Natural drainage on this piece is split. A portion goes to Glen Oak, a portion to the natural drainage channel in the north. A 30 inch line exists on the south side of Glen Oak Road, but it is probable that there is inadequate capacity in this pipe.

Upsizing required? No ____ Yes ____ Size Required ____ inch
Extension required? No ____ Yes See Note above

Detention Required? No__ Yes X

On site water resources: None Known _____

Yes X Known area
on north property
line

4. Dedications & Easements:

Transportation Master Plan calls for a new road through the north portion of this lot. This road is to connect Meyers Road to Beavercreek Road along the south side of the Community College.

Additional right of way required? No ____ Yes Glen Oak

Existing Right of Way = approximately 45 ? feet

Total Right of Way width required? 60 feet

Recommended dedication: 10 feet

Clackamas County to recommend No X Yes _____

5. Streets:

Classification:

Major Arterial _____

Minor Arterial _____

Collector X

Local _____

Jurisdiction:

City X

County _____

State _____

Existing Width = varies

Required Width = 50 feet

Number of Traffic Lanes = 2

Center Turn Lane required? No ____

Yes X

Bicycle Lanes required? No ____

Yes X

Transit Street? No X

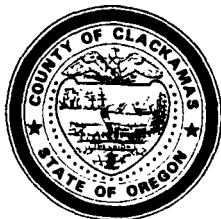
Yes ____

Line No =

6. Traffic Problems? None Known ____

Yes Left turns onto and off of both
Beavercreek Road and Highway 213

7. Geotech problems? None Known X Yes ____



CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

Memorandum

To: City of Oregon City Land Use Planning

From: Joseph F. Marek, PE
Traffic Engineering

C:

Date: December 16, 1998

Re: PZ98-07, ZC 98-08

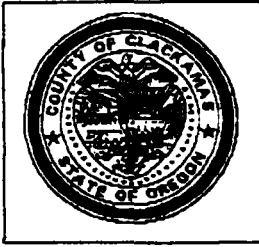
Clackamas County has reviewed this proposal and recommends approval, based on Section 17.68.020.C of the *City of Oregon City Zoning Ordinance*, with respect to the County Road system. Clackamas County has recently adopted its *5 Year and 20 Year Capital Improvement Program*. Within that document, the intersection of Highway 213/Beavercreek Road is identified for improvements including additional turn lanes and ramps. In addition, both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of Beavercreek Road/Glen Oak Road.

Clackamas County recommends that the City receive in writing from ODOT verification that the State system is adequate, or planned to be adequate in the future.

S:\DEVELOPMENT\Clackamas\Oregon City\PZ98-07-ZC98-08_TE_jfm.doc
12/16/98 1:38 PM
JFM
final

EXHIBIT

E3

**CLACKAMAS COUNTY****TRAFFIC ENGINEERING****FACSIMILE TRANSMISSION**DATE: 12-16-98TO: SIDDEPARTMENT: PlanningFAX NUMBER: 657-7892FROM: **JOSEPH MAREK, PE**COMPANY: **CLACKAMAS COUNTY DTD
902 ABERNETHY ROAD
OREGON CITY, OR 97045-1100**FAX NUMBER: **503-650-3793**PHONE NUMBER: **503-650-3452**EMAIL: **joem@co.clackamas.or.us**SUBJECT: PZ98-07; ZC98-08TOTAL PAGES, including this cover sheet: 2COMMENTS: Comments for spec file. Please call
me if you have any questions.Joe



CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

Memorandum

To: City of Oregon City Land Use Planning

From: Joseph F. Marek, PE
Traffic Engineering

C:

Date: December 16, 1998

Re: PZ98-07, ZC 98-08

Clackamas County has reviewed this proposal and recommends approval, based on Section 17.68.020.C of the *City of Oregon City Zoning Ordinance*, with respect to the County Road system. Clackamas County has recently adopted its *5 Year and 20 Year Capital Improvement Program*. Within that document, the intersection of Highway 213/Beavercreek Road is identified for improvements including additional turn lanes and ramps. In addition, both this intersection and the portion of Beavercreek Road from Highway 213 to Henrici Road is identified for widening and improvements, presumably including the intersection of Beavercreek Road/Glen Oak Road.

Clackamas County recommends that the City receive in writing from ODOT verification that the State system is adequate, or planned to be adequate in the future.

SIDE4/PA/ITC/estOregonCity/PZ98-07-ZC98-08_TE_00.doc
12/16/98 1:38 PM
JFM
6ed

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

RECEIVED 0000

NOV 30 1998

BUSINESS COPY

- ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☐ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC

- ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☒ ~~CLACKAMAS COUNTY~~ DIST 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
 Planning Department
 Community Development

IN REFERENCE TO:

FILE #:

PZ 98-07 & ZC 98-08

LOCATION:

Clackamas County Map 3S-2E-09D d 700

14921 Glen Oak Rd

APPLICANT:

Craig Smith

ACTION:

- 1) Zone Change from Clackamas County "FU-10" to City
 "R-6" Single Family Residential Dwelling
 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

☒ The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons stated below.

☐ The proposal would not conflict our interests if the changes noted below are included.

☐ The following items are missing and are needed for completeness and review:

Signed _____
 Title Superintendent

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL
☐ CITY CIVIL ENGINEER,
☐ FIRE CHIEF
☐ PUBLIC WORKS DIRECTOR
☐ POLICE CHIEF
☐ TECHNICAL SERVICES
☐ JOHN REPLINGER @ DAVID EVANS
☐ NEIGHBORHOOD ASSOCIATION
☐ CICC | ☐ ODOT - Sonya Kazen
☐ ODOT - Gary Hunt
☐ CLACKAMAS COUNTY - Joe Merek
☐ CLACKAMAS COUNTY - Bill Spears
☐ SCHOOL DIST 62
☐ TRI MET
☐ GEOTECH REPORT - NANCY K.
☐ DLCD**/BRENDA BERNARDS @ METRO**
☐ OREGON CITY POSTMASTER |
|---|---|

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:	FILE #:	PZ 98-07 & ZC 98-08
	LOCATION:	Clackamas County Map 3S-2E-09D tl 700 14921 Glen Oak Rd
	APPLICANT:	Craig Smith
	ACTION:	1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- | | |
|---|--|
| ☒ The proposal does not conflict with our interests. | ☐ The proposal conflicts with our interests for the reasons stated below. |
| ☐ The proposal would not conflict our interests if the changes noted below are included. | ☐ The following items are missing and are needed for completeness and review: |

Signed _____

Title _____

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL | ☐ ODOT - Sonya Kazen |
| ☐ CITY CIVIL ENGINEER, | ☐ ODOT - Gary Hunt |
| ☐ FIRE CHIEF | ☐ CLACKAMAS COUNTY - Joe Merek |
| ☐ PUBLIC WORKS DIRECTOR | ☐ CLACKAMAS COUNTY - Bill Spears |
| ☐ POLICE CHIEF | ☐ SCHOOL DIST 62 |
| ☐ TECHNICAL SERVICES | ☐ TRI MET |
| ☐ JOHN REPLINGER @ DAVID EVANS | ☐ GEOTECH REPORT - NANCY K. |
| ☐ NEIGHBORHOOD ASSOCIATION | ☐ DLCD**/BRENDA BERNARDS @ METRO** |
| ☐ CICC | ☐ OREGON CITY POSTMASTER |

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:

PZ 98-07 & ZC 98-08

LOCATION:

Clackamas County Map 3S-2E-09D tl 700

14921 Glen Oak Rd

APPLICANT:

Craig Smith

ACTION:

- 1) Zone Change from Clackamas County "FU-10" to City "R-6" Single Family Residential Dwelling
- 2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.



The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons stated below.



The proposal would not conflict our interests if the changes noted below are included.



The following items are missing and are needed for completeness and review:

Signed
Title

L. Hurre

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

EXHIBIT

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 351 - 320 Warner Milne Road - Oregon City, OR 97045
Phone: (503) 657-0891 Fax: (503) 657-7892

TRANSMITTAL

- | | |
|---|---|
| ☐ BUILDING OFFICIAL | ☐ ODOT - Sonya Kazen |
| ☐ CITY CIVIL ENGINEER, | ☐ ODOT - Gary Hunt |
| ☐ FIRE CHIEF | ☐ CLACKAMAS COUNTY - Joe Merek |
| ☐ PUBLIC WORKS DIRECTOR | ☐ CLACKAMAS COUNTY - Bill Spears |
| ☐ POLICE CHIEF | ☐ SCHOOL DIST 62 |
| ☐ TECHNICAL SERVICES | ☐ TRI MET |
| ☐ JOHN REPLINGER @ DAVID EVANS | ☐ GEOTECH REPORT - NANCY K. |
| ☐ NEIGHBORHOOD ASSOCIATION | ☐ DLCD**/BRENDA BERNARDS @ METRO** |
| ☐ CICC | ☐ OREGON CITY POSTMASTER |

RETURN COMMENTS TO:

COMMENTS DUE BY: **Dec. 11, 1998**

PLANNING PERMIT TECHNICIAN
Planning Department
Community Development

IN REFERENCE TO:

FILE #:

PZ 98-07 & ZC 98-08

LOCATION:

- Clackamas County Map 3S-2E-09D tl 700
14921 Glen Oak Rd

APPLICANT:

Craig Smith

ACTION:

- 1) Zone Change from Clackamas County "FU-10" to City
"R-6" Single Family Residential Dwelling
2) Amend the Comprehensive Plan and Zoning Map

The enclosed material has been referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.



The proposal does not
conflict with our interests.

The proposal conflicts with our interests for
the reasons stated below.

The proposal would not conflict our
interests if the changes noted below
are included.

The following items are missing and are
needed for completeness and review:

Signed
Title

[Handwritten Signature]
[Handwritten Title]

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.