

**ORDINANCE NO. 16-1004**

---

**AN ORDINANCE OF THE CITY OF OREGON CITY AMENDING THE COMPREHENSIVE PLAN MAP AND TITLE 17: ZONING, CHAPTER 17.06.020: OF THE OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE BY CHANGING THE PROPERTIES IDENTIFIED AS CLACKAMAS COUNTY MAP 2-2E-32AB, TAX LOTS 3000, 3100 FROM THE "LR" LOW-DENSITY RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION TO THE "MUE" MIXED USE EMPLOYMENT COMPREHENSIVE PLAN DESIGNATION AND THE "R-6" SINGLE-FAMILY DWELLING DISTRICT ZONING DESIGNATION TO THE "MUE" MIXED USE EMPLOYMENT DISTRICT ZONING DESIGNATION; AND AMENDING AN APPROVED MASTER PLAN FOR THE PROPERTIES LOCATED AT CLACKAMAS COUNTY MAP 2-2E-32AB, TAX LOTS 1201, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2800, 2900, 3000, 3100, 3900, 4000, 4100, 4200, CLACKAMAS COUNTY MAP 2-2E-32AA, TAX LOT 400, CLACKAMAS COUNTY MAP 2-2E-32AC, TAX LOT 101, 201, 7200.**

**WHEREAS**, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use Goals; and

**WHEREAS**, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development; and

**WHEREAS**, the City of Oregon City Zoning Map and Comprehensive Plan Map may be amended and updated as necessary upon findings of facts that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020; and

**WHEREAS**, the owners of the subject site, located at Clackamas County 2-2E-32AB, Tax Lots 1201, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2800, 2900, 3000, 3100, 3900, 4000, 4100, 4200, Clackamas County 2-2E-32AA, Tax Lot 400, Clackamas County 2-2E-32AC, Tax Lots 101, 201, 7200 have requested the approval of a Zone Change from "R-6" Single-Family Dwelling District a to "MUE" Mixed-Use Employment District, an amendment to the Comprehensive Plan Map from "LR" Low Density Residential to "MUE" Mixed Use Employment District, and an amendment to a previously approved Master Plan known as file numbers PZ 15-02, ZC 15-04 and CP 15-02; and

**WHEREAS**, the Comprehensive Plan designation of the site as Mixed Use Employment District is implemented by the "MUE" Mixed Use Employment District zoning designation; and

**WHEREAS**, notice of the hearings was timely mailed to property owners within 300 feet of the subject site, signs advertising the hearing were posted on the property, notice of the hearings was published in a local newspaper and the City held public hearings where the pland amendment, zone change and master plan proposals were presented and discussed; and

**WHEREAS**, on January 11, 2016 the Planning Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, recommended approval with conditions to the City Commission by a 6-1-0 vote for the requested Amendment to the Comprehensive Plan, Zone Change and Master Plan Amendment; and

**WHEREAS**, the proposal with conditions, will result in the timely provision of public services and facilities and, with the imposition of conditions, will have no significant unmitigated impact on the water, sewer, storm drainage, or transportation; and

**WHEREAS**, the proposed Comprehensive Plan Amendment, Zone Change and Master Plan Amendment with conditions of approval complies with the requirements of the Oregon City Municipal Code; and


**WHEREAS**, approving the Comprehensive Plan Amendment, Zone Change and Master Plan Amendment with conditions of approval is in compliance with the applicable Goal and Policies of the Oregon City Comprehensive Plan, the Statewide Land Use Goals and the Metro Urban Growth Management Functional Plan and is in compliance with all applicable city requirements.

**NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:**

**Section 1.** The Comprehensive Plan Amendment, Zone Change and Master Plan Amendment request is hereby approved as proposed by the applicant with the conditions of approval for the properties located at Clackamas County 2-2E-32AB, Tax Lots 1201, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2800, 2900, 3000, 3100, 3900, 4000, 4100, 4200, Clackamas County 2-2E-32AA, Tax Lot 400, Clackamas County 2-2E-32AC, Tax Lots 101, 201, 7200.

**Section 2.** The Commission adopts the findings, conclusions and conditions of approval that are attached to the Ordinance as Attachment A, and incorporated herein to support the City's approval to amend the Zoning and Comprehensive Plan map and approve the Zone Change, Comprehensive Plan Amendment and Master Plan Amendment applications.

Read for the first time at a regular meeting of the City Commission held on the 16th day of March 2016, and the City Commission finally enacted the foregoing Ordinance this 6 day of April 2016.

  
\_\_\_\_\_  
DAN HOLLADAY, Mayor

Attested to this 6 day of April 2016,

  
\_\_\_\_\_  
Kattie Riggs, City Recorder

Approved as to legal sufficiency:

  
\_\_\_\_\_  
City Attorney

**Attachment:**

A. Findings of Fact for Planning files PZ 15-02, ZC 15-04 and CP 15-02



### City Commission Findings

**FILE NUMBER:** ZC 15-04: Zone Change  
PZ 15-02: Amendment to the Comprehensive Plan  
CP 15-02: Master Plan Amendment

#### **CONDITIONS OF APPROVAL** **Files ZC 15-04, PZ 15-02 and CP 15-02**

*(DS) = Verify that condition of approval has been met with the Development Services Division.*

*(P) = Verify that condition of approval has been met with the Planning Division.*

#### Prior to Issuance of a Permit associated with the Proposed Development:

1. Future development shall comply with Planning file CP 11-01 and any amendments within this application. *(P & DS)*
2. Upon submission of a Detailed Development Plan for the adjacent property, the design and construction of the adjacent public improvements shall be analyzed and implemented prior to issuance of permits. *(DS)*
3. Prior to issuance of permits associated with a Detailed Development Plan the applicant shall demonstrate that the Providence Willamette Falls campus associated with the Master Plan complies with the with the number of parking spaces required in OCMC 17.52.020. *(P)*

#### **I. ANALYSIS AND FINDINGS:**

##### **CHAPTER 17.12 - "R-6" SINGLE-FAMILY DWELLING DISTRICT**

**Finding: Not Applicable.** Portions of the subject site are currently within the "R-6" Single-Family Dwelling District. The applicant has proposed to change the zoning designation of the site to "MUC-2" Mixed-Use Corridor District. The standards within this criterion are not applicable.

##### **CHAPTER 17.31 - "MUE" MIXED USE EMPLOYMENT DISTRICT**

**Finding: Complies as Proposed.** A vast majority of the subject site is within the "MUE" Mixed Use Employment District, though the application includes a request to amend the zoning designation and Comprehensive Plan designation of 1714 and 1716 16<sup>th</sup> Street from "R-6" Single-Family Dwelling District to MUE. The zone change would accommodate the placement of a medical office building, a use permitted in OCMC 17.31.020.E. The Master Plan amendment will result in a campus-wide reduction from the approved 104,000 square feet of net, new building area to 84,000 - 89,000 square feet. With the increase in campus size and decrease in development square footage, the floor area ratio (FAR) will decrease from 0.61 to 0.55 - 0.56; nonetheless it will continue to exceed by more than twofold the minimum FAR of 0.25 as identified in OCMC 17.31.060.B. Compliance with the dimensional standards of the future building will be reviewed upon submittal of a development application.

##### **CHAPTER 17.68.020 ZONE CHANGES AND AMENDMENTS**

**17.68.010** *Initiation of the Amendment.*



*A text amendment to this title or the Comprehensive Plan, or an amendment to the zoning map or the Comprehensive Plan map, may be initiated by:*

- A. A resolution request by the City Commission;*
- B. An official proposal by the Planning Commission;*
- C. An application to the Planning Division presented on forms and accompanied by information prescribed by the planning commission.*
- D. A Legislative request by the Planning Division*

*All requests for amendment or change in this title shall be referred to the Planning Commission.*

**Finding: Complies as Proposed.** The applicant submitted this application to initiate a Zone Change and amendment to the Comprehensive Plan for the subject site in accordance with OCMC 17.68.010.c.

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

**Finding:** Please refer to the analysis below.

**Goal 1: Citizen Involvement**

*Goal 1.1 Citizen Involvement Program Implement a Citizen Involvement Program that will provide an active and systematic process for citizen participation in all phases of the land-use decisionmaking process to enable citizens to consider and act upon a broad range of issues affecting the livability, community sustainability, and quality of neighborhoods and the community as a whole.*

*Policy 1.1.1 - Utilize neighborhood associations as the vehicle for neighborhood-based input to meet the requirements of the Land Conservation and Development Commission (LCDC) Statewide Planning Goal 1, PWF Medical Center Master Plan Modification and Comprehensive Plan/Zone Change Application 20 Citizen Involvement. The Citizen Involvement Committee (CIC) shall serve as the officially recognized citizen committee needed to meet LCDC Statewide Planning Goal 1.*

*Goal 1.2 Community and Comprehensive Planning - Ensure that citizens, neighborhood groups, and affected property owners are involved in all phases of the comprehensive planning program.*

*Policy 1.2.1 - Encourage citizens to participate in appropriate government functions and land-use planning.*

*Goal 1.3 Community Education - Provide education for individuals, groups, and communities to ensure effective participation in decision-making processes that affect the livability of neighborhoods.*

*Goal 1.4 Community Involvement - Provide complete information for individuals, groups, and communities to participate in public policy planning and implementation of policies.*

*Policy 1.4.1 - Notify citizens about community involvement opportunities when they occur.*

**Finding: Complies as Proposed.** The applicant's responses indicate that multiple meetings were held with McLoughlin Neighborhood Association and that the project was presented to the Citizen Involvement Committee (CIC), prior to submittal of an application to the City.

Chapter 17.50 of the Oregon City Municipal Code includes provisions to ensure that citizens, neighborhood groups, affected property owners and the public have ample opportunity for participation in this application throughout the review process. The applicant met with the McLoughlin Neighborhood Association prior to submitting this application and once the application was deemed complete. Twice, the City noticed the application to property owners within 300 feet of the subject site, neighborhood associations, the Citizens Involvement Committee, a general circulation newspaper. In addition, the application was posted on the City's website. In addition, the applicant posted signs on the subject site. All interested persons have the opportunity to comment in writing or in person through the public hearing process. This policy is met.

**Goal 2: Land Use**

*Goal 2.1: Ensure that property planned for residential, commercial, office and industrial uses is used efficiently and that land is developed following principles of sustainable development.*

**Finding: Complies with Condition.** The applicant requested a Comprehensive Plan Amendment and Zone Change from "R-6" Single-Family Dwelling District to "MUE" Mixed Use Employment District as well as an amendment to the existing Providence Willamette Falls Master Plan to

include the site for use as a future medical office building. The proposal would utilize the residential properties in a manner which is more intensive and thus efficient than the current zoning designation and that the entire subject site can serve a variety of medical needs to the public in one location so less travel between facilities is needed. In addition, the applicant is investing in the existing location rather than abandoning the facility. This goal is met.

**Goal 2.3:** Corridors: *Focus transit-oriented, higher intensity, mixed-use development along selected transit corridors.*

**Finding: Complies as Proposed.** TriMet bus route 32 currently travels directly adjacent to the subject site on 16<sup>th</sup> Street and through the Providence Master Plan boundary on Division Street. The Master Plan amendment would replace two proposed medical office buildings (one of which is located further from a transit street) with a single medical office building directly adjacent to a transit street. Grant O’Connell, with TriMet submitted comments indicating that the proposal does not conflict with the agencies interests (Exhibit 7). This goal is met.

**Goal 2.4:** *Neighborhood Livability - Provide a sense of place and identity for residents and visitors by protecting and maintaining neighborhoods as the basic unit of community life in Oregon City while implementing the goals and policies of the other sections of the Comprehensive Plan.*

*Policy 2.4.2 Strive to establish facilities and land uses in every neighborhood that help give vibrancy, a sense of place, and a feeling of uniqueness; such as activity centers and points of interest.*

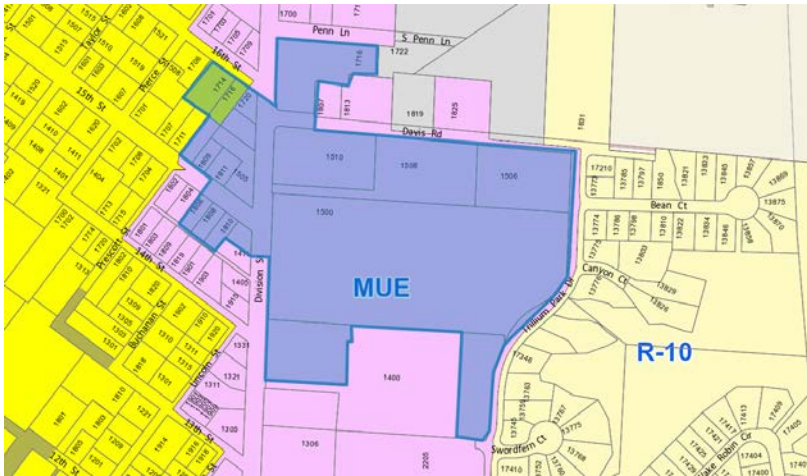
*Policy 2.4.4 Where environmental constraints reduce the amount of buildable land, and/or where adjacent land differs in uses or density, implement Comprehensive Plan and zoning designations that encourage compatible transitional uses.*

*Policy 2.4.5 - Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.*

**Finding: Complies as Proposed.** The proposed application will not dramatically change the neighborhood. The proposal would expand the boundary of the Master Plan by approximately 0.53 of an acre within the MUE district and approximately 0.5 acres currently within the “LR” Low Density Residential Development Comprehensive Plan designation and the “R-6” Single-Family Dwelling District, an extremely small percentage of the 18.52 acre Master Plan site and of the 157 acres of MUE zoned properties within the City.

As shown on the zoning map below, a significant amount of land on the west side of Division Street is within the MUE district. Single-family homes are not a permitted use within the MUE district and the three homes within the MUE zone are presently legally nonconforming. The transition from a single-family dwelling to the proposed use would allow the site to comply with the permitted uses identified in MUE. The proposal provides certainty that the three properties currently within MUE will be developed with a parking lot and not a large medical office facility which is 60 feet in height. The applicant proposed to limit the medical office building to 2 stories in height and the Site Plan and Design Review requirements of the Oregon City Municipal Code assure that the proposed structure will be located near Division Street, likely providing a buffer between the medical office building and adjacent residential properties.

#### Current Zoning Map



The application includes the consolidation of two medical office buildings totaling 50,000 square feet into a single structure which is approximately 35,000 square feet. The applicant indicated that “The intent of this modification is to improve patient access to the West MOB while reducing parking impacts on McLoughlin neighborhood streets by locating parking in proximity to the West MOB. Moreover, the proposal will result in fewer traffic impacts and less parking demand overall from buildout of the master plan due to a net reduction of 15,000 sf of building space on campus” (Exhibit 2). In addition, the increase in available parking near the medical office building would likely decrease the amount of on-street parking throughout the neighborhood, especially as the facility grows with their master plan and existing on-site parking is replaced with structures.

The neighborhood is characterized by a mix of residential and nonresidential uses. The proposal would replace 2 homes within the R-6 single-family Dwelling District and 3 homes currently within the Mixed Use Employment District. The mixture of homes directly adjacent to nonresidential uses is common throughout the neighborhood. The new facility would provide better access to medical services and high wage jobs which would also benefit the neighborhood and be consistent with the nearby character. This goal is met.

**Goal 2.7:** *Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.*

**Policy 2.7.1** *Maintain a sufficient land supply within the city limits and the Urban Growth Boundary to meet local, regional, and state requirements for accommodating growth.*

**Policy 2.7.2** *Use the following 11 land-use classifications on the Oregon City Comprehensive Plan Land-Use Map to determine the zoning classifications that may be applied to parcels:*

**Finding: Complies as Proposed.** The proposal would expand the boundary of the Master Plan by approximately 0.53 of an acre within the MUE district and approximately 0.5 acres currently within the “LR” Low Density Residential Development Comprehensive Plan designation and the “R-6” Single-Family Dwelling District. As shown within this report, the amendment complies with the goals and policies of the Comprehensive Plan. In addition, the applicant indicated that “this proposal is consistent with this policy by reinforcing the role of the hospital in the community and focusing growth in an established location which will promote vibrancy and access to care while remaining compatible with the surrounding residential areas”. This goal is met.

**Goal 3:** *Agricultural Land: requires local governments “to preserve and maintain agricultural lands.”*

**Finding: Not Applicable.** The subject site is within the Oregon City limits and is not designated as agricultural. This goal is not applicable.

**Goal 4: Forest Lands**

**Finding: Not Applicable.** The subject site is within the Oregon City limits and is not designated as forest lands. This goal is not applicable.

**Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources**

**Finding: Not Applicable.** The Oregon City Municipal Code implements the principals of protecting fish and wildlife habitat as well as scenic vistas through the Natural Resource Overlay District as well as the Geologic Hazards Overlay District, which includes protection of sensitive lands. Though portions of the Master Plan boundary are within the Natural Resource Overlay District as well as the Geologic Hazards Overlay District, which will be addressed upon submittal of an application for development of the site, the proposed expansion area is not within any overlay district and does not contain a historic structure. The proposed zone change and comprehensive plan amendment do not amend or affect any City-designated open space, scenic and historic area, or natural resource inventories which have been previously deemed consistent with Statewide Planning Goal 5. The development proposal does not include construction onsite. Future development will include a public review process to verify compliance with all applicable standards within the Oregon City Municipal Code. There are no historic structures or resources located on or adjacent to the subject site. This goal is not applicable.

**Goal 6: Quality of Air, Water and Land Resources**

*Goal 6.1 Air Quality- Promote the conservation, protection and improvement of the quality of the air in Oregon City.*

*Policy 6.1.1 Promote land-use patterns that reduce the need for distance travel by single-occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.*

**Finding: Complies as Proposed.** This goal promotes land use patterns that reduce travel by single occupancy vehicles and promote travel by walking, bicycling, and transit to destinations including employment, shopping and education. The Providence Willamette Falls Medical Center provides a variety of employment opportunities for nearby residences and services which nearby residences would be accessible by bicycle, foot, or transit thus reducing the dependence on single occupancy vehicles. As the overall master plan building square footage will be decreased and the medical office uses will be consolidated in one location, no long term impacts on air quality or noise are anticipated. This goal is met.

*Policy 6.1.4: Encourage the maintenance and improvement of the city's tree canopy to improve air quality.*

**Finding: Not Applicable.** No tree removal is proposed with this application. The preservation and mitigation of trees is addressed upon submittal of Detailed Development application in Chapters 17.41, 17.44 and 17.49 of the Oregon City Municipal Code. Future development of the site will be reviewed upon submittal of a development application. This policy is not applicable.

*Policy 6.2.1 Prevent erosion and restrict the discharge of sediments into surface and groundwater by requiring erosion prevention measures and sediment control practices.*

**Finding: Not Applicable.** Future development of the site will be reviewed upon submittal of a development application, whereby standard erosion prevention and sediment control measures will be implemented during construction. No construction is proposed with this development application. This policy is not applicable.

**Goal 6.3: Nightlighting: Protect the night skies above Oregon City and facilities that utilize the night sky, such as the Haggart Astronomical Observatory, while providing for nightlighting at appropriate levels to**

*ensure safety for residents, businesses, and users of transportation facilities, to reduce light trespass onto neighboring properties, to conserve energy, and to reduce light pollution via use of night-friendly lighting.*

**Finding: Not Applicable.** Light pollution is addressed in Chapter 17.62.065 of the Oregon City Municipal Code upon submittal of a Detailed Development application. This policy is not applicable.

**Goal 6.4:** *Noise: Prevent excessive noise that may jeopardize the health, welfare, and safety of the citizens or degrade the quality of life.*

**Finding: Not Applicable.** Noise is addressed in Chapter 17.62.050.A.13 of the Oregon City Municipal Code, as well as in adopted Nuisance Ordinances. Future development of the site will be reviewed upon submittal of a development application. This policy is not applicable.

#### **Goal 7: Natural Hazards**

##### *Policy 7.1.8*

*Provide standards in City Codes for planning, reviewing, and approving development in areas of potential landslides that will prevent or minimize potential landslides while allowing appropriate development.*

**Finding: Not Applicable.** The Oregon City Municipal Code protects natural hazards through a variety of overlay districts. Though portions of the Master Plan boundary are within the Geologic Hazards Overlay District, the proposed expansion area is not within any overlay district. This goal is directed at local government obligations to adopt regulations to protect development from landslide and other natural areas. The development proposal does not include any construction onsite. An analysis of compliance with the overlay districts is performed upon submittal of a development application. The proposed zone change and comprehensive plan amendment do not amend or affect any natural hazards. This goal is not applicable.

#### **Goal 8: Parks and Recreation**

**Finding: Complies as Proposed.** This goal is designed to provide recreational opportunities and sites for all residents of Oregon City. The development proposal will not have a significant effect on this goal. All future development of the site is subject to pay system development charges (SDC's) for parks. This goal is met.

#### **Goal 9: Economic Development**

*Improve Oregon City's Economic Health - Provide a vital, diversified, innovative economy including an adequate supply of goods and services and employment opportunities to work toward an economically reasonable, ecologically sound and socially equitable economy.*

**Finding: Complies as Proposed.** The proposal will reinforce the role of the hospital in the community in an established location that will continue to promote economic vibrancy in the City. The proposal will facilitate development of the hospital to best serve patients and support continued success of the hospital and yield economic benefits for the City through job creation, community partnerships, and access to care. Once development occurs, taxes will be levied for support of services and facilities. This goal is met.

**Goal 10.1:** *Provide for the planning, development and preservation of a variety of housing types and lot sizes.*

##### *Policy 10.1.1*

*Maintain the existing residential housing stock in established older neighborhoods by maintaining existing Comprehensive Plan and zoning designations where appropriate.*

**Finding: Complies as Proposed.** Policy 10.1.3 seeks to "designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed-use development". This proposal would remove two single-family homes from the R-6 Single-Family Dwelling District



(approximately 0.5 acre) and three single-family homes from MUE Mixed Use Employment District (approximately 0.5 acre). Single-family homes are not a permitted use within the MUE District and the three homes currently within the MUE District are legally nonconforming and subject to compliance with the standards for lawful nonconforming uses in OCMC 17.58. The City's Comprehensive Plan identifies the need for 6,075 units through 2017. According to the Housing Resource Document for the City of Oregon City Comprehensive Plan (referred to as the "Housing Technical Report (2002)") full buildout under the then available buildable lands capacity would only result in 4,593 dwelling units. The Housing Technical Report (2002) called for land use policies that would move the mix of housing from 80% single-family dwellings and 20% multi-family dwellings to a 75% and 25% mix, respectively.

Since 2002, both land use decisions to increase density and policies have encouraged additional housing development. For example, an additional 953 units more than estimated in the Housing Technical Report (2002) have been created through approval of zone changes that allowed greater density. With the adoption of the Comprehensive Plan in 2004, the City amended the Municipal Code to allow construction of one accessory dwelling unit in every place in which a single-family home is allowed and adopted cottage housing with density bonuses. These two unit types provided an opportunity for more diverse, and often affordable, housing opportunities within existing neighborhoods.

Moreover, the City has planned for at least 5,762 dwelling units as follows:

- The City created and approved concept plans for three areas (South End, Beaver Creek, Park Place) recently brought into the UGB. The Park Place Concept Plan provides capacity for 1,091 dwelling units, the South End Concept Plan provides capacity for 1,210 dwelling units and the Beaver Creek Road Concept Plan provides capacity for 1,023 dwelling units for a total of 3,324 units within the urban growth boundary.
- Since October 1, 2002, the City has granted permits for 2,438 dwelling units.<sup>1</sup>

In addition, the City adopted a new mixed use zones, including the MUC-1, MUC-2, MUD, HC, NC and C that allows for the development of housing which is limited by building height, parking standards, lot coverage, etc. (though there are some restrictions in NC). While not counted as contributing to needed housing goals in the City's Housing Technical Report (2002), the capacity from the new mixed use zones is estimated at a potential 8,000 dwelling units within the City limits. Approximately 68% of the City is currently within the R-10, R-8, R-6, R-3.5 and R-2 zoning designations. Approximately 14% of the City is within the R-6 Single-Family Dwelling District while approximately 3% is within the MUE District. Approximately 3% of the City is within the MUE District and the proposal to add land to the MUE District would provide a greater mix of uses within the City, while the loss of land available for housing would be nominal.

The proposal includes expanding the Master Plan boundary by 6 properties including four within the MUE district (which include 3 homes) and two within the "R-6" Single-Family Dwelling District (which includes 2 homes). The three homes within the MUE district are currently zoned for medical office, and are a nonconforming use. The proposal will allow the properties to transition to a conforming use. As demonstrated above, the City has, on balance, added a significant amount of new homes to compensate for the potential removal of the homes.

---

<sup>1</sup> 2,136 new single-family dwelling units; 253 new townhouses; 23 accessory dwelling units; and 26 multi-family units.

It is not appropriate to retain the existing structures because, as pointed out above, a significant amount of land west of Division is already designated MUE. The neighborhood is characterized by a mix of residential and nonresidential uses. The proposal would replace 2 homes within the R-6 single-family Dwelling District and 3 homes currently within the Mixed Use Employment District. The mixture of homes directly adjacent to nonresidential uses is common throughout the neighborhood. In addition, none of the homes are within a historic district or individually designed historic structures and thus it is not necessary to retain the existing structures. Lastly, a majority of the land on the west side of Division is currently within the MUE district and thus there is no context of which to retain the existing homes. The proposal will result in fewer traffic impacts and less parking demand overall from buildout of the master plan due to a net reduction of 15,000 sf of building space on campus” (Exhibit 2). In addition, the increase in available parking near the medical office building would likely decrease the amount of on-street parking throughout the neighborhood, especially as the facility grows with their master plan and existing on-site parking is replaced with structures. The City Commission finds this application meets Goal 10.1.

**Goal 10.2** *Provide and maintain an adequate supply of affordable housing.*

**Policy 10.2.1**

Retain affordable housing potential by evaluating and restricting the loss of land reserved or committed to residential use. When considering amendments to the Comprehensive Plan Land-Use Map, ensure that potential loss of affordable housing is replaced.

**Finding: Complies as Proposed.** The development proposal entails expanding the Master Plan boundary by approximately 1 acre for hospital associated uses where there are currently five homes (two in the R-6 zone, and three in the existing MUE zone). As demonstrated in the analysis in Goal 10.1, the City has provided opportunities to allow an increase in the number of dwelling units within Oregon City as well as adopted standards which allow for smaller dwelling units which will likely be lower in cost and is likely to make up for any loss in affordable housing, to the extent that these housing units contribute to the City’s existing affordable housing stock.

In comparison to neighboring jurisdictions, the price of real estate in Oregon City is less than surrounding jurisdictions. The median sales prices for houses in Oregon City obtained from Zillow.com is nearly half of that in Lake Oswego and more than \$120,000 less than West Linn which is directly across the river (Figure 8). The American Community Survey findings mimic similar results demonstrating that between 2010 and 2015 the median housing cost in Oregon City was less than that in Clackamas County and many nearby jurisdictions (Figure 9).

Figure 8: Median Sale Prices from Zillow.com

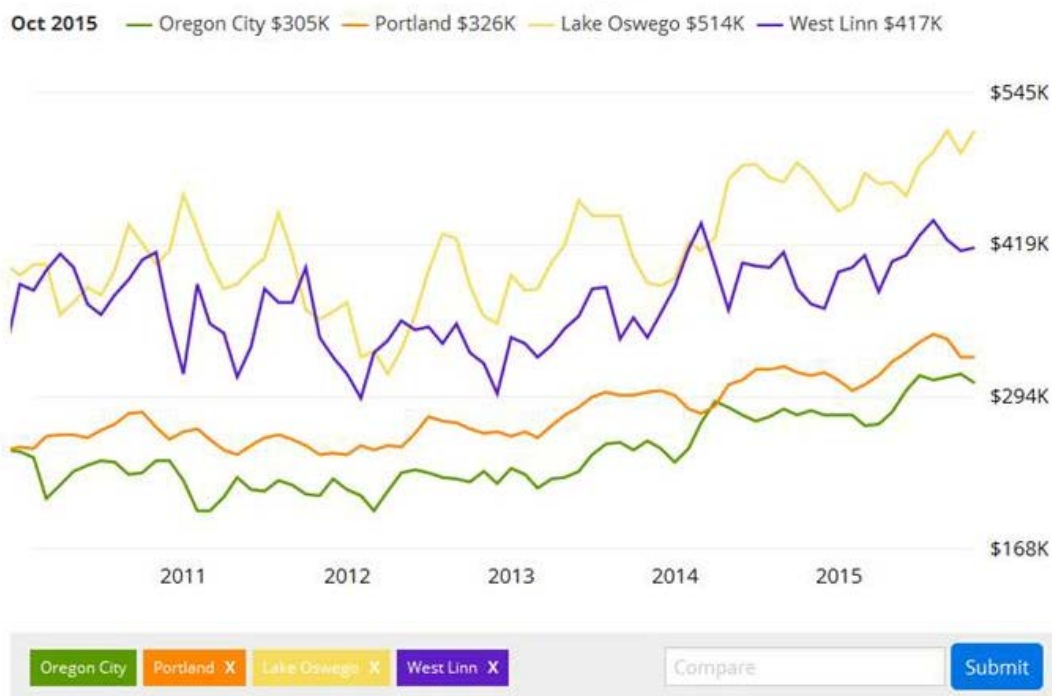
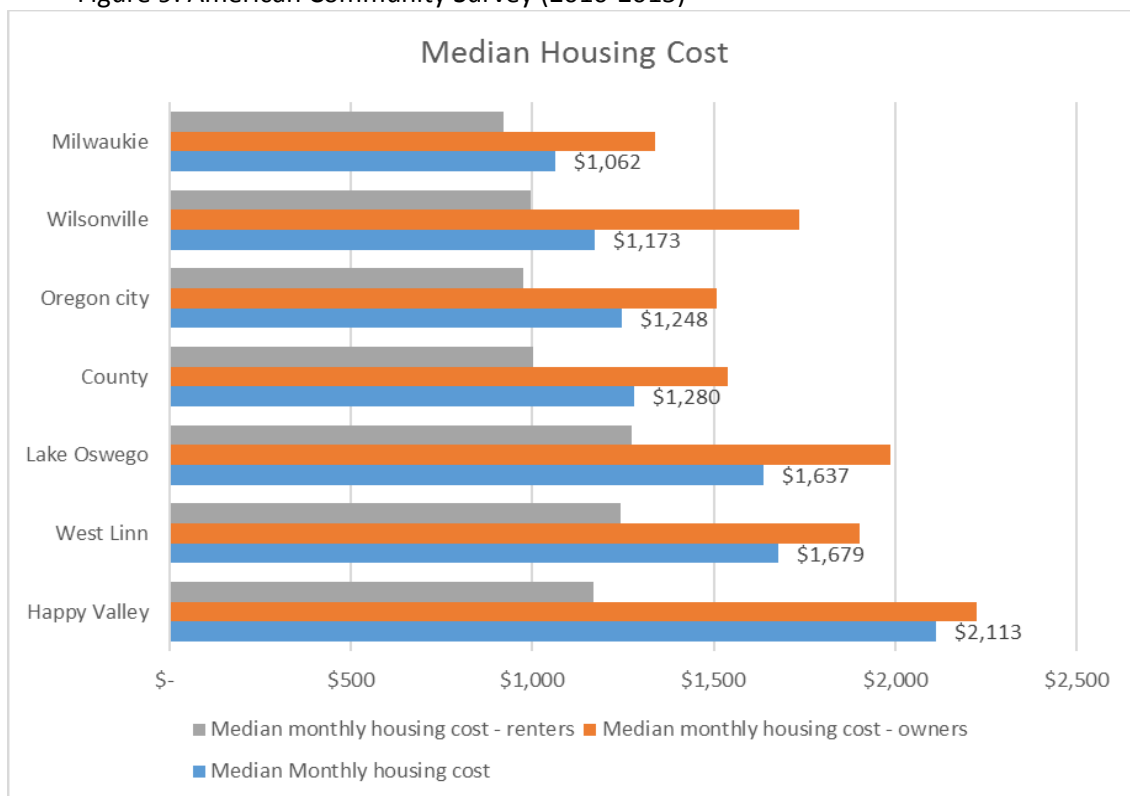


Figure 9: American Community Survey (2010-2015)



Lastly, there is nothing in the record which identifies the five homes as qualifying as affordable housing. The applicant has rented out a majority of the homes, though not all are utilized and it is not clear to what extent they are affordable. The City Commission finds this application satisfies Goal 10.2.

**Goal 11: Public Facilities**

**Goal 11.1:** Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate public facilities.

**Policy 11.1.2:** Provide public facilities and services consistent with the goals, policies and implementing measures of the Comprehensive Plan, if feasible.

**Policy 11.1.3:** Confine urban public facilities and services to the city limits except where allowed for safety and health reasons in accordance with state land-use planning goals and regulations. Facilities that serve the public will be centrally located and accessible, preferably by multiple modes of transportation.

**Policy 11.1.4:** Support development on underdeveloped or vacant buildable land within the city where public facilities and services are available or can be provided and where land-use compatibility can be found relative to the environment, zoning, and Comprehensive Plan goals.

**Policy 11.1.5:** Design the extension or improvement of any major public facility and service to an area to complement other public facilities and services at uniform levels.

**Policy 11.1.6:** Enhance efficient use of existing public facilities and services by encouraging development at maximum levels permitted in the Comprehensive Plan, implementing minimum residential densities, and adopting an Accessory Dwelling Unit Ordinance to infill vacant land.

**Finding: Complies as Proposed.** The subject area is presently served or capable of being served adequately by extension of nearby facilities. Utility extensions to serve future development on the subject site will be required with future development applications. The provision of public facilities and services will be consistent with goals, policies and implementing measures of the Comprehensive Plan, and, because the site is within the city limits, the integrity of local public facility plans will be maintained.

Oregon City School District provides education services and has adequate levels of service available (Exhibit 4). Police and fire protection are provided by the City of Oregon City. The site will be required to pay Park SDCs (System Development Charges) for each new unit to pay for future parks to serve the area if indicated in the parks master plan.

*Policy 11.2, Wastewater, 11.3, Water Distribution, 11.4, Stormwater Management, 11.5, Solid Waste, 11.6, Transportation Infrastructure, 11.7, Private Utility Operations, 11.8, Health and Education, 11.9, Fire Protection, 11.10, Police Protection, 11.11, Civic Facilities and 11.12, Library*

**Finding: Complies as Proposed.** The proposal will not negatively impact public facilities and services within the City. All public facilities necessary to serve this project are available at adequate levels to meet the proposed MUE zoning. The provision of public facilities and services will be consistent with the goals, policies and implementing measures of the Comprehensive Plan and because the site is within the city limits, the integrity of local public facility plans will be maintained. The subject site is an infill redevelopment opportunity.

**Goal 12: Transportation**

**Goal 12.1 Land Use-Transportation Connection**

*Ensure that the mutually supportive nature of land use and transportation is recognized in planning for the future of Oregon City.*

**Policy 12.1.1**

*Maintain and enhance citywide transportation functionality by emphasizing multi-modal travel options for all types of land uses.*

**Policy 12.1.2**

*Continue to develop corridor plans for the major arterials in Oregon City, and provide for appropriate land uses in and adjacent to those corridors to optimize the land use-transportation connection.*

**Policy 12.1.3**

*Support mixed uses with higher residential densities in transportation corridors and include a consideration of financial and regulatory incentives to upgrade existing buildings and transportation systems.*

**Policy 12.1.4**

*Provide walkable neighborhoods. They are desirable places to live, work, learn and play, and therefore a key component of smart growth.*

*Goal 12.5 Safety*

*Develop and maintain a transportation system that is safe.*

*Policy 12.5.1*

*Identify improvements that are needed to increase the safety of the transportation system for all users.*

*Policy 12.5.2*

*Identify and implement ways to minimize conflict points between different modes of travel.*

*Policy 12.5.3*

*Improve the safety of vehicular, rail, bicycle, and pedestrian crossings.*

*Goal 12.6 Capacity*

*Develop and maintain a transportation system that has enough capacity to meet users' needs.*

*Policy 12.6.1*

*Provide a transportation system that serves existing and projected travel demand.*

*Policy 12.6.2*

*Identify transportation system improvements that mitigate existing and projected areas of congestion.*

*Policy 12.6.3*

*Ensure the adequacy of travel mode options and travel routes (parallel systems) in areas of congestion.*

*Policy 12.6.4*

*Identify and prioritize improved connectivity throughout the city street system.*

**Finding: Complies as Proposed.** The City's Transportation System Plan (TSP), adopted in 2013, implements the goals and policies of the Comprehensive Plan. There are three projects on Division Street identified in the TSP (D80, W70, and B60), which are also addressed in the existing and proposed PWF Master Plans, CP 11-01 and CP 15-02. Improvements will be required as part of future Detailed Development Plan applications, consistent with future traffic analyses and the PWF Master Plan. Each Detailed Development Plan submitted within the Master Plan will require an additional traffic study to determine the specific traffic impacts and identify appropriate mitigation to demonstrate compliance with the standards in the Oregon City Municipal Code.

Per Oregon Administrative Rule 660-012-0060, also known as the Transportation Planning Rule (TPR), a zone change and Comprehensive Plan amendment must not create an unmitigated significant effect on an existing or planned transportation system. If a significant effect is expected to occur, it must be mitigated within the planning horizon. The City of Oregon City Transportation System Plan (TSP) planning horizon is year 2035.

The applicant submitted a Transportation Impact Analysis (TIA) dated July 23, 2015 prepared under the direction of Julia Kuhn, P.E. of Kittleson and Associates, Inc. The analysis reviewed the impact of adding 0.5 acre of property within the MUE District into the Master Plan and 0.5 acre of land currently zoned R-6 to be changed to MUE District, added to the Master Plan and a worst case scenario of a 6,000 square foot medical office building. The inclusion of the 0.5 acre currently within the MUE district would not have an increased traffic impact by including the land within the Master Plan boundary because the current zoning designation would allow a use more intensive than the use proposed.

The TIA was reviewed by a City consultant John Replinger, P.E., of Replinger and Associates. Mr. Replinger concluded, that the TIA provides an adequate basis upon which to assess the impacts of the proposed rezoning and the impact of the proposal is minor and thus does not have a significant impact as described in the Transportation Planning Rule. The proposal does not change the functional classification of any existing or planned transportation facility, alter the standards for implementing the functional classification system, alter the level of travel, or degrade the performance of the transportation system such that it would not meet applicable performance standards (Exhibit 3).



With the adoption of the Transportation System Plan (TSP) in 2013, the City approved transportation projects projected to meet performance targets throughout the City, with exceptions. Some intersections on the state highway system cannot be brought into compliance with current ODOT and proposed TSP mobility standards without unreasonably expensive projects for which there is no identified funding. As the City was not required to assure compliance with mobility standards for permitted and conditional uses on state facilities beyond what is identified in the Regional Transportation System Plan, the City temporarily exempted permitted and conditional uses from complying with the current mobility standards for the interchanges at I-205/99E, I-205/213 and OR 213/Beavercreek Road and all state facilities within or adjacent to the Regional Center. With no reasonable solution resulting in compliance with mobility standards for these locations (with the exception of minor improvements identified in the TSP), the City is continuing to work with regional partners to pursue special studies and alternate mobility standards for these locations. The proposed application is too small to have an identifiable impact on any of the exempted locations identified within this section.

The City Commission finds the application meets Goal 12.

**Goal 13: Energy Conservation**

*Policy 13.2.1- Promote mixed-use development, increased densities near activity centers, and home-based occupations (where appropriate).*

**Finding: Complies as Proposed.** This section requires the conservation of energy in all forms through efficient land-use patterns, public transportation, building siting and construction standards, and city programs, facilities and activities. The policies promote energy conservation through the promotion of mixed-use developments and increased densities near activity centers, and the construction of bikeways and sidewalks to improve connectivity. The proposed amendment will result in an efficient land use pattern by increasing the amount of development which may occur onsite adjacent to existing infrastructure such as streets and utilities. Allowing the applicant to utilize this location will result in increased energy efficiency. The co-location of medical uses on a single campus instead of multiple sites reduces vehicular travel and particularly conserves energy. In addition, the site includes the Providence Willamette Falls Hospital which is a neighborhood activity center that may provide employment or opportunities and/or access to medical services for nearby residences.

**Goal 14.2: Orderly Redevelopment of Existing City Areas- Reduce the need to develop land within the Urban Growth Boundary by encouraging redevelopment of underdeveloped or blighted areas within the existing city limits.**

*Policy 14.2.1 - Maximize public investment in existing public facilities and services by encouraging redevelopment as appropriate.*

*Policy 14.2.2 - Encourage redevelopment of city areas currently served by public facilities through regulatory and financial incentives.*

*Policy 14.3.1 - Maximize new public facilities and services by encouraging new development within the Urban Growth Boundary at maximum densities allowed by the Comprehensive Plan.*

**Finding: Complies as Proposed.** This proposal will contribute to achieving this Section (Goal) by increasing the re-development potential of the properties within the R-6 Single-Family Dwelling District within the City limits and the expansion of the Master Plan boundary will allow the site to be utilized with greater efficiency. Future development of the site will result in improvements to public utilities. This goal is met.

**Goal 15: Willamette River Greenway**

**Finding: Not Applicable.** The subject site is not within the Willamette River Greenway Overlay District. This goal is not applicable.

**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 in 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.*

**Finding: Complies as Proposed.** The applicant has not proposed any development at this time. As demonstrated within this report, the proposed site may be served by public facilities and services.

Water: Water infrastructure exists within the streets abutting the subject properties. This infrastructure is situated such that extension and upgrading of the system can reasonably be accomplished in conjunction with subsequent development applications.

Sewer: Sanitary sewer infrastructure exists within the streets abutting the subject properties. This infrastructure is situated such that extension and upgrading of the system can reasonably be accomplished in conjunction with subsequent development applications.

Storm Drainage: Storm drainage infrastructure exists within the streets abutting the subject properties. This infrastructure is situated such that extension and upgrading of the system can reasonably be accomplished in conjunction with subsequent development applications.

Transportation: Please refer to the analysis in Goal 12 above.

Schools: This proposal was transmitted to the Oregon City School District for comment. Wes Rogers, Director of Operations submitted comments indicated that the school district has no issues with this proposal (Exhibit 4).

Police: This proposal was transmitted to the Oregon City Police Department for comment whom did not identify any concerns regarding this application.

Fire Protection: This proposal was transmitted to Clackamas Fire District for comment who did not identify any concerns regarding this application.

**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.*

**Finding: Complies with Condition.** Please refer to the analysis in 17.68.020.B.

**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.*

**Statewide Planning Goal 1: Citizen Involvement.** *Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.*

**Finding:** Please refer to the analysis of Goal 1 in the Comprehensive Plan findings, above.

**Statewide Planning Goal 2: Land Use Planning.** *Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed.*

**Finding: Complies as Proposed.** The Comprehensive Plan amendment, Zone Change and Master Plan amendment requests are being reviewed for consistency with all applicable City Code sections, the City Comprehensive Plan, and Statewide Planning Goals within this report. The analysis provides a factual base to which the application is being reviewed. City staff has coordinated with affected agencies by providing written notice of the application and identification of the public hearing dates.

**Statewide Planning Goal 3: Agricultural Lands.** Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

**Finding: Not Applicable.** The subject site is within the Oregon City limits and is not designated as agricultural. This goal is not applicable.

**Statewide Planning Goal 4: Forest Lands.** This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

**Finding: Not Applicable.** The subject site is within the Oregon City limits and is not designated as forest lands. This goal is not applicable.

**Statewide Planning Goal 5: Open Spaces, Scenic and Historic Area, and Natural Resources.**

Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

**Finding:** Please refer to the analysis in Goal 5 of the Comprehensive Plan.

**Statewide Planning Goal 6: Air, Water and Land Resources Quality.** This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

**Finding: Not Applicable.** The proposed zone change and comprehensive plan amendment do not alter existing city protections provided by overlays for natural resources, stormwater rules, or other environmental protections which have been previously deemed consistent with Statewide Planning Goal 6.

**Statewide Planning Goal 7: Areas Subject to Natural Hazards.** Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

**Finding:** Please refer to the analysis in Goal 7 of the Comprehensive Plan.

**Statewide Planning Goal 8: Recreational Needs.** This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

**Finding:** Please refer to the analysis in Goal 8 of the Comprehensive Plan.

**Statewide Planning Goal 9: Economic Development.** Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

**Finding:** Please refer to the analysis in Goal 9 of the Comprehensive Plan.

**Statewide Planning Goal 10: Housing.** This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its

*buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.*

**Finding:** Please refer to the analysis of Goal 10 in the Comprehensive Plan findings, above.

**Statewide Planning Goal 11: Public Facilities and Services.** *Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.*

**Finding: Complies as Proposed.** This Goal requires that urban development be guided and supported by types of urban public facilities and services appropriate for the development. Guideline A, Planning 3, requires that: "Public facilities and services in urban areas should be provided at levels necessary and suitable for urban uses." The site is currently served by public facilities and services provided by the City. Impacts on public facilities remain unchanged by the proposal. The applicant has submitted evidence demonstrating that there is no limitation on the provisions of police and fire services to the site. Further, adequate domestic water and sanitary sewer services are available to the site. Additionally, development of the site can be provided with adequate storm sewer services. Private utilities, such as electric service, natural gas service, cable television, and telephone service, are available to the site. As demonstrated within this report the extension and upgrading of public facilities can reasonably be accomplished through the review of subsequent development applications.

**Statewide Goal 12: Transportation.** *The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."*

**Finding:** Please refer to the analysis of Goal 12 in the Comprehensive Plan.

**Statewide Planning Goal 13. Energy Conservation.** *Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."*

**Finding:** Please refer to the analysis in Goal 13 of the Comprehensive Plan.

**Statewide Planning Goal 14: Urbanization.** *This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.*

**Finding: Not Applicable.** The site is located within the urban growth boundary and no expansion of the boundary is requested. Goal 14 does not apply.

**Statewide Planning Goal 15: Willamette River Greenway.** *Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.*

**Finding: Not Applicable.** The site is not located with the Willamette River Greenway. Goal 15 does not apply.

**Statewide Planning Goal 16: Estuarine Resources**

**Statewide Planning Goal 17: Coastal Shorelands**

**Statewide Planning Goal 18: Beaches and Dunes**

**Statewide Planning Goal 19: Ocean Resources**

**Finding: Not Applicable.** The site is not located within any of these coastal resource areas. None of these remaining Statewide Planning Goals apply.

*The purpose of the TPR is “to implement Statewide Planning Goal 12 (Transportation) and promote the development of safe, convenient and economic transportation systems that are designed to reduce reliance on the automobile so that the air pollution, traffic and other livability problems faced by urban areas in other parts of the country might be avoided.” A major purpose of the Transportation Planning Rule (TPR) is to promote more careful coordination of land use and transportation planning, to ensure that planned land uses are supported by and consistent with planned transportation facilities and improvements.*

**Finding:** Please refer to the analysis in Goal 12 of the Comprehensive Plan.

#### **OAR Chapter 660, Division 7, “Metropolitan Housing Rule”**

**Finding:** Please refer to the analysis in the Goal 10 analysis of the Comprehensive Plan.

#### **Regional Transportation Plan**

*The Regional Transportation Functional Plan (RTFP) directs how Oregon City should implement the RTP through the TSP and other land use regulations. The RTFP codifies existing and new requirements which local plans must comply with to be consistent with the RTP. If a TSP is consistent with the RTFP, Metro will find it to be consistent with the RTP.*

**Finding:** Please refer to the analysis in the Goal 12 analysis of the Comprehensive Plan.

#### **Metro Functional Plan**

##### **3.07.810.C**

**Finding: Complies as Proposed.** As demonstrated within this report, the proposed Comprehensive Plan Amendment is consistent with the Functional Plan.

#### **Metro Functional Plan**

##### **3.07.120, “Housing Capacity”**

**Finding: Complies as Proposed.** This standard authorizes the City to reduce its minimum zoned capacity in locations other than specified locations under Functional Plan 3.07.120.C, D, or E. As demonstrated in the findings in Section 10 of the Comprehensive Plan, the application has a “negligible effect” on the City’s “minimum zoned residential capacity” pursuant to Functional Plan 3.07.120.E.

#### **CHAPTER 17.65 MASTER PLANS**

##### **17.65.050.A Existing Conditions Submittal Requirements**

**17.65.050.A.1. Narrative statement.** An applicant must submit a narrative statement that describes the following:

*a. Current uses of and development on the site, including programs or services.*

*b. History or background information about the mission and operational characteristics of the institution that may be helpful in the evaluation of the general development plan.*

**Finding: Complies as Proposed.** The applicant submitted the following in Exhibit 2:

*PWF is a full service medical center that provides emergency medicine, labor and delivery, surgical services, inpatient treatment, as well as many other inpatient and outpatient services. Since opening in 1954, PWF has grown and gone through numerous developments, additions, and remodels to better provide healthcare services to Oregon City and Clackamas County.*

*In 2012, Oregon City approved the Master Plan which defined the growth and development strategies for PWF over a 10-year period including public improvements to be made as conditions of approval. (Appendix D) The Master Plan consists of updates and modernization projects, Birthplace expansion, and two medical office buildings for outpatient procedures. In total, the Master Plan approved 104,000 sf of new hospital and medical office uses with associated parking.*



*Since the time the master plan was approved, PWF developed the 66-space Division Street Parking Lot and made public improvements per the master plan conditions of approval. No other development in the 2012 Master Plan has been initiated to date.*

**17.65.050.A.1.c.** *A vicinity map showing the location of the General Development Plan boundary relative to the larger community, along with affected major transportation routes, transit, and parking facilities. At least one copy of the vicinity map must be eight and one-half inches × eleven inches in size, and black and white reproducible.*  
*d. Non-institutional uses that surround the development site. May also reference submitted maps, diagrams or photographs.*

**Finding: Complies as Proposed.** The application included a Vicinity Map in Figure 01 and a Proposed Site Plan: Circulation/Access & Parking in Figure 07 of Exhibit 2.

**17.65.050.A.1.e.** *Previous land use approvals within the General Development Plan boundary and related conditions of approval.*

**Finding: Complies as Proposed.** The application identified that the Providence Willamette Falls Master Plan was approved in 2012 by Planning file CP-11-01 with Phase 1 (the Division Street Parking Lot, file DP11-03) Natural Resource Overlay Exemption (file NR 11-05) and Lot Line Adjustment (file LL 11-07). Conditions of Approval associated with the approval of those concurrent applications are provided in Appendix D: Notice of Land Use Decision of Exhibit 2. The previous Master Plan and associated conditions of approval were reviewed and the proposed amendments do not conflict with any portions of the plan or necessitate further adjustments to the approved plan.

Prior to the 2012 Master Plan, PWF received a Site Plan and Design Review and Conditional Use Permit for Hospital Building Expansion with Hospital and Nursing Home Site Improvements under Planning files CU 03-03 & SP 03-19.

**17.65.050.A.1.f.** *Existing utilization of the site. May also reference submitted maps, diagrams or photographs.*

**17.65.050.A.1.g.** *Site description, including the following items. May also reference submitted maps, diagrams or photographs.*

- 1. Physical characteristics;*
- 2. Ownership patterns;*
- 3. Building inventory;*
- 4. Vehicle/bicycle parking;*
- 5. Landscaping/usable open space;*
- 6. FAR/lot coverage;*
- 7. Natural resources that appear on the city's adopted Goal 5 inventory;*
- 8. Cultural/historic resources that appear on the city's adopted Goal 5 inventory; and*
- 9. Location of existing trees six inches in diameter or greater when measured four feet above the ground. The location of single trees shall be shown. Trees within groves may be clustered together rather than shown individually.*

**Finding: Complies as Proposed.** The application included the following Figures in Appendix E of Exhibit

- 2:
- Figure 01: Vicinity Map and Existing Zoning*
  - Figure 02: Existing Ownership Patterns*
  - Figure 03: Existing Natural Resources, Hazards, and Topography*
  - Figure 04: Existing Light Locations*
  - Figure 05: 2012 Approved Master Plan*

*No cultural or historic resources that appear on the city's adopted Goal 5 inventory are located on the site.*

**17.65.050.A.1.h.** *Existing transportation analysis, including the following items. May also reference submitted maps, diagrams or photographs.*

- 1. Existing transportation facilities, including highways, local streets and street classifications, and pedestrian and bicycle access points and ways;*

2. Transit routes, facilities and availability;
3. Alternative modes utilization, including shuttle buses and carpool programs; and
4. Baseline parking demand and supply study (may be appended to application or waived if not applicable).

**Finding: Complies as Proposed.** The application included Figure 07: Proposed Site Plan: Circulation/Access & Parking which shows both existing and proposed conditions, and site photos in Appendix E. A Transportation Impact Analysis conducted by Kittleson and Associates was included in the application concluding “sufficient transportation and capacity is available, or can be made available, with buildout of the master plan” and that “the previously-submitted documentation remains in effect and provides the required documentation” due to the proposed reduction in square footage of full-buildout of the site Exhibit 2. The analysis was reviewed by the City and the findings may be found in the analysis of Goal 12.

**17.65.050.A.1.i. Infrastructure facilities and capacity, including the following items.**

1. Water;
2. Sanitary sewer;
3. Stormwater management; and
4. Easements.

**Finding: Complies as Proposed.** The applicant submitted Civil Engineering (public infrastructure) information with 2012 Master Plan which demonstrate that sufficient capacity is available, or can be made available, to accommodate the full build-out of the Master Plan.

**17.65.050.B. Proposed Development Submittal Requirements.**

1. Narrative statement. An applicant shall submit a narrative statement that describes the following:
  - a. The proposed duration of the general development plan.

**Finding: Complies as Proposed.** The applicant indicated that no change to the duration of the original Master Plan is proposed. The duration of the 10 year Master Plan will conclude in 2021.

**17.65.050.B.1.b. The proposed development boundary. May also reference submitted maps or diagrams.**

**Finding: Complies as Proposed.** Figure 06 of the submittal includes the proposed boundary expansion (Exhibit 2).

**17.65.050.B.1.c. A description, approximate location, and timing of each proposed phase of development, and a statement specifying the phase or phases for which approval is sought under the current application. May also reference submitted maps or diagrams.**

**Finding: Complies as Proposed.** Figure 06 of the application identifies that the 2015 Proposed Master Plan displays that all remaining master plan development is to occur under Phase 2, which runs from Years 2012 – 2021. Phase 3 (Years 2014 – 2021) is proposed to be eliminated as it is redundant with Phase 2. The modification also seeks to clarify that improvements within Phase 2 may be undertaken in any order.

**17.65.050.B.1.d. An explanation of how the proposed development is consistent with the purposes of Section 17.65, the institutional zone, and any applicable overlay district.**

**Finding: Complies as Proposed.** The application included findings analyzed within this report.

**17.65.050.B.1.e. A statement describing the impacts of the proposed development on inventoried Goal 5 natural, historic or cultural resources within the development boundary or within two hundred fifty feet of the proposed development boundary.**

**Finding: Complies as Proposed.** The applicant indicated that proposal does not impact inventoried natural, historic, or cultural resources within the proposed development boundary. Figure 03 of the application in Exhibit 2 displays the existing Natural Resources, Hazards, and Topography. Removal of the East MOB and consolidation of medical office uses at the West MOB location will provide a greater distance from both natural resources and natural hazards mapped on the east side of the campus.

**17.65.050.B.1.f.** *An analysis of the impacts of the proposed development on the surrounding community and neighborhood, including:*

- 1. Transportation impacts as prescribed in subsection g. below;*
- 2. Internal parking and circulation impacts and connectivity to sites adjacent to the development boundary and public right-of-ways within two hundred fifty feet of the development boundary;*
- 3. Public facilities impacts (sanitary sewer, water and stormwater management) both within the development boundary and on city-wide systems;*
- 4. Neighborhood livability impacts;*
- 5. Natural, cultural and historical resource impacts within the development boundary and within two hundred fifty feet of the development boundary.*

**Finding: Complies as Proposed.** The applicant indicated that “existing analyses for the approved 2012 Master Plan have documented transportation impacts, parking and circulation impacts, connectivity, public facilities, and natural resource impacts which remain applicable and unchanged by the proposed master plan modification, especially as the proposed master plan will result in less 15,000 sf less development than is currently approved.

Regarding item 4. Neighborhood livability impacts, PWF representatives attended a meeting with the McLoughlin Neighborhood Association (MNA) on June 4, 2015 to present the proposal and seek to solicit neighborhood input. Documentation of the first meeting, which satisfied the neighborhood meeting requirement, is included in Appendix F. At the request of the MNA, PWF representatives met a second time with a subgroup of the MNA on June 30, 2015 at which time PWF presented a modified proposal which removed property on 14th Street from the proposal. There are no anticipated impacts to neighborhood livability from this proposal as the overall amount of development and associated traffic and parking impacts will decrease from the current master plan” (Exhibit 2).

**17.65.050.B.1.g.** *A summary statement describing the anticipated transportation impacts of the proposed development. This summary shall include a general description of the impact of the entire development on the local street and road network, and shall specify the maximum projected average daily trips, projected AM and PM peak hour traffic and the maximum parking demand associated with build-out each phase of the master plan.*

**17.65.050.B.1.h.** *In addition to the summary statement of anticipated transportation impacts, an applicant shall provide a traffic impact study as specified by city requirements. The transportation impact study shall either:*

- 1. Address the impacts of the development of the site consistent with all phases of the general development plan; or*
- 2. Address the impacts of specific phases if the city engineer determines that the traffic impacts of the full development can be adequately evaluated without specifically addressing subsequent phases.*

**17.65.050.B.1.i.** *If an applicant chooses to pursue option h.1., the applicant may choose among three options for implementing required transportation capacity and safety improvements:*

- 1. The General Development Plan may include a phasing plan for the proposed interior circulation system and for all on-site and off-site transportation capacity and safety improvements required on the existing street system as a result of fully implementing the plan. If this option is selected, the transportation phasing plan shall be binding on the applicant.*
- 2. The applicant may choose to immediately implement all required transportation safety and capacity improvements associated with the fully executed general development plan. If this option is selected, no further transportation improvements will be required from the applicant. However, if a general development plan is later amended in a manner so as to cause the projected average daily trips, the projected AM or PM peak hour trips, or the peak parking demand of the development to increase over original projections, an additional transportation impact report shall be required to be submitted during the detailed development plan review process for all future phases of the development project and additional improvements may be required.*
- 3. The applicant may defer implementation of any and all capacity and safety improvements required for any phase until that phase of the development reaches the detailed development plan stage. If this option is selected, the applicant shall submit a table linking required transportation improvements to vehicle trip thresholds for each development phase.*

**Finding: Complies as Proposed.** The application included a transportation impact study for the proposed Zone Change and amendment to the Comprehensive Plan as well as a copy of the transportation impact study from the previously approved Master Plan (Exhibit 2). Additional traffic studies will be conducted with each Detailed Development application.

**17.65.050.B.1.j.** *The applicant or city staff may propose objective development standards to address identified impacts that will apply within the proposed development on land that is controlled by the institution. Upon approval of the general development plan, these standards will supersede corresponding development standards found in this code. Development standards shall address at least the following:*

1. *Pedestrian, bicycle and vehicle circulation and connectivity;*
2. *Internal vehicle and bicycle parking;*
3. *Building setbacks, landscaping and buffering;*
4. *Building design, including pedestrian orientation, height, bulk, materials, ground floor windows and other standards of Chapter 17.62; and*
5. *Other standards that address identified development impacts.*

**Finding: Not Applicable.** No alternate development standards are proposed.

**17.65.050.B.2** *Maps and diagrams. The applicant must submit, in the form of scaled maps or diagrams, as appropriate, the following information:*

- a. *A preliminary site circulation plan showing the approximate location of proposed vehicular, bicycle, and pedestrian access points and circulation patterns, parking and loading areas or, in the alternative, proposed criteria for the location of such facilities to be determined during detailed development plan review.*
- b. *The approximate location of all proposed streets, alleys, other public ways, sidewalks, bicycle and pedestrian access ways and other bicycle and pedestrian ways, transit streets and facilities, neighborhood activity centers and easements on and within two hundred fifty feet of the site. The map shall identify existing subdivisions and development and un-subdivided or unpartitioned land ownerships adjacent to the proposed development site and show how existing streets, alleys, sidewalks, bike routes, pedestrian/bicycle access ways and utilities within two hundred fifty feet may be extended to and/or through the proposed development.*
- c. *The approximate location of all public facilities to serve the proposed development, including water, sanitary sewer, stormwater management facilities.*
- d. *The approximate projected location, footprint and building square footage of each phase of proposed development.*
- e. *The approximate locations of proposed parks, playgrounds or other outdoor play areas; outdoor common areas and usable open spaces; and natural, historic and cultural resource areas or features proposed for preservation. This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use.*

**Finding: Complies as Proposed.** The application included all necessary items.

**17.65.050.C.** *Approval Criteria for a General Development Plan. The planning commission shall approve an application for general development plan approval only upon finding that the following approval criteria are met.*

1. *The proposed General Development Plan is consistent with the purposes of Section 17.65.*

**Finding:** Please refer to the analysis within Chapter 17.65 of this report.

**17.65.050.C.2.** *Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places.*

**Finding:** Please refer to the analysis in chapter 12.04 of this report.

**17.65.050.C.3.** *Public services for water supply, police, fire, sanitary waste disposal, and storm-water disposal are capable of serving the proposed development, or will be made capable by the time each phase of the development is completed.*

**Finding:** Please refer to analyses within this report.

*17.65.050.C.4. The proposed General Development Plan protects any inventoried Goal 5 natural, historic or cultural resources within the proposed development boundary consistent with the provisions of applicable overlay districts.*

**Finding: Not Applicable.** The Oregon City Municipal Code implements Goal 5 through a variety of overlay districts. Portions of the Master Plan boundary are within the Natural Resource Overlay District as well as the Geologic Hazards Overlay District, which will be addressed upon submittal of an application for development of the site. There are no historic structures located on the subject site. This goal is not applicable.

*17.65.050.C.5. The proposed General Development Plan, including development standards and impact mitigation thresholds and improvements adequately mitigates identified impacts from each phase of development. For needed housing, as defined in ORS 197.303(1), the development standards and mitigation thresholds shall contain clear and objective standards.*

**Finding: Complies with Condition.** The approved Master Plan includes the design of the public improvements within the Master Plan boundary and an identification of when each improvement would occur. This proposal would add additional lands into the Master Plan boundary but the design of the infrastructure improvements and timing to construct the improvements was not identified. Upon submission of a Detailed Development Plan for the adjacent property, the design and construction of the adjacent public improvements shall be analyzed and implemented prior to issuance of permits. **The applicant may comply with this criterion with the conditions of approval.**

*17.65.050.C.6. The proposed general development plan is consistent with the Oregon City Comprehensive Plan and its ancillary documents.*

**Finding:** Please refer to the analysis within this report.

*D. Duration of General Development Plan. A general development plan shall involve a planning period of at least five years and up to twenty years. An approved general development plan shall remain in effect until development allowed by the plan has been completed through the detailed development plan process, the plan is amended or superseded, or the plan expires under its stated expiration date.*

**Finding: Not Applicable.** The applicant did not propose to amend the timeframe of the approved 10-year master plan with an end date of 2021.

#### **17.65.80 Amendments to Approved Plans**

**Finding: Complies.** This application is being reviewed as a Type III amendment to the Master Plan.

#### **17.65.090 Regulations that Apply**

*An applicant is entitled to rely on land use regulations in effect on the date its General Development Plan application was initially submitted, pursuant to ORS 227.178(3), as that statute may be amended from time to time. After a General Development Plan is approved, and so long as that General Development Plan is in effect, an applicant is entitled to rely on the land use regulations in effect on the date its General Development Plan application was initially submitted, as provided above, when seeking approval of detailed development plans that implement an approved General Development Plan. At its option, an applicant may request that a detailed development plan be subject to the land use regulations in effect on the date its detailed development plan is initially submitted.*

**Finding: Complies as Proposed.** The application is subject to the code in effect at the time of submittal of this application.

#### **CHAPTER 12.04 – STREETS, SIDEWALKS AND PUBLIC PLACES**

**Finding: Complies with Condition.** The applicant indicated that the proposed reduction in square footage within the Master Plan will decrease vehicular trip generation due to the reduced building square footage. As discussed in the findings in Goal 12, the City Commission concurs with this conclusion. Each future Detailed Development Plan will be reviewed for compliance with applicable mobility standards.



The approved Master Plan specifies the design of the public improvements within the Master Plan boundary and identifies when each improvement will occur. This proposal would add additional land into the Master Plan boundary but the design of the infrastructure improvements and timing to construct the improvements was not identified. Upon submission of a Detailed Development Plan for the adjacent property, the design and construction of the adjacent public improvements shall be analyzed and implemented prior to issuance of permits.

The analysis within the previous Master Plan demonstrating compliance with Chapter 12.04 remains unchanged. Future development shall comply with Planning file CP 11-01 and any amendments within this application. **The City Commission has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **CHAPTER 12.08 – PUBLIC AND STREET TREES**

**Finding: Complies with Condition.** The approved Master Plan specifies the design of the public improvements within the Master Plan boundary and identifies when each improvement will occur. This proposal would add additional land into the Master Plan boundary but the design of the infrastructure improvements and timing to construct the improvements was not identified. Upon submission of a Detailed Development Plan for the adjacent property, the design and construction of the adjacent public improvements shall be analyzed and implemented prior to issuance of permits.

The analysis within the previous Master Plan demonstrating compliance with Chapter 12.08 remains unchanged. Future development shall comply with Planning file CP 11-01 and any amendments within this application. **The City Commission has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **CHAPTER 13.12 – STORMWATER MANAGEMENT**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application. No issues have been identified that will preclude compliance with this chapter.

#### **CHAPTER 15.48 – GRADING, FILLING AND EXCAVATING**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application. No issues have been identified that will preclude compliance with this chapter.

#### **CHAPTER 17.41- TREE PROTECTION STANDARDS**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application.

#### **CHAPTER 17.44- GEOLOGIC HAZARDS OVERLAY DISTRICT**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application. No issues have been identified that will preclude compliance with this chapter.

#### **CHAPTER 17.49 – NATURAL RESOURCE OVERLAY DISTRICT**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application.

#### **CHAPTER 17.52 – OFF-STREET PARKING AND LOADING**

**Finding: Complies with Condition.** Chapter 17.52.020.A identifies a minimum and maximum a number of parking stalls for the Master Plan. The application included a site plan in Figure 7 of Exhibit 2 which identified the number of parking stalls onsite. The proposed reduction of a minimum of 15,000 square

feet of Master Plan at full build out would result in an equivalent parking ratio of 1.96 – 2.03 spaces/1,000 square feet based on a total projected parking supply of 874-894 spaces. Though the Oregon City Municipal Code provides opportunities for reductions in the parking onsite, the minimum requirement identified in OCMC 17.52.020 is 2 parking stalls for every 1,000 of net leasable area. Prior to issuance of permits associated with a Detailed Development Plan the applicant shall demonstrate that the Providence Willamette Falls campus associated with the Master Plan complies with the with the number of parking spaces required in OCMC 17.52.020. All other standards within this chapter will be reviewed upon submittal of a Detailed Development Plan. **The City Commission has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **CHAPTER 17.62 – SITE PLAN AND DESIGN REVIEW**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application.

#### **CHAPTER 17.54 – SUPPLEMENTAL ZONING REGULATIONS AND EXCEPTIONS**

**Finding: Not Applicable.** The analysis of compliance with this chapter will be analyzed upon submittal of a Detailed Development Plan application.

#### **CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES**

##### ***17.50.010 Purpose.***

*This chapter provides the procedures by which Oregon City reviews and decides upon applications for all permits relating to the use of land authorized by ORS Chapters 92, 197 and 227. These permits include all form of land divisions, land use, limited land use and expedited land division and legislative enactments and amendments to the Oregon City comprehensive plan and Titles 16 and 17 of this code. Pursuant to ORS 227.175, any applicant may elect to consolidate applications for two or more related permits needed for a single development project. Any grading activity associated with development shall be subject to preliminary review as part of the review process for the underlying development. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.*

**Finding: Complies as Proposed.** The proposed Amendment to the Comprehensive Plan, Amendment to the Master Plan and associated Zone Change Review is subject to a Type IV discretionary approval. The applicant's narrative and the accompanying plans and supporting studies are all provided in an effort to present comprehensive evidence to support the proposed office development.

##### ***17.50.030 Summary of the City's Decision-Making Processes.***

**Finding: Complies as Proposed.** The proposed Amendment to the Comprehensive Plan, Amendment to the Master Plan and Zone Change application is being reviewed pursuant to the Type IV process. Notice was posted onsite, online and mailed to property owners within 300 feet of the proposed development site and posted in the paper.

##### ***17.50.050 Preapplication Conference***

**Finding: Complies as Proposed.** The applicant held a pre-application conference (file PA 15-13) on May 13, 2015. The land use application was submitted a few months later on August 11, 2015. This standard is met.

##### ***17.50.055 Neighborhood Association Meeting***

**Finding: Complies as Proposed.** The applicant's representatives attended a meeting with the McLoughlin Neighborhood Association (MNA) on June 4, 2015 to present the proposal and seek to solicit neighborhood input (Appendix F of Exhibit 2). At the request of the MNA, PWF representatives held a

follow up meeting with a subgroup of the MNA on June 30, 2015 at which time PWF presented a modified proposal which removed property on 14<sup>th</sup> Street from the proposal. This standard is met.

**17.50.060 Application Requirements.**

**Finding: Complies as Proposed.** All application materials required are submitted with this narrative.

**17.50.070 Completeness Review and 120-day Rule.**

**Finding: Complies as Proposed.** The application was deemed complete on September 14, 2015, 120 days following the completeness of the application is January 12, 2016.

**17.50.080 Complete Application--Required Information.**

**Finding:** Please refer to the analysis in 17.50.50 of this report.

**17.50.090 Public Notices.**

**Finding: Complies as Proposed.** Once the application was deemed complete, the City noticed the application to property owners within 300 feet of the subject site, neighborhood association, Citizens Involvement Council, general circulation paper, and posted the application on the City's website. In addition, the applicant posted signs on the subject site. All interested persons have the opportunity to comment in writing or in person through the public hearing process. This policy has been met. Staff provided email transmittal of the application and notice to affected agencies, the Natural Resource Committee and to all Neighborhood Associations requesting comment. The following comments have been submitted:

Alex Bursheim, Early Head Start Family Coach for the Clackamas County Children's Commission submitted comments regarding the timing of the Master Plan (Exhibit 5).

Craig and Tiffany Gillespie submitted comments supporting the application (Exhibit 6).

Grant O'Connell, with TriMet submitted comments indicating that the proposal does not conflict with the agencies interests (Exhibit 7).

Mike Roberts, Building Official for the City of Oregon City submitted comments regarding applicable construction regulations (Exhibit 8).

Jim Nicita provided the following testimony on and before the Planning Commission on November 9, 2015 (Exhibit 9):

- The City's notice was insufficient because it did not reference applicable Goals.  
City Response: Though the City is not required to reference the applicable Goals, the City listed the goals on a revised notice.
- The record should include findings for compliance with the Statewide Planning Goals within the staff report.  
City Response: The revised staff report includes findings for compliance with the Statewide Planning goals.
- Development of the site will include stormwater discharge to Newell Creek which will violate Goal 6.  
City Response: The applicant has not proposed construction with this development application. Prior to future construction of the site, the applicant will be subject to demonstrate compliance with the applicable and standards for stormwater detention and water quality facilities adopted to protect such water features.

The Oregon City Chamber of Commerce submitted written comments in Exhibit 9 which support the application. The comments noted that the facility provides critical services to residences

and visitors as well as employment. In addition, it noted that the applicant has worked with residences and the neighborhood association to reduce impacts of the proposed development.

Jesse buss submitted written comments on behalf of the McLoughlin neighborhood Association in Exhibit 9 which request a continuance to allow more time for public comment.

The Oregon City Business Alliance submitted written comments in Exhibit 9 supporting the application because it would improve access to care and increase the number of jobs in Oregon City as well as accommodate parking while reducing the impact to the neighborhood with a reduction in square footage within the Master Plan boundary.

Callie Edwards provided testimony before the Planning Commission on November 9, 2015 (Exhibit 9). She expressed the stress this application has caused regarding a concern for the displacement of residences within the Master Plan boundary expansion and a lack of affordable housing in the area. A concern regarding traffic hazards was identified and a desire to construct within the existing Master Plan boundary rather than rather than expand.

J. Pierce provided testimony before the Planning Commission on November 9, 2015 (Exhibit 9) in favor of the application because of the quality of care and the type of facility proposed in the medical office building, and the local access to care without detracting the amount of housing available.

Tiffany Munma provided testimony before the Planning Commission on November 9, 2015 (Exhibit 9) which supports the application as a whole but does not support the inclusion of the properties on 15<sup>th</sup> into the Master plan because it disrupts the continuity of the neighborhood, has traffic impacts, increasing existing sight hazards and decreases affordable housing. The location on 16<sup>th</sup> is supported because of access and the need to replace an existing building.

Amber Holveck provided testimony before the Planning Commission on January 11, 2016 on behalf of the Oregon City Chamber of Commerce in support of the application. As one of the City's largest employers, the applicant has proposed to serve the public and the growing community with the proposal by increasing access to care and providing high-wage jobs. The proposal will improve parking access, would likely reduce the amount of people which currently park on the neighborhood streets, and may improve safety and congestion. Providence has made changes to the development in response to neighborhood concerns and a strong medical facility which provides living wage jobs and essential infrastructure is critical.

Francesca Anton provided testimony before the Planning Commission on January 11, 2016 on behalf of the McLoughlin Neighborhood Association. They identified a concern that the applicant may not have reviewed the Comprehensive Plan, or consulted with the neighborhood or the City at the beginning of the planning process. Statewide Planning Goals 1 and Goal 1.1 of the Comprehensive Plan was cited, both of which identify the need for citizen participation in all phases of the planning process. At the June neighborhood meeting, neighbors were concerned about the neighborhood integrity and frustrated with the applicant's inability to provide community safety and livability. They indicated that the summary did not accurately reflect the frustration level and did not account for the times the applicant indicated that to expand the building and parking areas on the existing property would be too expensive. The staff report did not address Comprehensive Plan policies 10.1.1 and does not comply with policies 10.2 and 10.1.1 by allowing the loss of the affordable homes. The comments suggested the applicant utilize podium parking. The comments identified that it would be more sustainable for each of the rural communities being served by the applicant to have their own care facilities. Written

documentation was submitted including an article about the need to find housing for the landslide victims and information from the City of Portland on structured and podium parking.

Tiffany Gillespie provided testimony before the Planning Commission on January 11, 2016 voicing support for the proposal and identified that the application complies with the applicable criteria and has a negligible effect on traffic and housing.

Karin Morey provided testimony before the City Commission on January 11, 2016. She noted that the site is not within the McLoughlin historic district and provided the history of the neighborhood association. No historically significant homes are near the subject site. She noted that there are many modest sized homes on large lots and the neighborhood has been subject to infill. In addition, many homes within the neighborhood are likely not affordable. She identified that in the original master approval process neighbors to the hospital were opposed to a multi-level parking structure which was in one of the original concepts. Lastly, she indicated that the neighborhood has a need for the services provided by the hospital, the associated jobs, and the increased accessibility to the medical office building. She voiced her support for the plan.

Jay Pierce provided testimony before the City Commission on January 11, 2016 that the neighborhood includes a variety of nonresidential uses and is characterized by a mixture of those uses. The proposal to expand the hospital on the edge of the neighborhood has no residential or historical impact to the character of the neighborhood. He was in favor of providing healthcare services on the applicant's property. There are new houses being built in McLoughlin already. If the applicant cannot construct a permitted use, then the City should review all uses within the neighborhood. He identified that he was in favor of the development and it should be approved.

Michael McAuley provided testimony before the City Commission on January 11, 2016 identifying concerns regarding transportation impact at 15<sup>th</sup> and Division and Division and Anchor Way. In addition, a concern was raised that the approval reflect that the applicant could no longer build the east medical office building.

Betty Mumm provided testimony before the City Commission on January 11, 2016 and provided history on Anchor Way. She encouraged approval of the application noting that the access for patients would be improved, and recognized the existing hospital building on the west side of Division. She noted that the proposal is thoughtful, would provide high wage jobs and encouraged approval.

Dorothy Dahlsrud provided testimony before the City Commission on January 11, 2016. She identified a concern about water runoff from the surface parking lots as well as the tax implications of the zone change.

Karin Morey provided testimony before the City Commission on March 2, 2016 identifying the difficulty in accessing services at the Hospital. She indicated that the proposal would result in better access for services, which is good for the City. In addition, she identified that the site is not within the McLoughlin historic district, does not impact any historically designated structures, and provided the history of the neighborhood association. The neighborhood has been subject to infill in the past and continues to have opportunity for infill.

Rita Mills provided testimony before the City Commission on March 2, 2016 on behalf of the McLoughlin Neighborhood Association. She provided background about herself and the



neighborhood association. In addition, she spoke about the content of the meeting between the neighborhood association and applicant. She requested that the applicant construct parking below the proposed building rather than expand the master plan boundary. The neighborhood identified concerns about the loss of the low-income single-family homes which are in short supply. In addition concerned was expressed that the Master Plan boundary is expanding on the west side of Division Street. The following Comprehensive Plan policies were read aloud:

- 10.1.1 – This policy was not addressed in the staff report and the application does not comply.
- 10.2- Low income neighbors should not have houses removed to allow for surface parking and the application does not comply with this policy.
- 10.2.1- The statistics provided in the staff report do not identify that the homes lost in the application will be replaced with low income housing.

Lastly, the neighborhood association identified that the benefit of having a nearby facility.

No conflicts with the approval criteria were identified which could not be addressed with the conditions of approval and all of these concerns were addressed in the findings set forth above.

**17.50.100 Notice Posting Requirements.**

**Finding: Complies as Proposed.** The site was posted with a sign exceeding than the minimum requirement.

**CONCLUSION AND RECOMMENDATION:**

Based on the analysis and findings as described above, the City Commission concludes that the proposed Zone Change, Comprehensive Plan Amendment and Master Plan Amendment located at Clackamas County 2-2E-32AB, Tax Lots 1201, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2800, 2900, 3000, 3100, 3900, 4000, 4100, 4200, Clackamas County 2-2E-32AA, Tax Lot 400, Clackamas County 2-2E-32AC, Tax Lots 101, 201, 7200, can meet the requirements as described in the Oregon City Municipal Code provided in this report with the conditions of approval. Therefore, the City Commission approve ZC 15-04, PZ 15-02 and CP 15-02 with conditions, based upon the findings and exhibits contained in this report.

**EXHIBITS:**

1. Vicinity Map
2. Applicant's Narrative and Plans
3. Comments from John Replinger of Replinger and Associates, City Consultant
4. Comments from Wes Rodgers, Director of Operations at the Oregon City School District
5. Comments from Alex Bursheim, Early Head Start Family Coach for the Clackamas County Children's Commission
6. Comments from Craig and Tiffany Gillespie
7. Comments from Grant O'Connell with TriMet
8. Comments from Mike Roberts, Building Official for the City of Oregon City
9. Staff Report for Master Plan file CP 11-01 with Excerpt Exhibits
10. Information submitted and Video from the November 9, 2015 Planning Commission Hearing
11. Housing Technical Report (2002)