



Gaffney Lane Neighborhood Association

Minutes of a special meeting October 17, 2016 Lazy Creek Subdivision Oregon City

1. In Attendance:
 - Amy Willhite – Chair
 - Angela Wright – Secretary/Treasurer
 - Matt Newman – NW Engineers
 - Elizabeth Newman – NW Engineers
 - Dane Ellis - Developer
 - Garrett Crone
 - Patricia Crone
 - Cory Smith
 - Charlotte Han
 - Jack and Peggy Powell

2. This special meeting was called to present plans for subdividing a lot on Lazy Creek Lane into a 5 lot partition. Notification had been sent to all parties within 300 feet of the site. A preliminary application is being made to Oregon City Planning Department.
See attached aerial view and preliminary site plan.
Plans call for two level houses. Lot 1 3589 sq. ft. Lot 2 3378 sq. ft. (variance needed). Lot 3 3745 sq. ft. Lot 4 3982 sq. ft. Lot 5 4034 sq. ft.
Lots 1,2,3 1800- 2000 sq. ft. three bedroom homes with a proposed selling price of \$350,000 and lots 4 and 5 2200 sq. ft. with four bedrooms and a proposed selling price of \$400,000. All Craftsman style.
All houses on raised foundations. Zoned 3.5 – each lot 25 feet wide and 70 feet deep.
There will be no direct access to Molalla Avenue.

Sewer and water lines would need to be extended from Molalla Avenue. There is also a requirement to contain storm water. A geo-tech report will be arranged to decide the infiltration rate of storm water on the property.

A right of way needs to be determined on Molalla and possibly a curved sidewalk will need to be installed. Also a 2 ft. dedicated right of way on Lazy Creek Lane. Once proposal goes to the City, and accepted, there is a comment period, followed by conditional approval.

Traffic flow survey not required for a sub division of this size. Possibly 50 vehicles a day.

One builder will do all five houses.

Additional fire hydrant on Lazy Creek – currently use one across Molalla.

Meeting adjourned at 7:45 pm