

PLANNING COMMISSION AGENDA
City Commission Chambers - City Hall
625 Center Street, Oregon City, Oregon 97045
June 11, 2012 at 7:00 p.m.

The Planning Commission agendas, including staff reports, memorandums, and minutes are available from the Oregon City Web site home page under meetings. (www.orcity.org)

Page

1. CALL TO ORDER
2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA
3. ADOPTION OF PLANNING COMMISSION MINUTES
- 2-5 a. Draft December 12, 2011 Minutes
- 6-7 b. Draft November 14, 2011 Minutes
- 8-10 c. Draft October 24, 2011 Minutes
4. PLANNING COMMISSION HEARING
- 11-12 a. TP 12-01 / VR 12-02: Request for Continuance.
5. PRESENTATIONS
- a. Transportation System Plan Update Presentation
6. ADJOURN

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on Channels 23 and 28 for Oregon City and Gladstone residents; Channel 18 for Redland residents; and Channel 30 for West Linn residents. The meetings are also rebroadcast on WFTV. Please contact WFTV at 503-650-0275 for a programming schedule.

City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City Recorder prior to the Commission meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the Planning Dept. at 503-722-3789.

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

December 12, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Chair Kidwell called the meeting to order at 7 p.m.

Roll Call:

Chair Charles Kidwell
Commissioner Zachary Henkin
Commissioner Damon Mabee
Commissioner Paul Espe
Commissioner Denyse McGriff

Staff Present:

Tony Konkol, Community
Development Director
Pete Walter, Associate Planner
Carrie Richter, Assistant City Attorney
Nancy Kraushaar, City Engineer and
Public Works Director

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. ADOPTION OF PLANNING COMMISSION MINUTES

PC 6.27.2011 Minutes

Motion by Commissioner Denyse McGriff, second by Commissioner Paul Espe to approve the minutes of the June 27, 2011 Planning Commission meeting as written.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Zachary Henkin, Commissioner Damon Mabee, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [5:0:0]

4. PLANNING COMMISSION PUBLIC HEARING

L 08-01: Water Master Plan Update (Continued from October 24, 2011).

Commission Report

Staff ReportA. Comments from Commissioner McGriffB. Staff Responses to Planning Commission Questions, dated 12/05/2011C. SFWB Conservation PlanD. Nov 21 Public Meeting PresentationE. CIC 12-5-2011 Presentation

Pete Walter, Planner, said this hearing had been continued from October 24, 2011. The applicant was the City's Public Works department. He discussed the list of questions dealing with the more technical aspects of the Water Master Plan received from Commissioner McGriff and staff's response. He gave a PowerPoint presentation on the Master Plan including an overview of the process, review considerations, staff's findings, and recommendation of approval to the City Commission for their consideration at the January 18, 2012 public hearing. There would be a joint Work Session with the Planning Commission and City Commission on December 13 to discuss the Water Master Plan and financing scenarios.

Commissioner McGriff appreciated the language in the staff report stating whatever financing plan was chosen, it could be met by the plan.

Commissioner Mabee asked under financing plan Scenario 2, either a or b, it did not look like the City could meet its obligations.

Mr. Walter said as a physical infrastructure plan, the projections that had been made determined physical pipe sizes that were incorporated into a capital improvement program or System Development Charge that developers would pay when growth occurred.

Nancy Kraushaar, City Engineer and Public Works Director, stated the master plan and capital improvement program could be adopted and the actual finance strategy could be selected afterward for both SDCs and rates.

Carrie Richter, Assistant City Attorney, said this was a planning document to plan for future growth, not serving existing customers. The City's obligation to serve existing customers was a separate question. If the developer could not fund it, the development would not be approved. The only obligation the Planning Commission had was to identify feasible conceptual financing mechanisms.

Commissioner Mabee was concerned that the plan showed if something was not done in 2015, the City would not be able to provide water to residents. The other element of Scenario 2 was the SDCs would be too high no one would build. He thought they should strongly encourage using alternatives to Scenario 2 as it was a non-viable option.

Tony Konkol, Community Development Director, explained what was shown in the plan was what was needed for growth and the funding was a separate process.

Commissioner Kidwell said the funding for operations and maintenance had nothing to do with the capital improvement projects, yet there was a shortfall if there was a roll back. He thought the Water Master Plan worked and made sense. If the Planning Commission was also going to be voting on the financing options, he thought one of the options should allow for the roll back and still meet the budget obligations of the City, and it did not do that.

Ms. Kraushaar said the Planning Commission was not being asked to select one of the funding scenarios. The City Commission would be voting on the funding system to produce a sustainable water system.

Commissioner Kidwell was concerned about the large amount of money being set aside into a building reserve for a future Public Works facility. He thought it was a significant amount that was being set aside for something that was not directly related to water maintenance or service delivery.

Ms. Kraushaar gave a background on the City Commission's decision for a new Public Works facility. She was taking money out until the rate roll back. A new building would be funded through all of the utilities and it was acceptable to use the rates to pay for facilities. The money could be used to off-set rate increases if directed by the City Commission.

Commissioner Kidwell asked if it was possible to approve the master plan without endorsement of any of the funding scenarios.

Mr. Konkol said the Commission simply had to identify funding options, they were not asked to adopt the funding sources at this point. The Planning Commission could recommend the plan go to the City Commission absent a recommendation for any of the funding scenarios.

Commissioner Mabee said regarding the well water rights question, staff's recommendation was not to deal with it right now.

Ms. Richter said it was difficult to find out the extent of groundwater rights. Most of them came from licenses which were not transferrable to the City. Anyone with an actual right rather than a license would be a large land holder, and there weren't that many large land holders in the expansion areas. There was also a question of rough proportionality that would have to follow in order to take those rights as part of an annexation proposal. Staff decided not to look into it further if it wasn't going to result in much.

Commissioner Mabee thought it was a necessary protection for emergency situations.

Mr. Konkol said there were many issues with this, one was proportionality issues associated with exacting water rights from a property owner to annex into the City and the second was how much time they wanted staff to put into it.

Commissioner Mabee suggested recommending the City explore the feasibility of adding or acquiring wells to supplement the water supply system.

Ms. Kraushaar thought it was a prudent suggestion to know the potential for

an alternative. It could be a project the Public Works department looked into after adoption of the Water Master Plan.

Commissioner McGriff suggested a global utility master plan that incorporated all of the utilities for future planning.

Motion by Commissioner Denyse McGriff, second by Commissioner Paul Espe to to recommend adoption of the Water Master Plan to the City Commission without a recommendation on the financing scenarios.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Zachary Henkin, Commissioner Damon Mabee, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [5:0:0]

Motion by Commissioner Damon Mabee, second by Commissioner Denyse McGriff to to direct the City to explore the feasibility of adding well sources to the City's water sourcing.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Zachary Henkin, Commissioner Damon Mabee, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [5:0:0]

5. ADJOURN

Chair Kidwell adjourned the meeting at 7:56 p.m.

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

November 14, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Chair Kidwell called the meeting to order at 7 p.m.

Roll Call:

Chair Charles Kidwell
Commissioner Chris Groener
Commissioner Zachary Henkin
Commissioner Paul Espe
Commissioner Damon Mabee
Commissioner Denyse McGriff

Staff Present:

Jon McLoughlin, Historic Review Board
Vicki Yates, Historic Review Board
Cindy Towle, Historic Review Board
Derek Metson, Historic Review Board
Robert Siewert, Historic Review Board
Tony Konkol, Community Development Director
Christina Robertson Gardiner, Associate Planner

**2. PLANNING COMMISSION / HISTORIC REVIEW BOARD
JOINT WORKSESSION**

Tony Konkol, Community Development Director, said one of the Planning Commission's goals was to improve communication and outreach with other City boards. This would be a chance for an update on the HRB's work this past year and what was upcoming for next year.

Christina Robertson-Gardiner, Associate Planner, gave highlights of the HRB work this past year including adopting the City-wide historic survey, land use actions, and matching grant program.

Jon McLoughlin, Historic Review Board Chair, discussed scenarios when the Planning Commission and HRB would be working together.

There was discussion regarding the regulations for replacement of windows.

Commissioner McGriff was concerned about the improvements downtown and the historic integrity of the buildings.

Ms. Robertson-Gardiner said local designation took owner consent. She thought

each owner needed to get on the national registry individually and get financing for improvements, then there might be more interest in creating a conservation district.

There was discussion regarding incentives for properties to be designated.

There was more discussion on demolition by neglect, review of the Atkison Church addition, and the roles of the HRB and Planning Commission.

Ms. Robertson-Gardiner said a preservation plan was to be done in the future that would include a community vision and joint effort. There was discussion regarding getting citizens to participate.

Mr. Konkol gave an update on the Blue Heron site. Metro was planning to bid on the property in December. No land use regulations could be adopted on the property until the bankruptcy was final. The equipment had been sold and a demolition permit was required on every building to make sure the integrity of the buildings was maintained.

3. ADJOURN

Chair Kidwell adjourned the meeting at 8:13 p.m.

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

October 24, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Chair Kidwell called the meeting to order at 7:02 p.m.

Roll Call:

Chair Charles Kidwell
Commissioner Chris Groener
Commissioner Damon Mabee
Commissioner Zachary Henkin
Commissioner Paul Espe
Commissioner Denyse McGriff

Staff Present:

Tony Konkol, Community
Development Director
Pete Walter, Associate Planner
Bill Kabeiseman, City Attorney
Nancy Kraushaar, City Engineer &
Public Works Director

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. ADOPTION OF PLANNING COMMISSION MINUTES

Planning Commission Minutes 6/13/2011

PC 6.13.2011 Minutes

Motion by Commissioner Damon Mabee, second by Commissioner Chris Groener to to approve the Planning Commission minutes of June 13, 2011.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [6:0:0]

4. PLANNING COMMISSION HEARING

L 10-02: Water Master Plan

Commission Report

Staff Report and Recommendation

Land Use Application

Public Notices

Executive Summary

Water Master Plan Chapter 1-4

Water Master Plan Chapter 5-9

Appendices A-D

City Attorney Memo Regarding Goal 11 Compliance

Comments from Paul Edgar 1.26.11

Comments from Paul Edgar 10.10.11

Comments from Lee Moore, CRW, 4.18.11

Public Works Responses to CRW Comments 10.06.11

Oregon City Comprehensive Plan

2004 Water Master Plan Executive Summary

Pete Walter, Associate Planner, presented the staff report findings including what the Water Master Plan did, public involvement, upcoming public meetings, plan update considerations, overview of the plan, existing system improvements, future system improvements, renewal and replacement improvements, future water demand, consistency with Statewide goals and Comprehensive Plan, conservation, and staff recommendation for approval.

Nancy Kraushaar, City Engineer and Public Works Director, said staff would be requesting a continuance in November at the City Commission meeting in order to offer more opportunities for public input. The plan would be discussed at the December 5 CIC meeting and there would be a City-wide public meeting on November 21. The Planning Commission was invited to attend the City Commission Work Session in December where the plan would be discussed.

Commissioner McGriff thought the final decision of the Planning Commission should come after the public input.

Commissioner Mabee thought annexation and assumption of water rights fit under Goals 6, 7, and 11. He suggested adopting an additional recommendation: all voluntary and public safety annexations should include a requirement to transfer any water rights on the annexed property to the City.

Bill Kabeiseman, City Attorney, asked for time to review the

recommendation.

The Commission consensus was to have the City Attorney look into the liability and feasibility of the recommendation.

There was discussion regarding the CIP and financing options.

Walt Meyer, West-Yost Associates Consulting Engineers, explained the CIP included minor projects necessary to upgrade the existing system, replacement projects to keep the system sustainable, and expansion projects to expand out to the UGB. The financing scenarios did not address the expansion as it would happen when it happened and would be funded primarily through development and System Development Charges. There were some scenarios with the water rate roll back which would require significant cuts in the capital improvements.

There was further discussion regarding transfers of jurisdiction and connections outside of the City or in the UGB.

The Commission discussed continuing the hearing to December 12 to allow for public input, clarification on the water rights being turned over to the City upon annexation, clarification on the funding scenarios, especially for the water rate roll back, and the uncertainty of the timeline for growth.

Motion by Commissioner Denyse McGriff, second by Commissioner Damon Mabee to to continue the public hearing for L 10-02: Water Master Plan to December 12, 2011.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [6:0:0]

5. COMMUNICATIONS

Tony Konkol, Community Development Director, stated the joint Work Session with the Council on the Water Master Plan was scheduled for December 13. He gave an update on the negotiations for the sale of the Willamette Falls/Blue Heron site. The equipment on the property had been sold.

Mr. Walter gave an update on the formation of the Natural Resources Committee. Interviews and appointments still needed to be done. The Committee would meet the third Thursday of every month.

The Commission requested a joint meeting with the Historic Review Board to discuss the recent historic survey.

6. ADJOURN

Chair Kidwell adjourned the meeting at 8:15 p.m.



COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Pete Walter, AICP, Associate Planner
PRESENTER:	Tony Konkol, Community Development Director
SUBJECT:	Request for Continuance for TP 12-01 / VR 12-02
Agenda Type: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission open the public hearing, take testimony from any member of the public present who wishes to comment on the application, then continue the public hearing for planning files TP 12-01 and VR 12-02 to the next regular Planning Commission meeting date of June 25, 2012.

BACKGROUND:

The applicant, AKS Engineering, requests a continuance of the scheduled public hearing to allow additional time to prepare supplementary application materials for the proposed subdivision and variance application.

The applicant has granted a 14-day extension to the 120-day deadline for this application to September 15, 2012.

BUDGET IMPACT:

FY(s):
Funding Source:

ATTACHMENTS:

Applicant's Continuance Request

June 1, 2012

Pete Walter, AICP – Associate Planner
City of Oregon City - Community Development - Planning
221 Molalla Avenue, Suite 200
Oregon City, OR 97045

RE: Crabtree Terrace No. 2 Subdivision Application (City File No. TP 12-01 & VR 12-02) - Continuance

Dear Pete:

As discussed when we met with you on Wednesday morning, the applicant requests that the June 11, 2012 public hearing for the Crabtree Terrace No. 2 Subdivision application (City File No. TP 12-01 & VR 12-02) be continued to June 25, 2012. Accompanying this request, the applicant grants a 14 day extension of the 120-day deadline for City to issue a decision for the application.

Sincerely,
AKS Engineering & Forestry



Chris Goodell, AICP, LEED^{AP}
Applicant's Representative



OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

OREGON CITY PLANNING COMMISSION

Tally of Votes

Planning Commission Hearing Date: June 11, 2012

Board Members Present

MAHONEY
MCGRIFF
KIDWELL
ESPE
HENKIN

Staff Present

T. KONKOL
L. TETZWAY
N. KIZAUSHAAR

MOTION TO DIRECT STAFF

Agenda Item: DEC 12, 2011

Decision: Approve with Conditions Approve Deny Continue to _____

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
MAHONEY Commissioner Groener			8			
Commissioner McGriff		8	8			
Commissioner Mabey						
Commissioner Henkin			8			
Commissioner Espe	8		8			
Chair Kidwell			8			

Agenda Item: NOV 14, 2011

Decision: Approve with Conditions Approve Deny Continue to _____

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
MAHONEY Commissioner Groener			8			
Commissioner McGriff		8	8			
Commissioner Mabey						
Commissioner Henkin	8		8			
Commissioner Espe			8			
Chair Kidwell			8			



OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

OREGON CITY PLANNING COMMISSION

Tally of Votes

Planning Commission Hearing Date: 6-11-12

Board Members Present

Staff Present

SEE PAGE 1

Agenda Item: OCT 24, 2011

Decision: Approve with Conditions Approve Deny Continue to _____

MAHONEY	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Greener			X			
Commissioner McGriff	X		X			
Commissioner Mabey						
Commissioner Henkin		X	X			
Commissioner Espe			X			
Chair Kidwell			X			

Agenda Item: TP 12-01 / 02 12-02

Decision: Approve with Conditions Approve Deny Continue to JUNE 25, 2012

MAHONEY	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Greener			X			
Commissioner McGriff		X	X			
Commissioner Mabey						
Commissioner Henkin			X			
Commissioner Espe	X		X			
Chair Kidwell			X			

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 11 June 2012

Item Number From Agenda 2 (Non-Agenda Item)

NAME:

Catherine L. Pieschewitz

ADDRESS:

Street: 710 Cedar Ln

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER:

503-557-2297

SIGNATURE:

C L Pieschewitz

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 6.11.12

Item Number From Agenda 4

NAME:

GARY BOOM

ADDRESS:

Street: 14594 S. MAPLE LANE RD.

City, State, Zip: O.C. 97045

PHONE NUMBER:

503.660.5740

SIGNATURE:

Gary Boom

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting June 11, 2012

Item Number From Agenda 4.a.

NAME:

MICHAEL ROBINSON

ADDRESS:

Street: 1120 NW COUCH STREET, TENTH FLOOR

City, State, Zip: PORTLAND, OR 97209-4128

PHONE NUMBER:

503.727.2264

SIGNATURE:

Michael Robin

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 6-11-12

Item Number From Agenda 4-A

NAME:

CHRISTINE KOSINSKI

ADDRESS:

Street: 2011 2nd

City, State, Zip: _____

PHONE NUMBER:

SIGNATURE:

Christine Kosinski

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 6/11/12

Item Number From Agenda 4

NAME:

Brian Ward

ADDRESS:

Street: 14603 River Birch Place

City, State, Zip: Oregon City, OR. 97045

PHONE NUMBER:

503-387-5100

SIGNATURE:

[Signature]

Barclay Hills Neighborhood Association

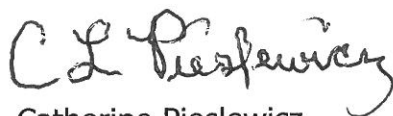
Oregon City Planning Commission
221 Molalla Ave. Suite 200
Oregon City, OR 97045
June 11, 2012

Dear Oregon City Planning Commission Members:

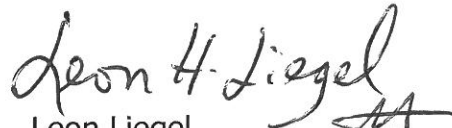
We are writing on behalf of the Barclay Hills Neighborhood Association. Our Association's Land Use Committee reviewed the Oregon City's zoning and land use within the boundaries of our neighborhood. We are concerned because our review shows a large concentration of high density zoning within the boundaries of the Barclay Hills Neighborhood. One specific concern is the area along Mountain View (a dead end street) and the two roads Cedar Lane and Maggie Place that feed into Mountain View. This area now has inadequate infrastructure (sewer, water, transportation, limited ingress/egress onto Mountain View/Molalla Avenue) required for the existing zoning designation.

The Barclay Hills Neighborhood Association requests a work session be scheduled sometime in July to revisit and review the land use and zoning designations for the Barclay Hills Neighborhood. A work session would allow our Land Use Committee an opportunity to provide more detailed information regarding the potential impacts of significant increase in already congested traffic at the intersection of Molalla Ave. and Mountain View St. In addition, a work session will allow discussion of the current and potential impacts to the watershed and drainage basin of Singer Creek and, subsequently, the Willamette River into which the creek drains.

Sincerely,



Catherine Pieslewicz
BHNA Land Use Committee



Leon Liegel
BHNA Land Use Committee



Walter White
BHNA Vice-Chair & Land Use Committee
barclayhillsna@gmail.com

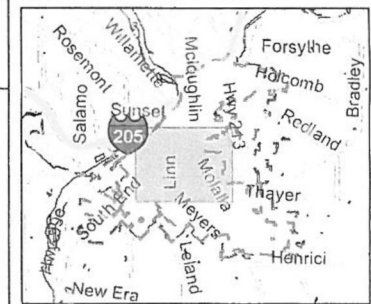
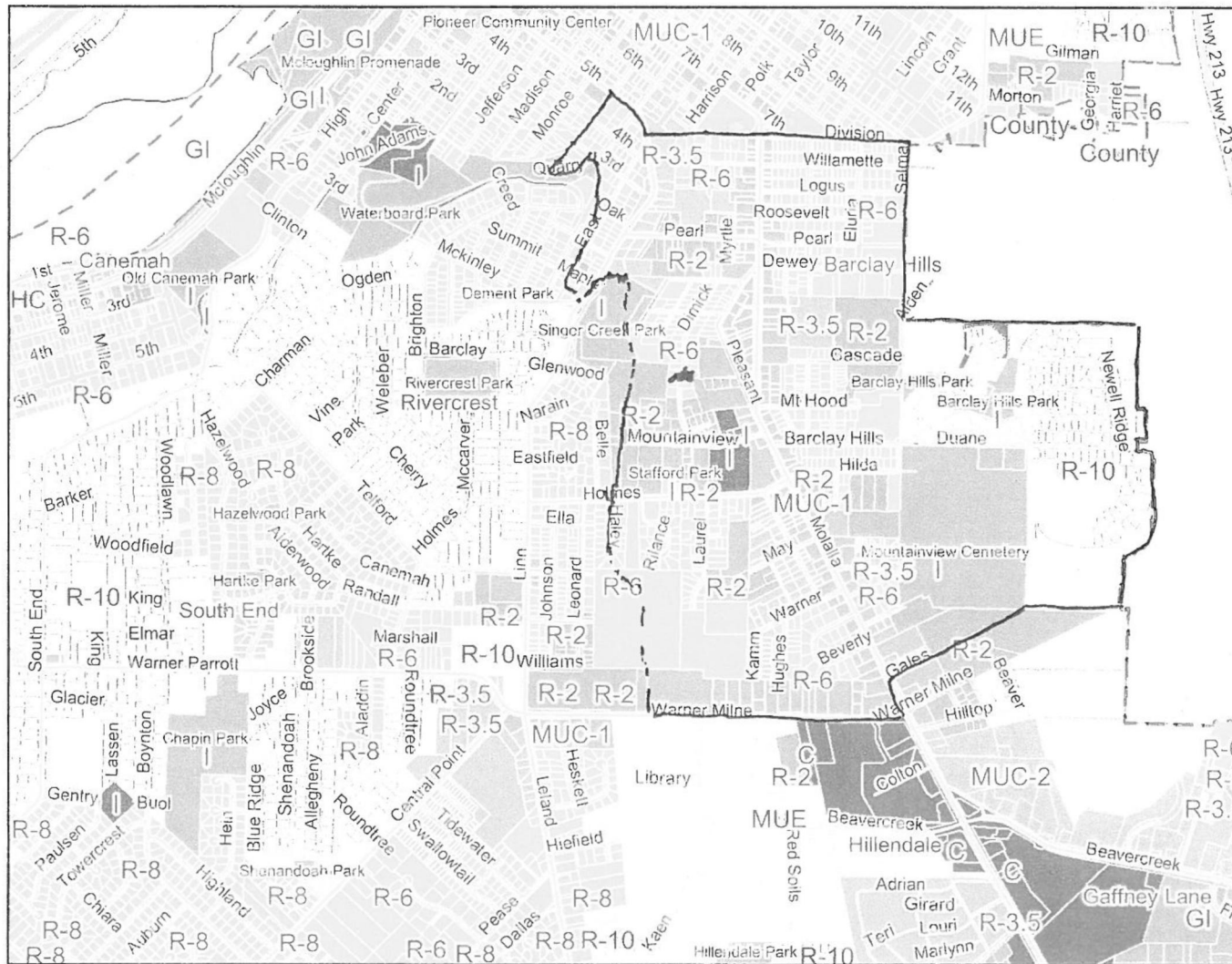
ENTERED INTO THE RECORD

DATE RECEIVED: 6.11.12

SUBMITTED BY: _____

SUBJECT: _____

Barclay Hills with zoning



Legend

- City Limits
- UGB
- Parcels
- Parks
- Highways
- Major Streets
- Other Streets
- Rivers
- Zoning

C	County
CI	County
FU-10	
GI	
HC	
I	
MUC-1	
MUC-2	
MUD	
MUE	
R-10	
R-2	
R-3.5	
R-6	
R-8	
RD4-MDP	

Neighborhoods

- Barclay Hills
- Canemah
- Caulfield
- Citizen Involvement Committee
- Gaffney Lane
- Hazel Grove/Westling Farm
- Hillendale

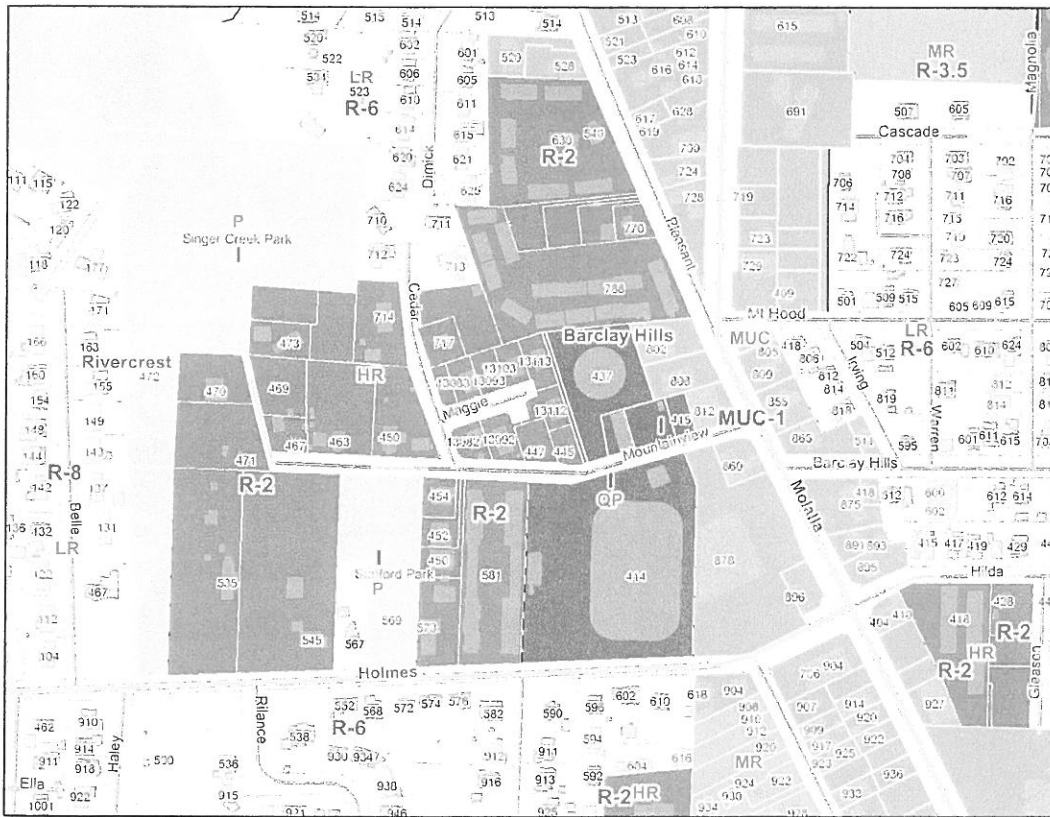
Scale: 1:19,511



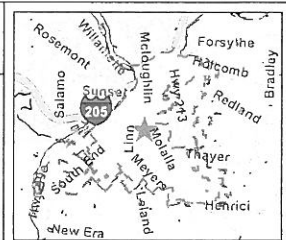
The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

City of Oregon City
P.O. Box 3040, 825 Center St
Oregon City, OR 97045
(503) 657-6391
www.ci.oregon-city.or.us

Mountain View Zoning



0 400 800 1200 ft.



Legend

- City Limits
 - UGB
 - Parcels
 - Parks
 - Buildings
 - Highways
 - Major Streets
 - Other Streets
 - Rivers
 - Comprehensive Plan
-
- C
 - FUT URBAN
 - HR
 - I
 - LR
 - MR
 - MUC
 - MUD
 - MUE
 - P
 - QP
- Zoning
- C
 - CI
 - County
 - FU-10
 - GI
 - HC
 - I
 - MUC-1
 - MUC-2
 - MUD
 - MUE
 - R-10



Scale: 1:4,100

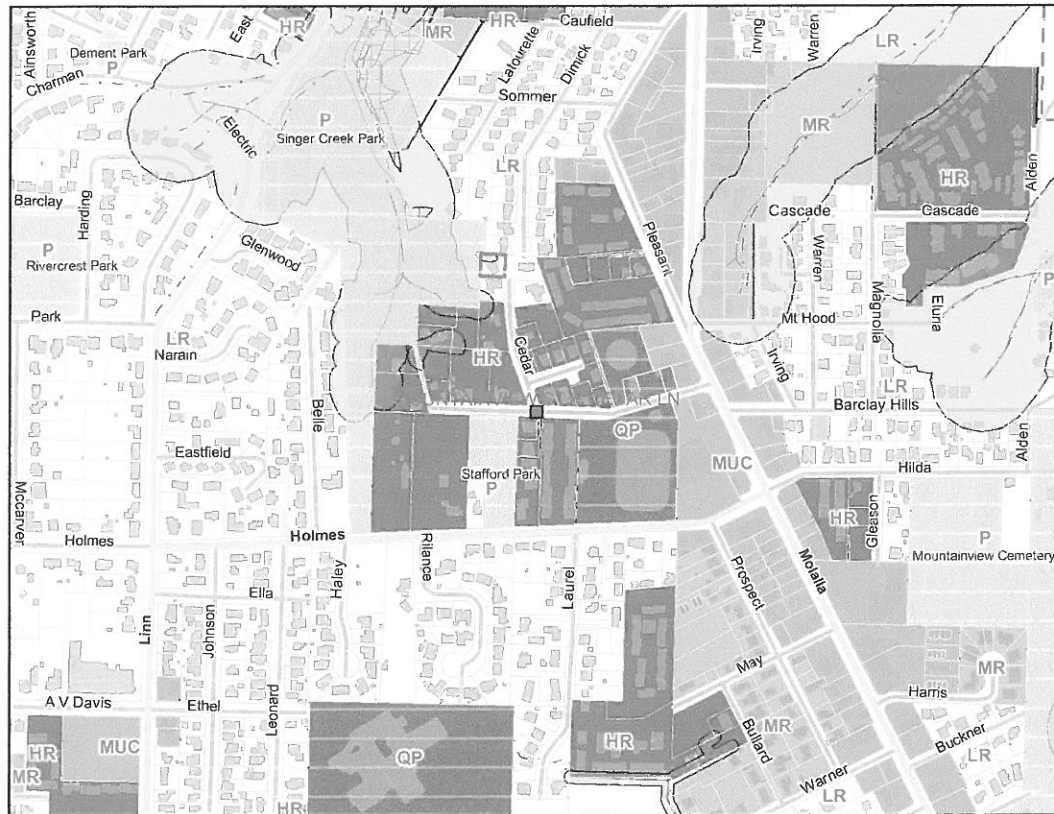
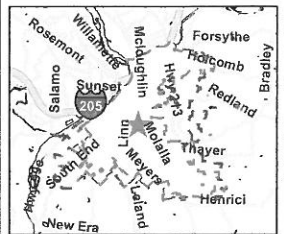
The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Notes: Molalla, Pleasant, Mountain View, Barclay Hills

2009

City of Oregon City
P.O. Box 3040, 625 Center St
Oregon City, OR 97045
(503) 657-0891
www.ci.oregon-city.or.us

Mountain View Comprehensive plan and water over lays



0 700 1400 2100 ft.

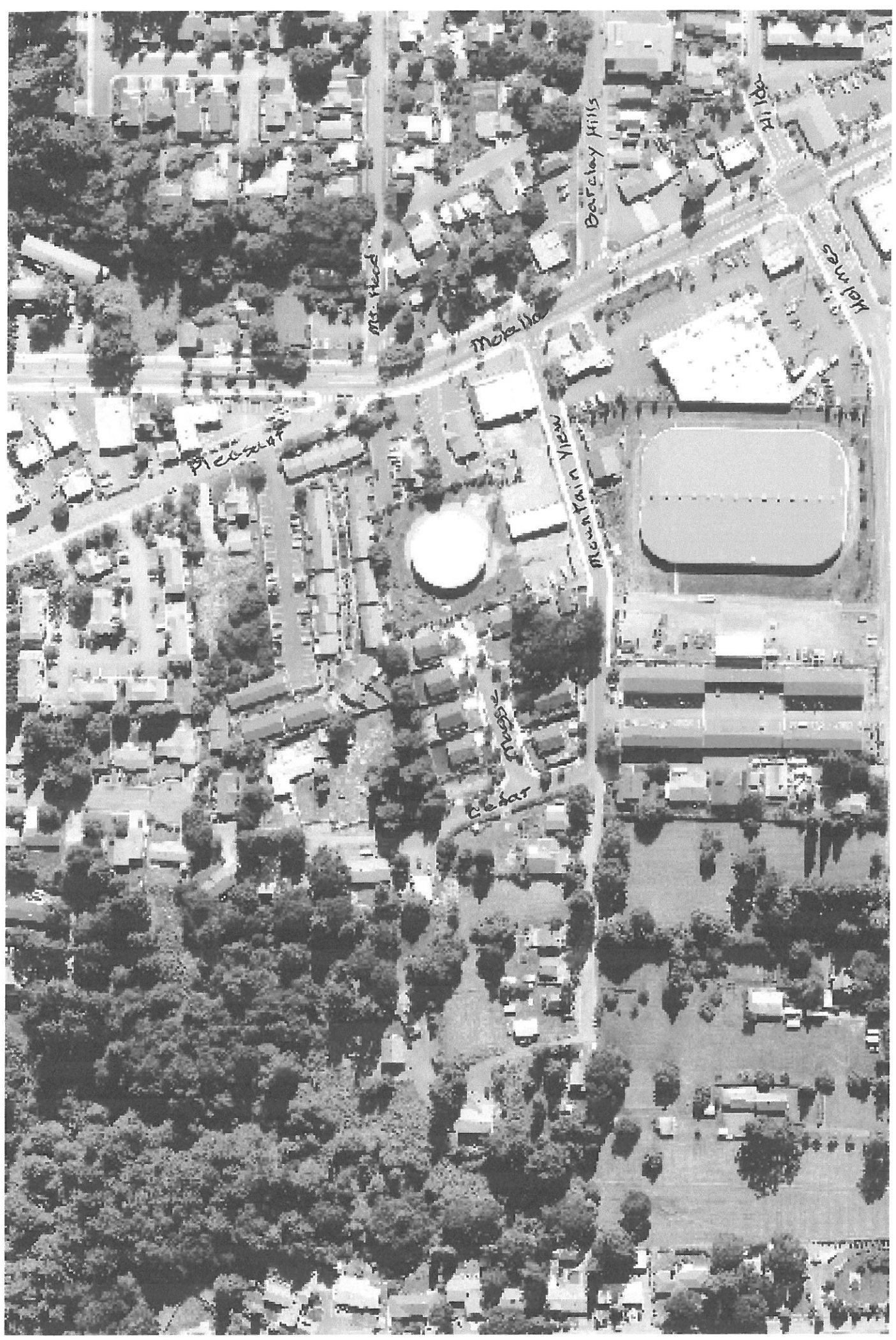
Legend

- City Limits
- UGB
- Parcels
- Parks
- Streams 303d
- Streams
- Riparian Areas
- NROD
- 100 yr. floodplain
- Buildings
- Highways
- Major Streets
- Other Streets
- Rivers
- Wetlands
- Comprehensive Plan
- C
- FUT URBAN
- HR
- I
- LR
- MR
- MUC
- MUD
- MUE
- P
- QP



Scale: 1:7,029

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





RE: Agenda Item 4a TP 12-01/VR 12-02 Crabtree Terrace Phase 2

The 2012 Mission and Goals for the City of Oregon City are to, Build a sustainable, healthy community that promotes Safety, Economic Opportunity, Livability, Environment and Uniqueness.

Development on Maplelane and Thayer Roads do not meet these goals, especially those of Safety and Livability. Let's look at the issues one by one....

SAFETY:

Cut through traffic into Walnut Grove Subdivision. Walnut Grove lots are only 3500 square feet with little to no backyards leaving children to play in front yards close to the street facing traffic.

I ask that you do your due diligence and read the 29 letters from angry Walnut Grove residents when Phase 1 was proposed, which speak to lack of safety, cut through traffic, dangerous living conditions and fears for their children and community. Phase 2 just proposes more of the same.....unsafe and unlivable conditions.

Safety and dangerous conditions exist on Maplelane for the many citizens who walk along the road trying to reach Albertson's and the shopping center. Many are children and teenagers that the City is putting into harm's way.

LIVABILITY& HEALTHY COMMUNITIES:

These lots are small, only about 4000 square feet, promoting the same dangerous living conditions as those of Walnut Grove. **I ASK.....WHERE IS THE PARK!**

There simply is no Park, no place to play, no place to gather and be community, simply NO Amenities at all.

TRANSPORTATION:

Cut through traffic is a major obstacle, there are Sight Distance problems on Clearview at Maplelane that will become more dangerous as traffic increases.

Traffic Counts for Maplelane,(posted 45MPH), are as much as 7000 ADT's per day and increasing every year. **Find Traffic Counts, and comparables, Attached**

A future park and ride facility is indicated at south corner of the intersection of Beaver Creek Road and Hwy 213. THAYER ROAD DEVELOPMENT is also being proposed. Were these trips figured into the Traffic Analysis??

The Intersection of Maplelane/Thayer **FAILS** County standards at LOS E (per traffic study for Thayer Road development).

LANDSLIDES – EROSION CONTROL

A citizen living in the 15700 Thayer Road area reported “concerns that Gas Lines, on his property, could possibly burst” due to land movement and sliding of the earth.

Just beyond the 15700 Thayer Road area lies an area filled with a plethora of huge deep seated landslides that cannot be mitigated. This part of Thayer has been declared **UNSAFE** by the School District, buses with children are **NOT ALLOWED** over this road. **CLACKAMAS COUNTY** repairs for 2006-07 were more than **\$180,000 dollars** and the road must be maintained on an annual basis. **(maintenance costs attached)**
Commissioners, consider how much traffic development is putting on this road.

Erosion Control- An erosion control plan was not provided for Phase 1, even though parts of the subdivision are located close to an area of Chaotically mixed and deformed masses of rock, colluvium, & **soil that have moved downslope in one or more events.**

POLICE SERVICES

The city is unable to provide police services. I urge you to watch the video of the February 1st, 2012 City Commission meeting. At point 34.24 of the tape Commissioner Smith speaks to his concerns for the \$3500 voluntary fee paid by developers for police services. This testimony was given in the public hearing for annexation of .89 acres at 14362 S Maplelane Ct, where Commissioner Smith chose to vote NO.

Commissioners, I urge you to read all the information and attachments I have provided. Ask yourself, can I really approve further development in an unsafe and unhealthy environment? Ask if this plan has been approved by the Fire Chief? These streets are narrow, it will be difficult for Fire Trucks to maneuver into some of these areas due to difficulty of access. Unfortunately the City is building too many subdivisions with restricted access compromising the citizens' safety and making them vulnerable to becoming trapped and unable to reach safety in dangerous situations

In ending, explain lot line adjustment at Lots 600 & 700.

Christine Kosinski, Unincorporated Clackamas County

Clackamas County Traffic Engineering, 150 Beavercreek Road Oregon City, OR 97045
 Questions about this report? Call 503-742-4400

LOCATION: MAPLELANE RD 50' NORTH OF BEAVERCREEK RD
 GPS: N 45 19.886 W 122 34.285
 WEATHER: CLOUDY ~ 50

Site: 32001
 Date: 10/26/2011
 Wednesday

24 Hour Speed
 Channel: NB

mph	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200
12:00 AM	25	0	0	9	14	2	0	0	0	0	0	0	0	0
1:00 AM	8	0	0	1	5	2	0	0	0	0	0	0	0	0
2:00 AM	9	0	0	2	7	0	0	0	0	0	0	0	0	0
3:00 AM	5	0	1	3	1	0	0	0	0	0	0	0	0	0
4:00 AM	3	0	0	2	1	0	0	0	0	0	0	0	0	0
5:00 AM	32	0	0	12	19	1	0	0	0	0	0	0	0	0
6:00 AM	121	0	2	33	81	5	0	0	0	0	0	0	0	0
7:00 AM	206	0	8	102	89	7	0	0	0	0	0	0	0	0
8:00 AM	214	1	4	75	119	15	0	0	0	0	0	0	0	0
9:00 AM	180	1	3	64	89	22	1	0	0	0	0	0	0	0
10:00 AM	222	1	4	66	125	24	2	0	0	0	0	0	0	0
11:00 AM	266	0	4	101	137	22	2	0	0	0	0	0	0	0
12:00 PM	322	0	8	105	186	20	3	0	0	0	0	0	0	0
1:00 PM	288	0	10	127	126	23	1	1	0	0	0	0	0	0
2:00 PM	395	5	21	141	205	20	2	1	0	0	0	0	0	0
3:00 PM	443	1	10	154	239	37	1	1	0	0	0	0	0	0
4:00 PM	432	2	4	153	238	33	2	0	0	0	0	0	0	0
5:00 PM	508	0	4	155	309	38	2	0	0	0	0	0	0	0
6:00 PM	382	1	6	126	215	33	1	0	0	0	0	0	0	0
7:00 PM	305	1	4	111	155	31	2	1	0	0	0	0	0	0
8:00 PM	211	0	4	70	111	20	5	1	0	0	0	0	0	0
9:00 PM	162	0	3	39	89	27	4	0	0	0	0	0	0	0
10:00 PM	79	0	0	19	47	10	3	0	0	0	0	0	0	0
11:00 PM	47	0	0	11	25	8	2	1	0	0	0	0	0	0
Total	4865	13	100	1681	2632	400	33	6	0	0	0	0	0	0
%		0.3	2.1	34.6	54.1	8.2	0.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0

Percentile Speeds
 (mph)

10 %	15 %	50 %	85 %	90 %
22.2	23.0	25.9	28.6	29.6

10 mph Pace Speed
 Number in Pace

20.7 - 30.7	Average	25.9 mph
4426 (91.0 %)	Minimum	6.7 mph
	Maximum	44.3 mph

Speeds Exceeded

45 mph	55 mph	65 mph
0.0 %	0.0 %	0.0 %
Count	0	0

Clackamas County Traffic Engineering, 150 Beaver Creek Road Oregon City, OR 97045
Questions about this report? Call 503-742-4400

LOCATION: MAPLELANE RD 250' EAST OF HOLLY LN
GPS: N 45 20.229 W 122 33.864
WEATHER: SUN ~ 55

Site: 32001
Date: 10/26/2011
Wednesday

24 Hour Speed
Combined Channels

mph	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200
12:00 AM	26	0	1	2	4	12	7	0	0	0	0	0	0	0
1:00 AM	15	0	0	2	3	3	1	2	3	1	0	0	0	0
2:00 AM	13	0	0	0	3	7	0	1	1	1	0	0	0	0
3:00 AM	13	0	1	2	2	3	1	2	1	1	0	0	0	0
4:00 AM	23	0	0	1	9	6	4	3	0	0	0	0	0	0
5:00 AM	103	0	0	9	37	16	9	16	9	5	1	1	0	0
6:00 AM	222	0	0	8	55	36	34	53	27	7	2	0	0	0
7:00 AM	415	3	0	9	70	69	94	116	52	2	0	0	0	0
8:00 AM	344	2	0	14	50	53	61	101	59	4	0	0	0	0
9:00 AM	268	1	5	9	38	45	36	69	45	14	5	1	0	0
10:00 AM	285	1	2	8	38	55	68	68	30	12	3	0	0	0
11:00 AM	324	5	2	8	41	68	74	73	39	10	2	1	0	1
12:00 PM	349	3	0	14	35	64	88	90	43	9	3	0	0	0
1:00 PM	374	3	2	7	74	76	77	87	33	15	0	0	0	0
2:00 PM	419	1	3	13	70	92	92	105	36	5	0	0	0	2
3:00 PM	481	15	1	12	74	104	106	115	47	6	1	0	0	0
4:00 PM	507	11	0	10	68	111	99	133	63	11	1	0	0	0
5:00 PM	529	3	0	7	68	131	138	124	48	6	2	1	0	1
6:00 PM	429	3	0	7	55	84	90	131	50	9	0	0	0	0
7:00 PM	293	0	0	1	43	71	57	67	45	7	1	0	1	0
8:00 PM	194	0	0	2	30	29	50	48	27	8	0	0	0	0
9:00 PM	152	1	0	1	35	40	20	27	17	7	2	1	0	1
10:00 PM	79	0	0	3	14	20	14	14	10	3	0	1	0	0
11:00 PM	45	0	0	1	6	12	5	8	8	3	0	2	0	0
Total	5902	52	17	150	922	1207	1225	1453	693	146	23	8	1	5
%		0.9	0.3	2.5	15.6	20.5	20.8	24.6	11.7	2.5	0.4	0.1	0.0	0.1

Percentile Speeds
(mph)

10 %	15 %	50 %	85 %	90 %
27.7	29.0	37.7	45.0	46.5

10 mph Pace Speed
Number In Pace

36.0 - 46.0	Average	37.2 mph
2703 (45.8 %)	Minimum	5.1 mph
	Maximum	99.3 mph

Speeds Exceeded

45 mph	55 mph	65 mph
14.8 %	0.6 %	0.1 %
Count	876	37
		6

Questions about this report? Call 503-742-4400

Site: 32001
Date: 10/26/2011
Wednesday

24 Hour Speed Combined Channels

mph		0 -	15 -	20 -	25 -	30 -	35 -	40 -	45 -	50 -	55 -	60 -	65 -	70 -
	Total	< 15	< 20	< 25	< 30	< 35	< 40	< 45	< 50	< 55	< 60	< 65	< 70	< 200
12:00 AM	29	0	0	0	3	6	11	8	1	0	0	0	0	0
1:00 AM	12	0	0	0	0	1	4	3	1	3	0	0	0	0
2:00 AM	13	0	0	0	2	1	4	4	2	0	0	0	0	0
3:00 AM	9	0	0	1	0	0	3	3	1	1	0	0	0	0
4:00 AM	21	0	0	0	0	4	8	6	3	0	0	0	0	0
5:00 AM	105	1	0	0	4	18	33	28	15	5	0	1	0	0
6:00 AM	263	0	0	3	20	54	83	67	28	7	1	0	0	0
7:00 AM	518	8	4	12	32	119	171	141	30	1	0	0	0	0
8:00 AM	473	5	2	5	35	116	142	119	43	6	0	0	0	0
9:00 AM	330	4	1	3	14	53	97	103	41	11	2	0	0	1
10:00 AM	350	3	0	5	14	60	123	98	39	6	0	0	0	2
11:00 AM	387	7	1	4	15	75	127	108	43	4	2	1	0	0
12:00 PM	437	2	0	1	22	109	145	114	35	7	1	1	0	0
1:00 PM	434	4	2	7	14	97	166	92	49	3	0	0	0	0
2:00 PM	516	6	4	16	41	113	178	123	29	5	1	0	0	0
3:00 PM	552	14	6	6	22	103	205	144	45	6	0	0	1	0
4:00 PM	590	15	2	4	19	121	206	168	46	8	0	0	0	1
5:00 PM	603	13	1	7	15	123	260	149	30	5	0	0	0	0
6:00 PM	475	10	0	3	15	81	170	145	44	6	1	0	0	0
7:00 PM	359	0	1	2	16	83	127	90	33	5	1	1	0	0
8:00 PM	241	3	0	1	5	44	84	72	27	5	0	0	0	0
9:00 PM	169	0	0	1	5	20	56	61	18	4	1	3	0	0
10:00 PM	85	0	0	0	3	15	16	41	5	4	1	0	0	0
11:00 PM	49	0	0	0	2	6	15	13	8	3	0	2	0	0
Total	7020	95	24	81	318	1422	2434	1900	616	105	11	9	1	4
%		1.4	0.3	1.2	4.5	20.3	34.7	27.1	8.8	1.5	0.2	0.1	0.0	0.1

Percentile Speeds (mph)	10 %	15 %	50 %	85 %	90 %
	31.1	32.5	38.2	43.9	45.3

10 mph Pace Speed	32.8 - 42.8	Average	38.0 mph
Number in Pace	4485 (63.9 %)	Minimum	5.0 mph
		Maximum	99.3 mph

Speeds Exceeded	45 mph	55 mph	65 mph
	10.6 %	0.4 %	0.1 %
Count	746	25	5

Subj: RE: Road Repairs-Landslides
Date: 2/25/2008 3:06:34 P.M. Pacific Standard Time
From: [REDACTED]
To: [REDACTED]

Landslide Status Report
 Jan.2006-Dec.08

<u>Site</u>	<u>Cost</u>	<u>Status</u>
Thayer Rd.	\$108,627.46 (to date)	incomplete
	\$ 72,391.16 (to date)	incomplete
Grundland Rd. #1	\$ 99,823.00 (actual)	completed 10-09-07
#2	\$ 34,823.70 (to date)	incomplete
S. End Rd. <u>rock slide</u>	\$305,918.05 (actual)	completed 11-1-06
<u>Land slide</u>	\$129,543.60 (actual)	completed 7-3-07
Clackamas River Dr.#1	\$240,924.71 (actual)	completed 5-24-06
Clack. R. Dr. #2	\$274,520.00 (actual)	completed 9-14-07

Christine,

I hope I captured most of the information you requested. If I left out anything or you need any more assistance please don't hesitate to give me a call.

Terry

Terry C. Learfield
 Road Operations Supervisor
 Clackamas Co. Transportation Maintenance

*Redland Road – 400 ft East of Holly

June 1, 2012

7525 ADT's per day – 10/25/11

2- narrow lanes, deep ditches, poor lighting, driveways off Redland, rural mailboxes, no bike lanes or sidewalks, homes 50-200 feet off road

Posted speed: 45-50

*Redland Road – 300 ft West of Holly

9288 ADT's per day – 10/25/11

2-narrow lanes, deep ditches, poor lighting, driveways off Redland, rural mailboxes, no bike lanes or sidewalks, homes 50-200 feet off road

Posted speed: 45-50

***Designated safety corridor & one of 25 County Hot Spots-2012 report**

Beavercreek @ Molalla Westbound

9696 ADT's per day 3/12/09

4-wide lanes, overhead lighting, no residential city mailboxes, bike lanes & sidewalks, well improved posted speed: about 30

Sunnyside @ 122nd Eastbound

14,355 ADT's per day 3/12/09

4-wide lanes, well lit, no residential at intersection city mailboxes, bike lanes & sidewalks, well improved posted speed: about 30

Sunnyside @ 97th Ave Eastbound

18,319 ADT's per day 3/31/09

4-wide lanes, well lit, no residential at intersection city mailboxes, bike lanes, well improved posted speed: about 30

Maplelane, Holly, Thayer = All 2-lane narrow roads with deep ditches, poor lighting, driveways to street

rural mailboxes, no bike lanes or sidewalks, not improved

Many homes sit very close to road, from 20 to some being about 100 feet from road