



CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3789

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Nonconforming Use review
- ☐ Water Resources Exemption

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition
- ☐ Minor Site Plan & Design Review
- ☐ Nonconforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision
- ☐ Minor Variance
- ☐ Water Resource Review

Type III / IV (OCMC 17.50.030.C)

- ☒ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Oregon City Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

Application Number: _____

Proposed Land Use or Activity: Annexation request for a single parcel from Clackamas County to the City of Oregon City.

Will change zoning from FU-10 (County) to R-10 (City). Reapplication of AN 11-03

Project Name: Gary Bowles Annexation Number of Lots Proposed (If Applicable): N/A

Physical Address of Site: 14362 Maplelane Court, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): T3S, R2E, Section 4C, TL 1600

Applicant(s):

Applicant(s) Signature: Gary Bowles

Applicant(s) Name Printed: Gary Bowles

Date: 6/1/12

Mailing Address: 14362 Maplelane Court, Oregon City, OR 97045

Phone: 503-348-5288

Fax: _____

Email: _____

Property Owner(s):

Property Owner(s) Signature: Gary Bowles

Property Owner(s) Name Printed: Gary Bowles

Date: 6/1/12

Mailing Address: same as above

Phone: _____

Fax: _____

Email: _____

Representative(s):

Representative(s) Signature: Thomas Sisul

Representative (s) Name Printed: Tom Sisul, Sisul Engineering

Date: 6-1-2012

Mailing Address: 375 Portland Avenue, Gladstone, OR 97027

Phone: 503-657-0188

Fax: 503-657-5779

Email: tomsisul@sisulengineering.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

Annexations to OREGON CITY - Double Majority Method, 100% Owners Method

I. *Application Process for Property Owners and Registered Voters*

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Attached is a *Petition* form for your use. Please fill in the blanks on the first page, sign and fill in the requested information on the second page and insert or attach the legal description to the first two pages.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there is multiple ownership each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner.

After completing the petition, have the County Assessor's Office certify the property owner signatures using the attached *Certification of Property Ownership* form. While you are at the Assessor's Office show them your legal description, buy two 1/4 Section Maps showing the property to be annexed and have them certify the map and legal description using the attached *Certification Of Legal Description And Map* form. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form. Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If

the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicates the territory to be annexed. Outline the area to be annexed on the maps.

Step 4. Notice List

You must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not. Additionally this list must include the names and addresses of all property owners within 300 feet of the outside edge of the territory to be annexed. Please submit this list on peel-off label sheets.

Step 5. Information Sheet

Complete the attached *Boundary Change Information Sheet*.

Step 6. Double Majority Work Sheet

A *Double Majority Worksheet* is attached for your convenience. This is to help verify that all double majority requirements are met.

Step 7. Submit Application To City

Submit all materials and the required filing fee (see attached schedule) to the City Manager or his designee at Oregon City City Hall, 320 Warner-Milne Rd., Oregon City, OR 97045.

II. City Review

Below is a summary of the steps which will be taken regarding annexations initiated by these two methods.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes, the Metro Code requirements and the City Code requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the Planning Commission and the City Commission. The setting of the hearing date for the City Commission must occur within 30 days of the day the proposal is judged to be complete.

Step 3. Public Hearing Notice

Notice of the public hearing by the Planning Commission and notice of the public hearing of the City Commission will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and/or around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area.

Step 5. Staff Study and Report

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc.. The report will also cover the approval criteria laid out in the Oregon City Municipal Code. This report will be made available to the public 7 days prior to the Planning Commission hearing and 15 days prior to the City Commission hearing.

Step 6. Public Hearings

The Planning Commission will hold its public hearing. After reviewing the proposal in light of the criteria in the City Code and the Metro Code, the Planning Commission will make a recommendation on the boundary change to the City Commission.

The City Commission holds a public hearing. At the hearing the City Commission will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. The City Commission

will also consider the 7 Annexation Factors contained in the City Municipal Code. At the conclusion of the public hearing the Commission determines whether the proposed annexation is consistent the Metro Code and with a positive balance of the factors in the City Code and if so schedules an annexation election.

If the Council approves the proposal and schedules it for election it must do so with an order containing findings and reasons. If there are no objections to the approval by another unit of government within 10 days then the issue proceeds to election. If the the decision is contested by a necessary party then the matter is transferred to the Metro Boundary Appeals Commission.

Step 7. Election

If the City Commission approves the annexation it will be scheduled for an election at one of the four regular state election dates (March, May, September and November). The applicant will be required to submit a deposit to cover any and all costs of the election. City and State required processes leading up to an election take a significant amount of time and should be allowed for in planning by the applicant.

After the election results are certified an order must be generated to officially change the boundary. The order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well. These notifications and official map changes are done by Metro. A separate fee for this operation will be collected at the time the proposed boundary change is first submitted to the City.

***PETITION OF OWNERS OF MAJORITY OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS***

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

(Insert Legal Description here OR attach it as Exhibit "A")

***PETITION OF OWNERS OF 100 % OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS***

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

(Insert Legal Description here OR attach it as Exhibit "A")

ANNEXATION PETITION

SIGNATURE

[illegible]

PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

CERTIFICATION OF PROPERTY OWNERSHIP OF

100% OF LAND AREA

(City 100% Ownership Method)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of 100% of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.



NAME ^{IS him} CRAIG FERRIS ^{Craig Ferris}
TITLE ^{GIS Cartographer 2} CARTOGRAPHER III
DEPARTMENT ASSESSMENT & TAX
COUNTY OF CLACKAMAS
DATE ~~11-2-2011~~ 5-23-2012

- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

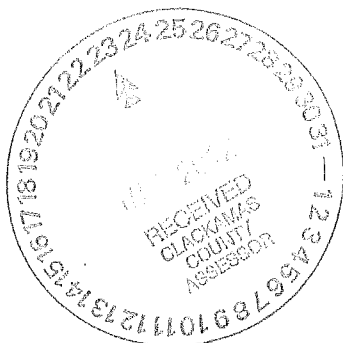


CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 32E 04 C) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.



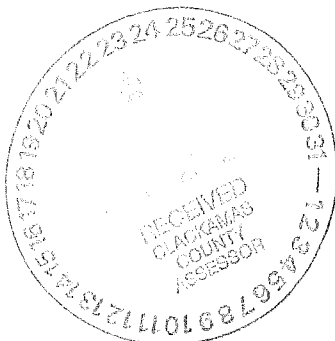
DT Stein
NAME CRAIG FERRIS
GIS CARTographer 2
TITLE CARTOGRAPHER III
DEPARTMENT ASSESSMENT & TAX
COUNTY OF CLACKAMAS
DATE 11-2-11 5-23-2012



LEGAL DESCRIPTION
for
CITY OF OREGON CITY ANNEXATION APPLICATION - AN 11-03

A tract of land being that parcel of land conveyed to Gary Bowles in Clackamas County Deed Records 78-21128 and a portion of Maplelane Court (formerly Maplelane Road), both being within the Southwest 1/4 of Township 3 South, Range 2 East of the Willamette Meridian in the County of Clackamas, Oregon and more particularly described as follows:

Beginning at a point on the south line of said Lot 6, Block B of the vacated plat "Westover Acres" being 132.38 feet East from the southwest corner of said Lot 6 and also being the most southerly corner of the parcel of land conveyed to Gary Bowles in Clackamas County Deed Record #78-21128; thence North along the east line of said Bowles parcel, 97.25 feet more or less to the Southwest corner of Lot 2, Block B of the vacated plat "Westover Acres"; thence continuing North along the westerly boundary of said Lot 2, and a portion of which coincides with the easterly boundary of said Bowles parcel, 312.37 feet to the northwest corner of said Lot 2 and the former southeasterly line of Maplelane Road, but now lies within the Maplelane Court right-of-way; thence northwesterly perpendicular to the right-of-way of the former Maplelane Road, 60 feet to the northwesterly right-of-way line of the former Maplelane Road, now known as Maplelane Court; thence southwesterly along said northwesterly right-of-way line of Maplelane Court, 200 feet more or less to a point being the most southerly corner of that parcel of land conveyed to Theresa M. Madigan and Gloria Gay Giesbrecht, in Clackamas County Deed Record # 73-7366; thence leaving the northwesterly right-of-way line of said Maplelane Court, southeasterly along the southerly extension of the southwest line of said Madigan parcel 60 feet more or less to the southeasterly right-of-way line of Maplelane Court and also being on the northwesterly line of said Bowles parcel; thence southwesterly along said southeasterly right-of-way line of Maplelane Court and the northwesterly line of said Bowles parcel, 52.44 feet more or less to the most westerly corner of said Bowles parcel; thence Southeasterly along the southwesterly boundary of said Bowles parcel 317.07 feet more or less to the point of beginning.



CERTIFICATION OF PROPERTY OWNERSHIP OF
AT LEAST ONE-HALF LAND AREA
(City Double Majority Method)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of at least one-half of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME _____

TITLE _____

DEPARTMENT _____

COUNTY OF _____

DATE _____

- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

CERTIFICATION OF REGISTERED VOTERS
(District Double Majority Method)

I hereby certify that the attached petition for annexation of territory described
herein to the Oregon City District contains the names of at least a
majority of the electors registered in the territory to be annexed.

NAME Floyd Thomas

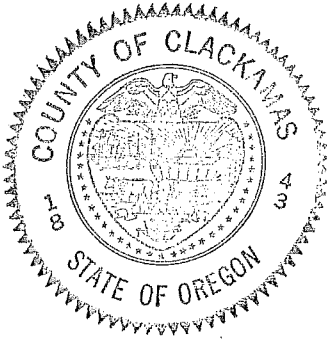
TITLE Deputy Clerk

DEPARTMENT Elections

COUNTY OF CLACKAMAS

DATE 5-23-12

Floyd Thomas



CLACKAMAS COUNTY ELECTIONS
SHERRY HALL, COUNTY CLERK
1710 RED SOILS CT, SUITE 100
OREGON CITY, OR 97045

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of Oregon City contains the names of at least a majority of the electors registered in the territory to be annexed.

32E04C 01600

NAME FLOYD THOMAS

TITLE DEPUTY CLERK

DEPARTMENT ELECTIONS

COUNTY OF CLACKAMAS

DATE 10-27-11

Floyd Thomas



CLACKAMAS COUNTY ELECTIONS
SHERRY HALL, COUNTY CLERK
1710 RED SOILS CT, SUITE 100
OREGON CITY, OR 97045

NOTICE LIST

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTERS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA. ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE OUTSIDE BOUNDARY OF THE AREA TO BE ANNEXED.

Gary Bowles 14362 Maplelane Ct. T3S R2E 4C, TL 1600

NAME OF OWNER/VOTER

ADDRESS

PROPERTY DESIGNATION

(Indicate tax lot, section number, Township and Range)

(1) (See attached sheet for list of property owners within 300 feet of the area to be annexed.)

(2)

(3)

(4)

(5)

(6)

JORDAN S CAMERON
14297 MAPLELANE RD
OREGON CITY OR 97045

JOHN JONES CONSTRUCTION INC
16999 S BRADLEY RD
OREGON CITY OR 97045

THERESA M MADIGAN
14351 S MAPLELANE CT
OREGON CITY OR 97045

METRO
600 NE GRAND
PORTLAND OR 97232

GARY R BOWLES
14362 S MAPLELANE CT
OREGON CITY OR 97045

HISTORIC PROPERTIES LLC
606 15TH ST
OREGON CITY OR 97045

RICHARD D BAGGETT
14388 S MAPLELANE RD
OREGON CITY OR 97045

ROBERT LOFGREN
PO BOX 1247
OREGON CITY OR 97045

DARREN WIEDRICH
14420 S MAPLELANE RD
OREGON CITY OR 97045

OREGON CITY SCH DIST #62
PO BOX 2110
OREGON CITY OR 97045

RICHARD BAGGETT
14449 WALNUT GROVE WAY
OREGON CITY OR 97045

THOMAS R RASCH
PO BOX 777
CLACKAMAS OR 97015-0777

JOSEPH DALLAS & CHRI BAILEY
14461 WALNUT GROVE WAY
OREGON CITY OR 97045

JOSHUA & KERI E RHODEN
14473 WALNUT GROVE WAY
OREGON CITY OR 97045

MOEHNKE FAMILY LTD PRTRNSHP
16086 SE RIVER RD
MILWAUKIE OR 97267-3621

STEVEN E ELLISON
16415 SW CINNABAR CT
BEAVERTON OR 97007



BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

- A. General location East of Hwy 213, north of Beawercreek Rd, at the intersection of Maplelane Rd. and Maplelane Ct.
- B. Land Area: Acres 0.89 or Square Miles _____

- C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).
Somewhat rural in character, site on deadend street. Site slopes downward from NE to SW and has existing structures on site. No natural hazards on site nor near the site.

- D. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: TL 500 - private residence

East: TL 1700 + 1800 - private residence and large building

South: Maplelane Rd., vacant lot

West: TL 1500 - private residence

(further west, down Maplelane Ct., is Oregon City School District property.)

- E. Existing Land Use:

Number of single-family units 1 Number of multi-family units _____

Number commercial structures _____ Number industrial structures _____

Public facilities or other uses _____

What is the current use of the land proposed to be annexed: Private residence

F. Total current year Assessed Valuation \$ 104,453

G. Total existing population 1

II. REASON FOR BOUNDARY CHANGE

A. The City Code (Section 6) and the Metro Code (3.09.050 (d) & (e)) spell out criteria for consideration (see copies attached). Please provide a narrative which addresses these criteria. With regard to the City criteria, please provide a narrative statement explaining the conditions surrounding the proposal and addressing the factors in Section 6, as relevant, including:

1. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;
2. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;
3. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;
4. Statement outlining method and source of financing required to provide additional facilities, if any;
5. Statement of overall development concept and methods by which physical and related social environment of the site, surrounding area and community will be enhanced;
6. Statement of potential physical, aesthetic and related social effects of the proposed or potential development on the community as a whole and on the small subcommunity or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;
7. Statement indicating the type and nature of any Comprehensive Plan text or map amendments or Zoning text or map amendments that may be required to complete the proposed development.

B. Please submit 25 copies of a site plan, drawn to scale (not greater than 1" = 50') indicating:

1. The location of existing structures (if any);
2. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed.
3. The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flooding data showing elevations of all property subject to inundation in the event of one-hundred year flood shall be shown;
4. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands) wooded areas, isolated preservable trees (trees with trunks over 6" in diameter - -as measured 4 feet above the ground) and significant areas of vegetation.
5. General land use plan indicating the types and intensities of the proposed or potential development;

III. LAND USE AND PLANNING

A. What is the applicable County Planning Designation? FU-10
What City Planning Designation is being sought? LR

B. What is the zoning on the territory to be served?

FU-10

What zoning designation is being sought? R-10 (unless the City requests and approves a different zoning)

C. Is the subject territory to be developed at this time? No

D. Generally describe the anticipated development (building types, facilities, number of units).

No development is anticipated with the proposed annexation.

E. Can the proposed development be accomplished under current county zoning?

☐ Yes

☐ No

N/A

If No,---has a zone change been sought from the county either formally or informally.

☐ Yes

☐ No

N/A

Please describe outcome of zone change request if answer to previous questions was Yes.

F. Is the proposed development compatible with the city's comprehensive land use plan for the area? N/A

☐ Yes

☐ No

☐ City has no Plan for the area.

Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

☐ City Planning Commission
☐ City Council

☒ City Planning Staff
☐ City Manager

Please describe the reaction to the proposed development from the persons or agencies indicated above.

The possibility of future development (if annexation approved) was discussed at the Pre-Application meeting.

G. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE #	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment			
City or County Plan Amendment			X
Pre-Application Hearing (City or County)		8/24/11	
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

- H. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

N/A

- I. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

Caulfield Neighborhood Association (CNA). Contact Chris
Wadsworth @ Oregon City Police Dept. 320 Warner Milne Rd., Oregon City

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

1. Location and size of nearest water line which can serve the subject area.

There is an existing 12" waterline in Maplelane Ct.
that runs in front of the site's frontage.

2. Location and size of nearest sewer line which can serve the subject area.

Existing 8" sewer main in Maplelane Ct., approximately

400-ft SW of the sites' SW property corner.

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area Existing 12" stormwater main in Maplelane Ct., approximately 350-ft SW of the sites' SW property corner.

4. The time at which services can be reasonably provided by the city or district. Services not needed with annexation.

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)
N/A

6. Availability of the desired service from any other unit of local government. (Please indicate the government.)
N/A

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City _____

Rural Fire Dist Clackamas Fire District #1

County Service Dist. _____

Sanitary District _____

Hwy. Lighting Dist. _____

Water District Clackamas River Water

Grade School Dist. Oregon City

Drainage District _____

High School Dist. Oregon City

Diking District _____

Library Dist. _____

Park & Rec. Dist. _____

Special Road Dist. _____

Other Dist. Supplying Water Service _____

- C. If the territory is proposed to be served by any of the above units or any other units of government please note. If the annexation is approved the property will become part of the City of Oregon City.
- D. If any of the above units are presently servicing the territory (for instance, are

residents in the territory hooked up to a public sewer or water system), please so describe.

Clackamas River Water is currently providing water service
to the existing home.

APPLICANT'S NAME Gary R. Bowles

MAILING ADDRESS 14362 Maplelane Ct.
Oregon City, OR 97045

TELEPHONE NUMBER _____ (Work)
503-348-5288 (Res.)

REPRESENTING _____

DATE: _____

DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings).

PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value \$	Signed Petition (Y/N)
1600	Gary Bowles	0.89	104,453	Y
TOTALS	1	0.89	104,453	Y

Worksheet (continued)

REGISTERED VOTERS

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
Gary Bowles	14362 Maplelane Ct.	Y

SUMMARY

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL 1

NUMBER OF REGISTERED VOTERS WHO SIGNED 1

PERCENTAGE OF REGISTERED VOTERS WHO SIGNED 100%

TOTAL ACREAGE IN PROPOSAL 0.89 Ac.

ACREAGE SIGNED FOR 0.89 Ac.

PERCENTAGE OF ACREAGE SIGNED FOR 100%

City of Oregon City Narrative Statement for Proposed Annexation

Applicant: Gary R. Bowles
14362 S. Maplelane Court
Oregon City, OR 97045
503-348-5288

Engineer: Thomas J. Sisul
Sisul Engineering
375 Portland Avenue
Gladstone, OR 97027
Phone: (503) 657-0188 Fax: (503) 657-5779

Location: East of HWY 213, North of Beavercreek Road, at the intersection of Maplelane Road and Maplelane Court

Address: 14362 S. Maplelane Court, Oregon City, OR 97045

Legal Description: T3S R2E Section 4C Tax Lot 1600

Current Zoning: Clackamas County Future Urbanizable 10-Acre District (FU-10)

Comprehensive Plan: LR Low Density Residential

Site Size: 0.89 Acres (per Oregon City Permit Submittal – Property Zoning Report)

Proposal: Annexation of the subject property from unincorporated Clackamas County to the City of Oregon City

Date: June 2012

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Proposal Background & Overview

The applicant is seeking to annex one (1) parcel into the City of Oregon City, to allow for the potential to split and develop the parcel in the future. The parcel is currently located within unincorporated Clackamas County, inside the Portland metropolitan area Urban Growth Boundary (UGB), and within the Urban Growth Management Agreement (UGMA) Area of Oregon City and Clackamas County. The area of the proposed annexation is located east of Highway 213 and north of Beavercreek Road, at the intersection of Maplelane Road and S. Maplelane Court. The area is comprised of one (1) tax lot for a total area of roughly 0.89 acres.

The site and neighboring lots are somewhat rural in character but transitioning to more urban densities. There is an Oregon City School District school bus parking facility located southwest of the site, on S. Maplelane Court. S. Maplelane Court is a dead end street. The site slopes downward from the northeast to the southwest and has an existing residence, large shed, and other miscellaneous structures. The site has access to S. Maplelane Court by way of two driveways. There is currently one resident who resides on the proposed annexation site. The 2011 assessed valuation for the property is \$104,453.

The site is not on or near any natural hazards identified by the City (such as wetlands, floodplains, and steep slopes). The site is not on, near, nor will it affect designated open space, scenic, historic, or natural resource areas.

The parcel currently exhibits a Clackamas County Zoning Designation of Future Urbanizable (FU-10) and is located adjacent to the City limits. Under the Clackamas County / Oregon City UGMA, the lot exhibits an Oregon City Comprehensive Plan Designation of Low Density Residential (LR). If successfully annexed, the LR-designated lot will be zoned as R-10 Single-Family Dwelling District, unless a different zoning is requested and approved by the City.

The parcel is currently served by Clackamas River Water for water service. The parcel is not currently served for sanitary sewer or storm water management facilities, although the site would be annexed to Tri-City Service District upon approval of annexation to the City. Sanitary sewer is located in S. Maplelane Court, approximately 400 feet southwest of the subject sites' southwestern property corner. A stormwater main is also located in S. Maplelane Court, approximately 350 feet southwest of the subject sites' southwestern property corner. If the subject property is annexed and developed, connections to sanitary and stormwater services may be available along the site's S. Maplelane Court frontage, if the existing sanitary and storm mains were extended north-easterly.

As this is a re-application of the previously submitted and approved by City Council annexation request AN 11-03, a pre-application meeting was waived by City staff. A meeting with the Caulfield Neighborhood Association officers was held on May 22, 2012 with regards to this new application.

Availability, Capacity & Status of Existing Water, Sewer, Drainage, Transportation, Park & School Facilities

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

The annexation, if approved, would not create an increase in service demands. An increase in service demand would only occur if in the future, the property were to split into two parcels (possibly three depending upon the amount of street dedication required, if any) and develop with an additional home(s). Future development of the property would be subject to review and compliance with City zoning and partitioning codes and standards at that time.

The City has anticipated development throughout the areas of the Portland metropolitan UGB that lie within the Oregon City UGMA area, including the subject annexation area. Basic services are available and adequate to support initial annexation and the impact of a possible future division and development of the site.

The subject property is currently within and served by Clackamas Fire District No.1 and Clackamas County Sheriff's Office. There will not be any additional demand of either service if the annexation is approved, although police services would change from Clackamas County Sheriff's Office to the Oregon City Police Department. If the property were to divide and develop in the future, the additional residence(s) would also be served by Clackamas Fire District No.1 and pay a one-time fee of \$3,500 per new dwelling unit to provide adequate police services through Oregon City's police department.

If the property were to divide and develop in the future, the City has established SDCs to ensure that developments pay their proportionate share for system capacity and capital improvements.

Water Facilities

Availability

The subject property is currently within and served by the Clackamas River Water (CRW) District service area. The CRW District provides domestic water supply to the City of Oregon City. There is a 12-inch OD (outside diameter) water main in S. Maplelane Court and a 16-inch DI (ductile iron) water main in Maplelane Road. If the property was to divide and an additional home(s) built, new water connection would be accessed along the site's frontage on S. Maplelane Court.

If the property was to be divided and developed, the additional home(s) would connect to the existing water system and would pay the appropriate connection fees, and/or SDCs and on-going user fees, thereby paying their fair share.

Capacity

The existing 12-inch water main in S. Maplelane Court has adequate capacity to serve an additional home(s) if the subject property were to divide sometime in the future.

Status

The subject property is currently within and served by the Clackamas River Water (CRW) District service area. If the property were to divide in the future, the additional home(s) would obtain water service from the CRW District.

Sanitary Sewer Facilities

Availability

At this time the subject property is not connected to a sanitary sewer system, nor is it within the service area of a sewer district. The existing residence is served by private septic system. The Tri-City Service District provides wastewater treatment for the City of Oregon City. Per the Pre-Application Conference notes, the applicant will file the appropriate documents for annexation into the Tri-City Service District if the annexation is successful, but no sewer connection will be made.

The City operates the sanitary sewer collection system, which connects to the Tri-City Service District interceptor. Sanitary sewer is available to the subject property if it were to divide in the future. The nearest City sanitary sewer mains to the property are an 8-inch line in S. Maplelane Court and an 8-inch line in Walnut Grove Way. If the subject property were to divide in the future, the sanitary main in S. Maplelane Court would be extended east for service lateral connection.

If the subject property divides and develops in the future, the existing home and additional home(s) would connect to the City's sewer system and would pay connection fees, SDC's and on-going user fees, thereby paying their fair share.

Capacity

The Tri-City Service District has adequate capacity to serve the subject property if it were to divide and develop in the future.

Status

As noted above, the applicant will file the appropriate documents for annexation into the Tri-City Service District, following the annexation process if said process is successful. If the subject property were to divide in the future, the sanitary main in S. Maplelane Court would be extended east for service lateral connection and connection fees, SDC's and ongoing user fees would be paid.

Storm Drainage

Availability

Currently there is no stormwater management facility for the subject parcel. Stormwater collection and connection would not be required with the subject property's annexation, but would most likely be required if the property were to divide and develop in the future. If the property were to develop, the existing 12" stormline in S. Maplelane Court would most likely be extended east for connection.

If the property was to divide and developed in the future, the properties would most likely be connected to the City's stormwater system and would pay connection fees, SDCs and on-going user fees, thereby paying their fair share.

Capacity

If the property were to divide and develop in the future, the stormwater management facility may have the capacity to serve the properties.

Status

As noted above, if the property were to divide and develop, the existing stormline in S. Maplelane Court would most likely be extended east for connection. As a result, the developed properties would connect to the City's storm main and would pay connection fees, SDCs and on-going user fees, thereby paying their fair share.

Transportation Facilities

Availability

Access to the property is currently provided by way of two existing private driveway approaches from S. Maplelane Court.

Capacity

The annexation, if approved, would not create any increase in service demands. No impact would occur unless the property proposed to be annexed was divided and developed with a new home(s) in the future.

Previously the City recommended having a TPR (Transportation Planning Rule) analysis completed as part of the annexation request. State requirements on that have recently changed and it is no longer a requirement. However, the applicant hired Lancaster Engineering to complete the TPR analysis prior to the rule change. It was found that if the property were to develop and divide, per page 3 of Lancaster's TPR analysis, "...The proposed annexation and zone change is projected to result in a maximum of 2 additional peak hour trips and 20 additional daily trips on area roadways and intersections. The proposed zone change will not have a significant effect on the

surrounding transportation system as defined under the Transportation Planning Rule. Accordingly, no mitigation is recommended in association with the proposed zone change.”

Status

As previously noted, access to the property is currently provided by way of two existing private driveway approaches from S. Maplelane Court. The annexation, if approved, would not create any increase in service demands. If the property were to divide and develop with a new home(s) in the future, the traffic “...impacts of the development are treated as negligible.”, as stated from page 3 of the TPR analysis.

Park Facilities

Availability

The property is not adjacent, near, or large enough to affect park availability. The closest park is Hillendale Park, over a mile away to the west.

Capacity

Annexation of the subject property would not affect the capacity of park facilities.

Status

As noted above, the site is not adjacent, near, or large enough to effect park facilities.

School Facilities

Availability

The existing home on the subject property is currently served by the Oregon City School District, and annexation alone would have no impact on the school district. The site is located within roughly one (1) mile of the Gaffney Lane Elementary School to the southwest; less than two (2) miles from Gardiner Middle School to the west; and approximately one (1) mile from Oregon City High School and Clackamas Community College to the south. If the property were to divide and develop, it may increase the service demands for the local schools, depending on the residents. Oregon City School District has adopted a \$1.00/sq.ft. construction excise tax on residential development as permitted by state law. In addition, if development occurred it would result in additional property tax revenue.

Capacity

The applicant is not aware of the current capacity of schools that serve the proposed annexation area, nor is the applicant aware if the capacity would be affected if the property were to ever divide and develop.

Status

As noted above, the existing home on the subject property is currently served by the Oregon City School District, and annexation alone would have no impact on the school district. The details surrounding existing and future capacity are unknown, but if the property were to divide and develop, the construction excise tax and additional property tax revenue may contribute to possible increase in school capacity. The site is located within roughly one (1) mile of the Gaffney Lane Elementary School to the southwest; less than two (2) miles from Gardiner Middle School to the west; and approximately one (1) mile from Oregon City High School and Clackamas Community College to the south.

**Increased Demand Generated by Proposed Development for Water,
Sewer, Drainage, Transportation, Park & School Facilities**
Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

Water Facilities

As noted above, the subject property is currently within and served by the Clackamas River Water (CRW) District service area. There will not be any additional demand if the annexation is approved. If the property were to divide and develop in the future, the existing waterline system is available and has the capacity for connection.

Sewer Facilities

As noted above, the subject property is not connected to a sanitary sewer system as it is served by private septic system. There will not be any additional demand if the annexation is approved. The applicant will file the appropriate documents for annexation into the Tri-City Service District if the annexation is successful, but no sewer connection will be made. If the subject property were to divide in the future, the existing sanitary main could be extended east and made available for connection.

Drainage Facilities

As noted above, the subject property is not connected to a stormwater management facility. There will not be any additional demand if the annexation is approved. Stormwater connection would most likely be required if the property were to divide and develop in the future. The existing storm drain system could be extended east and made available for connection.

Transportation Facilities

As previously noted, access to the property is currently provided by way of two existing private driveway approaches from S. Maplelane Court. There will not be any additional demand if the annexation is approved. Transportation may be impacted if the subject property were to divide and develop with a new home(s).

Park Facilities

The property is not adjacent, near, or large enough to affect park availability. The closest park is Hillendale Park, over a mile away to the west. There will not be any additional demand if the annexation is approved. If the property were to divide and develop, there would be little to no impact on park facilities.

School Facilities

The existing home on the subject property is currently served by the Oregon City School District, and annexation alone would have no impact on the school district. If the property were to divide and develop, the construction excise tax and additional property tax revenue may contribute to possible increase in school capacity. The site is located within roughly one (1) mile of the Gaffney Lane Elementary School to the southwest; less than two (2) miles from Gardiner Middle School to the west; and approximately one (1) mile from Oregon City High School and Clackamas Community College to the south.

Additional Facilities Required to Meet Increased Demand & Proposed Phasing of Such Facilities

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

Additional Facilities

The subject property is currently within and served by Clackamas County Fire District No.1. There will not be any additional demand if the annexation is approved. If the property were to divide and develop in the future, the additional residence(s) would be served by Clackamas County Fire District No.1 as well.

The subject property is currently served by Clackamas County's Sheriff's Office. If the annexation is approved, the property will also be annexed into and served by the Oregon City Police Department. The applicant recognizes there are some deficiencies in the availability of Oregon City police protection services. If the property were to divide and develop in the future, a one-time fee of \$3,500 per new dwelling unit would be paid at the time a new building permit is applied for on the annexed property.

Phasing of Facilities

No phasing of additional facilities is necessary or proposed.

Method & Source of Financing for Additional Facilities

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

As noted above, if the property were to divide and develop in the future, a fee of \$3,500 per new dwelling unit for police services would be applied when a new building permit was applied for on the annexed property. No other additional facilities — besides water, sanitary sewer, stormwater, transportation, parks and schools that have already been addressed — are necessary to meet increased demand if the property were to divide and develop in the future. Thus, no methods and sources for financing additional facilities are necessary.

**Development Concept & Methods of Enhancement of Physical & Social
Environment of Site, Surrounding Area & Community**

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

**Development Concept & Methods of Physical & Social Enhancement of
Environment of Site, Surrounding Area & Community**

If the subject property is annexed as proposed, there will not be an impact on the development concept, physical and social enhancement of environment of the site or surrounding area and community.

Effects of and Mitigation for Potential Physical, Aesthetic & Related Social Effects of Proposed Development

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

Effects of Proposed Development & Mitigation for Community, Sub-Community & Neighborhood

If the subject property is annexed as proposed, there will not be effects of mitigation for physical, aesthetic or related social effects of proposed development.

Type & Nature of Required Comprehensive Plan, or Zoning, Text or Map Amendments

Oregon City Municipal Code Subsection 14.04.050(E)(7): Annexation Procedures

Required Comprehensive Plan and / or Zoning Text or Map Amendments

As noted above, under the Clackamas County / Oregon City UGMA, the parcel already exhibits an Oregon City Comprehensive Plan Designation of Low Density Residential (LR). If successfully annexed, the site would automatically be zoned under the R-10 Single Family Dwelling District, pursuant to Section 17.68.025 of the Oregon City Municipal Code (OMC). Therefore, no Comprehensive Plan amendments will be required, but a Zoning text amendment/map amendment will be required for the proposed annexation.

City of Oregon City Comprehensive Plan

Goal 14.3: Orderly Provision of Services to Growth Areas

Policy 14.3.1 - Annexation of the subject property will not affect current public facilities or services. If the parcel were to divide and develop in the future, utility connections and services would be made.

Policy 14.3.2 - Annexation of the subject property will not affect existing utility services. If the parcel were to divide and develop in the future, the extension of new services would not diminish the delivery of those same services to existing areas and residents in the City.

Policy 14.3.3 - Annexation of the subject property will not create a new service district. If the parcel were to divide and develop in the future, connections would be made to existing facilities and would not create a new service district.

Policy 14.3.4 - Annexation of the subject property will not create any new service connections, so there will be no cost borne by the applicant for connections. The applicant will file the appropriate documents for annexation into the Tri-City Sewer Service District if the annexation is successful, but no sewer connection will be made. If the property were to divide and developed in the future, the utility connection fees, SDCs and on-going user fees, would be paid for by applicants of both properties.

Therefore, this proposal is consistent with Goal 14.3 and its' policies 14.3.1 - 14.3.4 of the City's Comprehensive Plan.

Goal 14.4: Annexation of Lands to the City

Policy 14.4.1 – Annexation of the subject property would support compact urban form and support efficient delivery of public services as the site is within the City's Urban Growth Boundary and contiguous with the city limits.

Policy 14.4.2 – Annexation alone of the subject property will not fiscally impact the City of Oregon City. There will not be any additional demand of fire services, as the property is currently within and served by Clackamas County Fire District #1. The City will not collect SDC fees until development occurs or the existing house is connected to sewer, as the property will not be connecting immediately to City operated utilities.

The property is currently being served by Clackamas County Sheriff's Office, but will be annexed into and served by the Oregon City Police Department upon annexation. Fees for police services will not be collected at the time of annexation. If the subject property were to divide and develop in the future, a fee of \$3,500 per new dwelling unit for police services would be applied when a new building permit was applied for on the annexed property. Utility (water, sewer and drainage) connections would be paid for

though SDC fees. Additional property would also result in additional property tax revenue.

Policy 14.4.3 – Annexation of the subject property will not create unincorporated islands within the City, will allow public services to be extended to the area if the parcel were to divide and develop in the future, and does not conflict with the City's master plan.

Policy 14.4.4 – Annexation of the subject property will not affect sewer service as the property is currently served by private septic system. The applicant will file the appropriate documents for annexation into the Tri-City Service District if the annexation is successful, but no sewer connection will be made. If the subject property were to divide in the future, the existing sanitary main could be extended east and made available for connection.

Therefore, this proposal is consistent with Goal 14.4 and its' policies 14.4.1 - 14.4.4 of the City's Comprehensive Plan.

Regional Planning Criteria

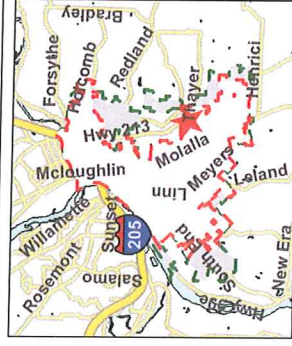
Metro Boundary Change Criteria

By meeting the annexation criteria set forth by the City, the proposed annexation is consistent with the Metro Boundary Change Criteria.

Clackamas County Urban Growth Management Agreement (UGMA)

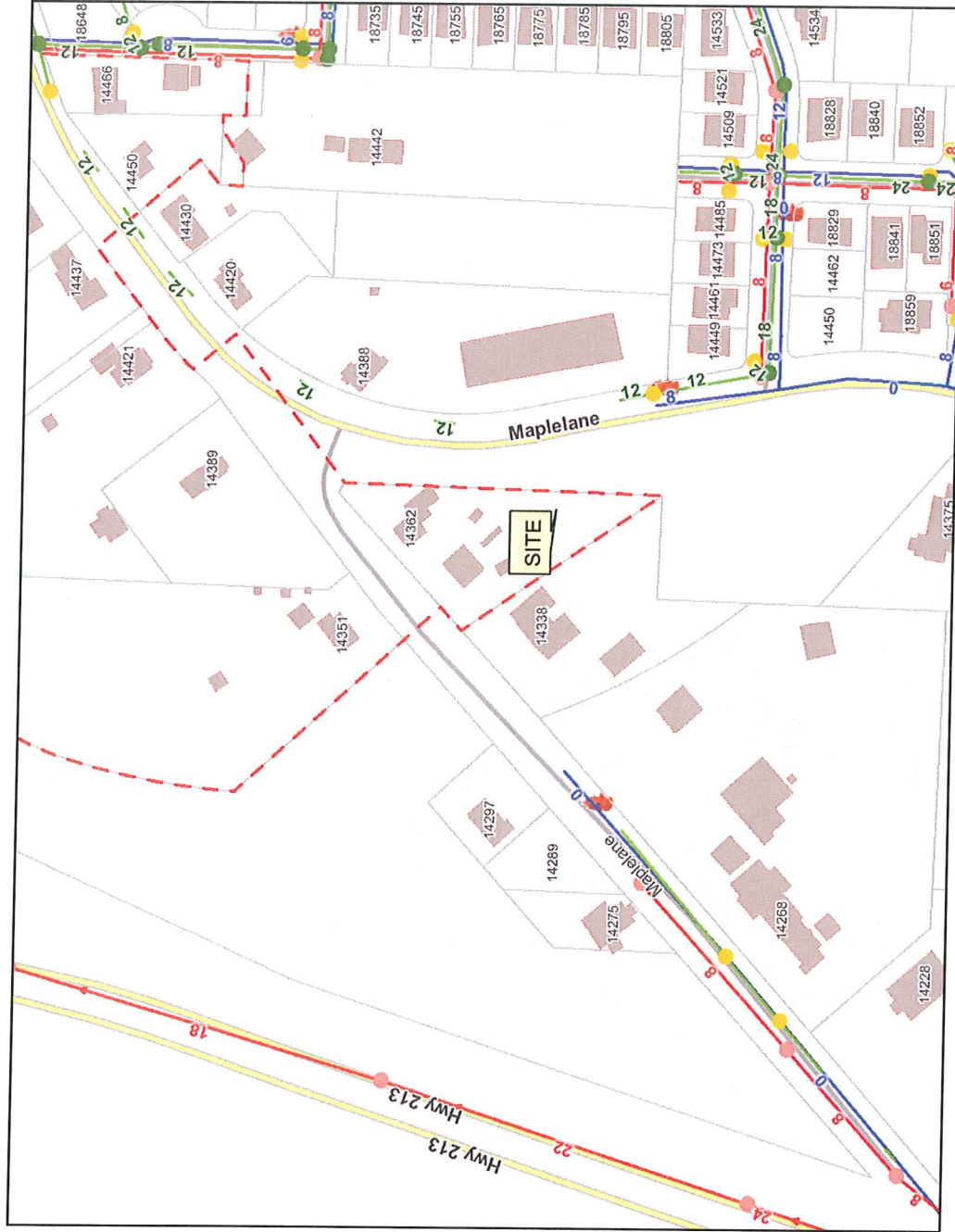
The proposed annexation area is currently under the jurisdiction of unincorporated Clackamas County and is zoned Future Urbanizable (FU-10), meaning that it is poised to urbanize, but must first connect to urban services. Under the Clackamas County / Oregon City UGMA, urbanization of the proposed annexation area, and possible connections to urban services in the future, requires the subject lot to first be annexed to the City of Oregon City. Per that UGMA, the lot exhibits an Oregon City Comprehensive Plan Designation of Low Density Residential (LR). If successfully annexed, the site would automatically be zoned under the R-10 Single Family Dwelling District, pursuant to Section 17.68.025 of the OMC. Therefore, the proposed annexation area meets the applicable criteria for annexation to the City of Oregon City, pursuant to the Clackamas County / Oregon City UGMA.

City of Oregon City - OCWebMaps



- Legend**
- City Limits
 - UGB
 - Parcels
 - Storm Manholes
 - Storm Catchbasins
 - Sanitary Manholes
 - Sanitary Pipes
 - Sanitary Forcemain
 - Storm Pipes
 - Water Lines
 - Fire Hydrants
 - Parks
 - Detention Ponds
 - Buildings
 - Highways
 - Major Streets
 - Other Streets
 - Rivers

Scale: 1:2,559



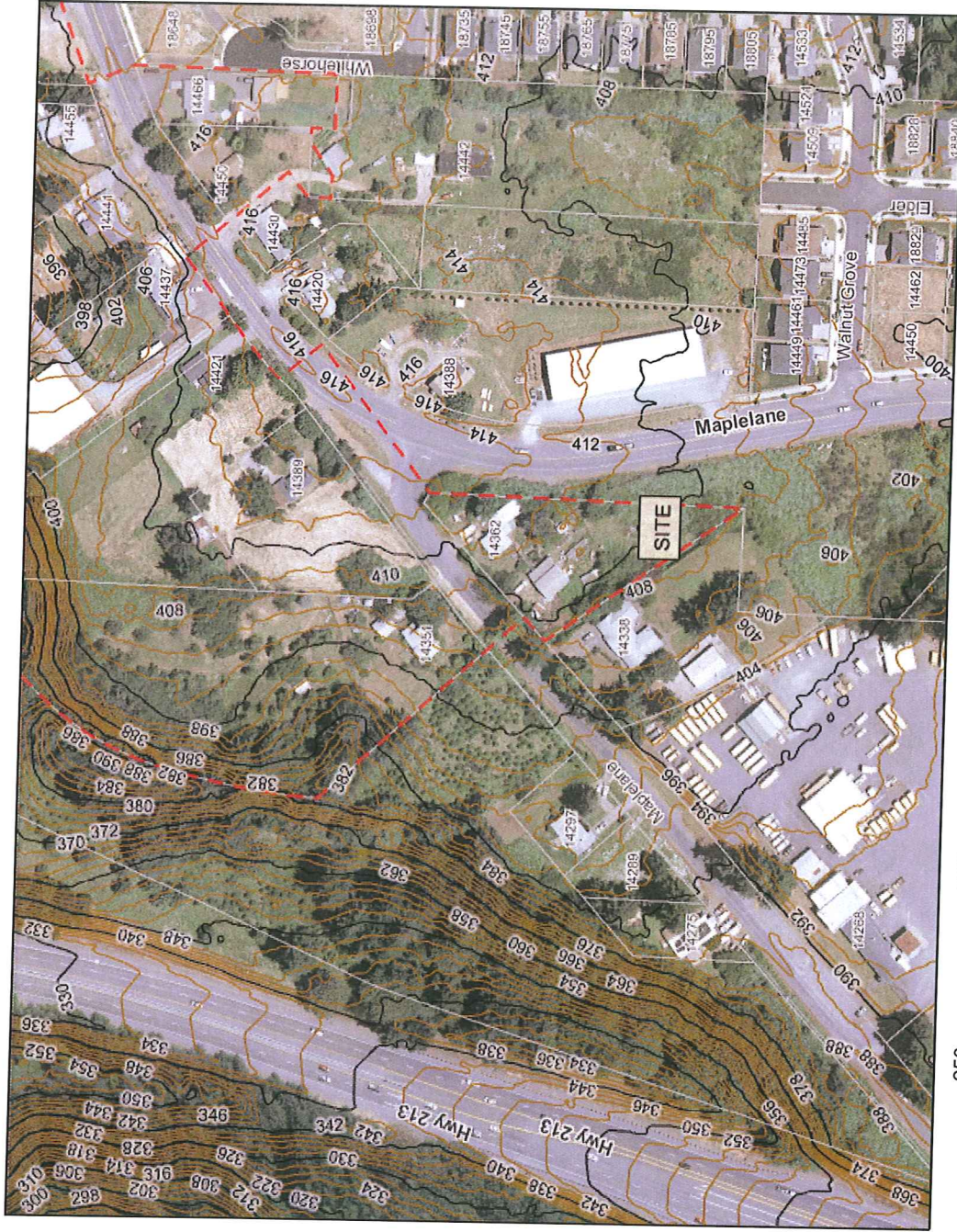
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The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any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

Utility

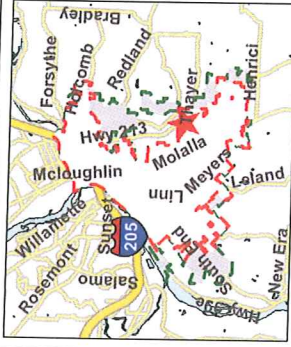
City of Oregon City - OCWebMaps

City of Oregon City
P.O. Box 3040, 823 Center St
Oregon City, OR 97045
(503) 657-0894
www.ci.oregon-city.or.us



0 250 500 750 ft.

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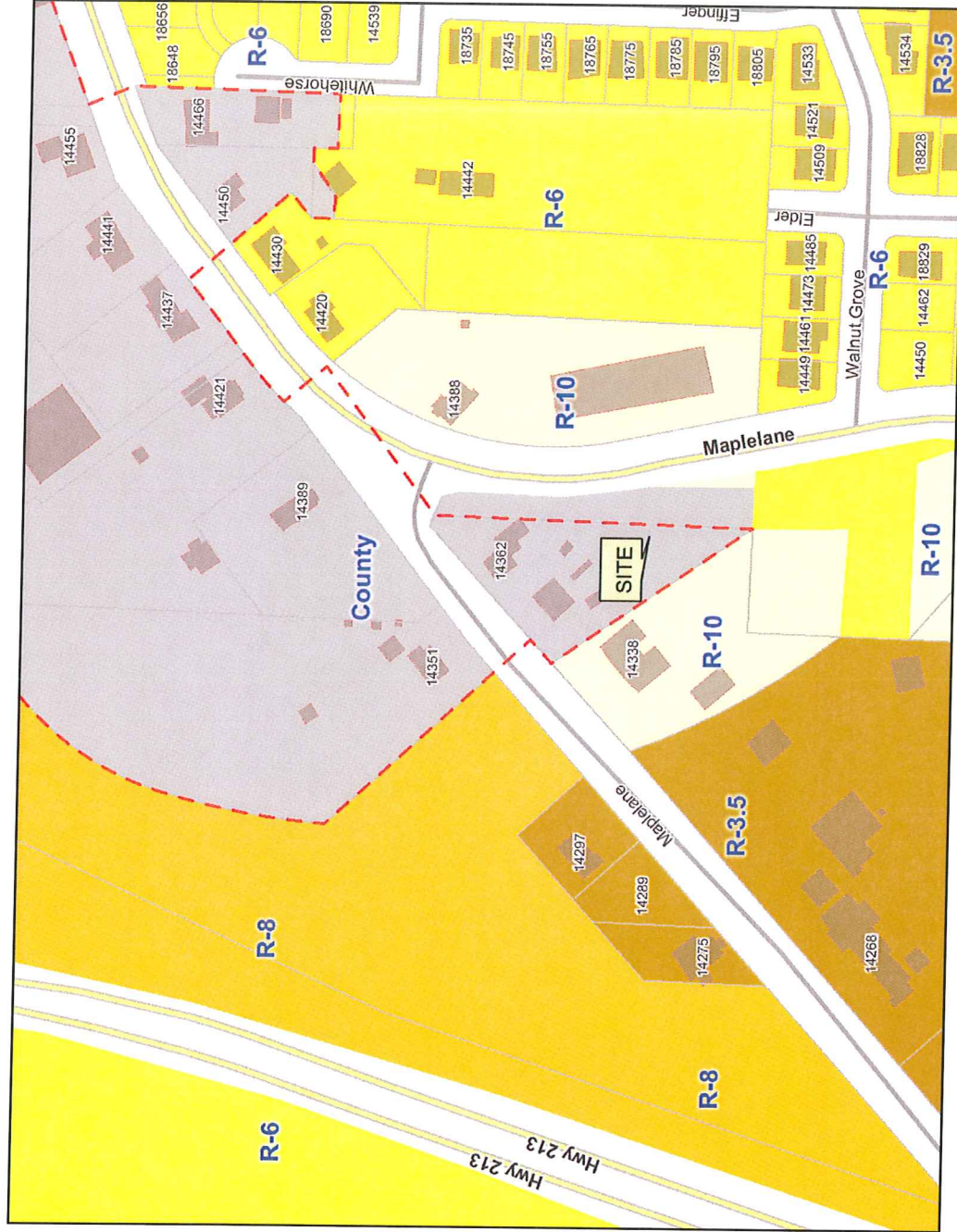
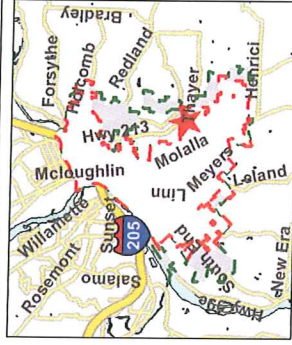
- Legend**
- City Limits
 - UGB
 - Parcels
 - Contours
 - 10 ft contours
 - 2 ft contours
 - Parks
 - Aerial Photos 2010
 - Buildings
 - Highways
 - Major Streets
 - Other Streets
 - Rivers

Scale: 1:2,559

Aerial with Contours

City of Oregon City
P.O. Box 3040, 625 Center St
Oregon City, OR 97045
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City of Oregon City - OCWebMaps



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Legend

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



Scale: 1:2,559

Zoning



**OREGON
CITY**

**Caufield
Neighborhood
Association**

Larry Hanlon, President
503-657-6975

June 2, 2012

City of Oregon City
Planning Department
221 Molalla Avenue, Suite 200
Oregon City, OR 97045

ATTENTION: Peter Walter, Associate Planner

Dear Pete,

This is to certify that the Caufield Neighborhood Association executive committee met on Tuesday, May 22, 2012, with Robert Price regarding the annexation request for 14362 Mapelane Road. We will inform our association at our next meeting scheduled for June 26, 2012.

At the same executive meeting, Thomas J. Sisul of Sisul Engineering also presented the annexation request for an 11.93 acre parcel at 19314 S Beavercreek Road listed as tax lot 3-2E-09A-00800. Our Land Use Chairman expressed concern regarding the zoning of it and others in the Beavercreek Corridor, wondering if large industrial usage was to be permitted. We will present this annexation request at our general meeting on June 26. Please inform us when hearing dates are set so those having concerns may comment if they wish.

Sincerely,

Gary K. Davis, Secretary
Caufield Neighborhood Association

This map was prepared for
assessment purpose only.

CLACKAMAS COUNTY

1"= 200'

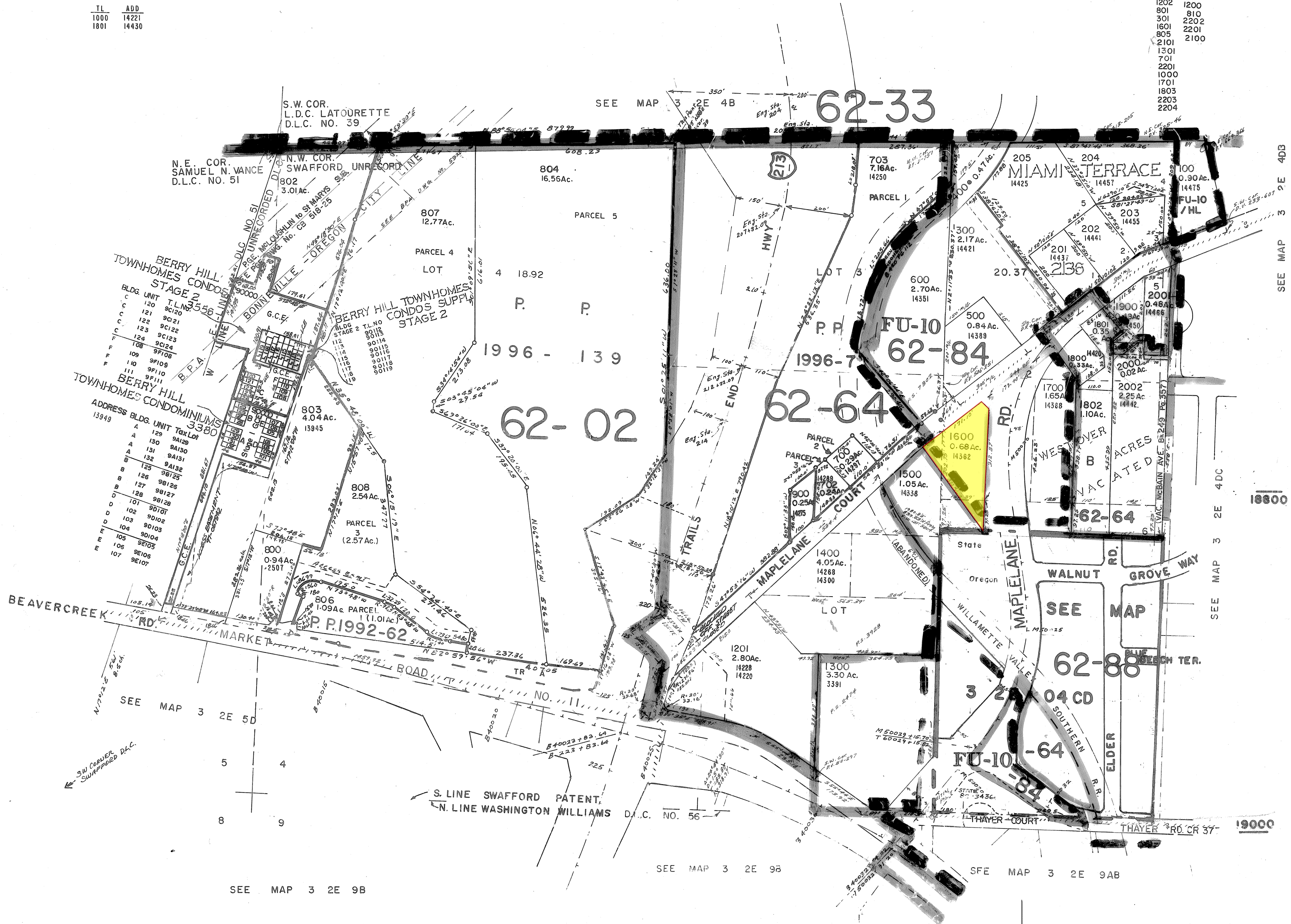
WASHINGTON WILLIAMS NO. 56
J.G. SWAFFORD (UNRECORDED)

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CANCELLED TL'S

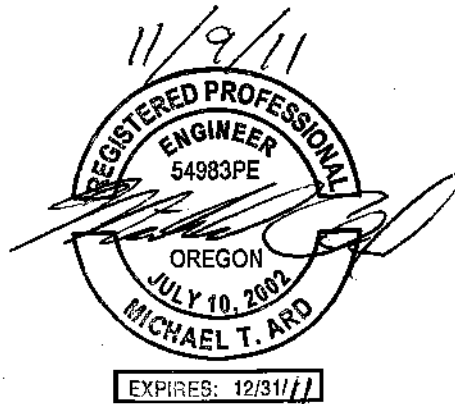
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1601	2201
805	2100
2101	
1301	
701	
2201	
1000	
1701	
1803	
2203	
2204	

18500



November 9, 2011

Tom Sisul
Sisul Engineering
375 Portland Avenue
Gladstone, OR 97027



321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

RE: 14362 S Maplelane Court Zone Change: TPR Analysis

Dear Tom,

This letter is intended to describe the potential traffic impacts of a proposed rezone in Clackamas County, Oregon. The subject property is located at 14362 S Maplelane Court. The property is currently zoned Future Urban 10-Acre District (FU-10) but is proposed for annexation into Oregon City with R-10 Single-Family Dwelling District zoning. The site has an area of approximately 0.89 acres.

This analysis will address the net change in site trips that could be associated with the proposed annexation and zone change. It will also address the Transportation Planning Rule (TPR) as it relates to the proposed zone change.

Trip Generation

The property located at 14362 S Maplelane Court is currently developed with one single-family home. Under the existing FU-10 zoning, the minimum lot size for new lots is 10 acres. Since the subject property is less than 10 acres in size, no additional dwelling units or subdivision of the property is permitted under the existing zoning. It is notable that under the existing FU-10 zoning, it would be possible to develop a bed and breakfast or produce stand within the single existing lot. However, for this analysis it was assumed that no additional development would occur under the existing zoning.

Under the proposed R-10 zoning, the minimum lot size would be 10,000 square feet. It would therefore be possible to subdivide the property to create one to two additional lots. Assuming that two additional lots are developed with single-family homes, a net increase of 2 trips during the morning and evening peak hours would be expected, with one additional trip entering and one additional trip exiting during each of the peak hours. A net increase of 20 daily trips would be expected, with half entering and half exiting the site. The table below summarizes the increase in trip generation associated with the proposed zone change.

AM Peak Hour			PM Peak Hour			Weekday		
In	Out	Total	In	Out	Total	In	Out	Total
1	1	2	1	1	2	10	10	20

1e

Tom Sisul
November 9, 2011
Page 2 of 3

Transportation Planning Rule

The primary test of the TPR is to determine if an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation will “significantly affect” an existing or planned transportation facility. The definition of significant affect is addressed in the following sections of this letter.

OAR 660-012-0060

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

The proposed zone change will not change the functional classification of any existing or planned transportation facilities.

(b) Change standards implementing a functional classification system; or

The proposed zone change will not change the standards underlying the City’s functional classification system.

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Oregon City requires traffic analysis for intersections experiencing an increase of at least twenty-four site trips per hour or 250 site trips per day upon site development. No intersections will experience increases of this magnitude following the proposed zone change even under the worst-case development assumptions. Full development of the site will have a de minimis impact on operation of area intersections.

1e

Tom Sisul
November 9, 2011
Page 3 of 3

Similarly, the Oregon Department of Transportation considers impacts to be acceptable when the addition of site trips from the development results in an increase in intersection volume-to-capacity (v/c) ratios of 0.03 or less. This indicates that if a development will use less than three percent of an intersection's capacity, the impacts of the development are treated as negligible. In this instance, the addition of site trips under the proposed zoning will result in traffic impacts far below this threshold.

Although the proposed zone change will result in additional site trips being generated, the number of additional site trips is sufficiently low to conclude that there will be no significant effect on operation of area intersections based on the applicable design and review standards of both Oregon City and ODOT. The proposed zone change will not worsen or reduce the performance of any existing or planned transportation facilities.

Conclusions

The proposed annexation and zone change is projected to result in a maximum of 2 additional peak hour trips and 20 additional daily trips on area roadways and intersections. The proposed zone change will not have a significant effect on the surrounding transportation system as defined under the Transportation Planning Rule. Accordingly, no mitigation is recommended in association with the proposed zone change.

It is possible to provide access for the additional lots within the subject property meeting the applicable access spacing, driveway width, sight distance and safety standards established by Oregon City code. A detailed analysis of these factors should be conducted upon submittal of a specific site plan for development on the subject property after approval of the annexation and zone change.

If you have any questions regarding this analysis, please do not hesitate to call.

Sincerely,



Michael Ard, PE
Senior Transportation Engineer

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TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Variable: Dwelling Units
Variable Value: 2

AM PEAK HOUR

Trip Rate: 0.75

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	1	1	2

PM PEAK HOUR

Trip Rate: 1.01

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	1	1	2

WEEKDAY

Trip Rate: 9.57

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	10	10	20

SATURDAY

Trip Rate: 10.08

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	10	10	20

Source: TRIP GENERATION, Eighth Edition