COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 12FEB17

Item Number From Agenda 3A

City of Oregon City
Planning Commission
Public Comment #
17

NAME: Nick Boecheit

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 13941 S Redland Rd

City, State, Zip: OC, OR 97045

PHONE NUMBER: 503-939-4451

E-MAIL ADDRESS: Golfnick@Gmail.Com

SIGNATURE:

COMMENT FORM

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda 3A

City of Oregon City
Planning Commission
Public Comment #
7

NAME: BILL TRUMBO

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 20180 WOODGLEN WAY

City, State, Zip: OREGON CITY, OR 97045

PHONE NUMBER: 503-705-9043

E-MAIL ADDRESS: BILL-TRUMBO@YAHOO.COM

SIGNATURE:

COMMENT FORM

No

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

City of Oregon City
Planning Commission
Public Comment #
16

Date of Meeting 02/12/18

Item Number From Agenda 3A

NAME: CAPTAIN STEVE FORD

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 15190 HOLCOMB BLVD

City, State, Zip: OREGON CITY, OR

PHONE NUMBER: 971-295-2846

E-MAIL ADDRESS: 1978captain@gmail.com

SIGNATURE: Stephen M. Ford

COMMENT FORM

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/19

Item Number From Agenda —

NAME: JOHN REPLINGER

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** _____

City, State, Zip: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: replinger2associates@comcast.net

SIGNATURE: John Replinger

no testimony

COMMENT FORM

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2.12.18

Item Number From Agenda 3.A

NAME: MICHAEL C. ROBINSON

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 1211 SW 5th Avenue ~~PORTLAND~~, SUITE 1900

City, State, Zip: PORTLAND, OR 97204

PHONE NUMBER: (503) 727.2264

E-MAIL ADDRESS: MROBINSON@SCHWABE.COM

SIGNATURE: M.C. Robinson

COMMENT FORM

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/2015

Item Number From Agenda 3a

NAME: Rick Givens

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 15680 Sunblaze Dr

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER:

E-MAIL ADDRESS:

SIGNATURE:

COMMENT FORM

No

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda 3A

NAME: Tom Geil

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** Known

City, State, Zip:

PHONE NUMBER: Known

E-MAIL ADDRESS:

SIGNATURE: Tom Geil

City of Oregon City
Planning Commission
Public Comment #
1

COMMENT FORM

yp

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda —

City of Oregon City
Planning Commission
Public Comment #
2

NAME: LINDA ATACK (ATTIC

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 14432 LIVESAY RD

City, State, Zip: OREGON City, OR 97045

PHONE NUMBER: 503-189-5650

E-MAIL ADDRESS: LLROYER@AOL.COM

SIGNATURE: Linda Atack

COMMENT FORM

Yes

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 2-12-18

Item Number From Agenda —

City of Oregon City
Planning Commission
Public Comment #
3

NAME: George E. Thomas

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: **Street:** 16644 S. Livesay Rd

City, State, Zip: ORE City OR 97045

PHONE NUMBER: 971-209-1407

E-MAIL ADDRESS: geopc3@aol.com

SIGNATURE: George E Thomas

COMMENT FORM

No

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 2-12-2018

Item Number From Agenda 3A

City of Oregon City
Planning Commission
Public Comment #
4

NAME: Lynnette Basiou (Ba-se-o)

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: **Street:** 16402 Cattle Drive

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503-866-4482

E-MAIL ADDRESS: basiou@comcast

SIGNATURE:

COMMENT FORM

Yes

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda 3A

City of Oregon City
Planning Commission
Public Comment #
18

NAME: KENT ZIEGLER

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 2142 MARYLWOOD COURT

City, State, Zip: WEST LINN, OR 97068

PHONE NUMBER: 503-701-9716

E-MAIL ADDRESS: KNTZIG001@AOL.COM

SIGNATURE: K H Ziegler

COMMENT FORM

No

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda — PROPOSED ANNEXATION of LIVESAY RD

NAME: TODD THOMAS

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 704 BARCLAY HILLS DRIVE

City, State, Zip: O.C.

PHONE NUMBER: 503-502-3264

E-MAIL ADDRESS:

SIGNATURE: Todd Thomas

City of Oregon City
Planning Commission
Public Comment #
5

COMMENT FORM

for

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 2-12-18

Item Number From Agenda – 3A

City of Oregon City
Planning Commission
Public Comment #
6

NAME: ART KIRCHHOFER

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: **Street:** 14097 S. LINDSAY RD

City, State, Zip: OREGON CITY OR 97045

PHONE NUMBER: 503 319-8961

E-MAIL ADDRESS: ART@CLACKAMASAUTOPARTS.COM

SIGNATURE:

COMMENT FORM

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

City of Oregon City
Planning Commission
Public Comment # **8**

Date of Meeting 2-12-18

Item Number From Agenda —

NAME: WES ROGERS

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS:
Street: 906 SUMMIT ST
City, State, Zip: OREGON CITY OR 97045

PHONE NUMBER: 503 785 5426

E-MAIL ADDRESS: WES.ROGERS@OCSD62.ORG

SIGNATURE:

COMMENT FORM

NO

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2/12/18

Item Number From Agenda PARK PLACE 92nd Ave Annex

NAME: CHRISTINE KOSINSKI

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

City of Oregon City
Planning Commission
Public Comment #
9

ADDRESS: **Street:** HOLLY LN

City, State, Zip:

PHONE NUMBER:

E-MAIL ADDRESS: BRITTENSMIN@AOL.COM

SIGNATURE:

COMMENT FORM

Concerns

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAM
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

City of Oregon City
Planning Commission
Public Comment #
11

Date of Meeting 02/12/18

Item Number From Agenda Park Place Annexation

NAME: Michael Doran

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: **Street:** 16267 Oak Valley Drive

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503-659-2108

E-MAIL ADDRESS: mikedoran99@hotmail.com

SIGNATURE: Michael D

COMMENT FORM

Concerns

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 9/12/18

Item Number From Agenda 17-0004 Park Plans

NAME: Paul Edgar

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:**

City, State, Zip:

PHONE NUMBER:

E-MAIL ADDRESS:

SIGNATURE:

City of Oregon City
Planning Commission
Public Comment #
12

COMMENT FORM

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 2-12-18

Item Number From Agenda 3a

City of Oregon City
Planning Commission
Public Comment #
10

NAME: BOB LA SALLE

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: **Street:** 20131 Spyglass Ct.

City, State, Zip: Orega City OR 97045

PHONE NUMBER: 503.780.9270

E-MAIL ADDRESS: cathie@mobilitymules.com

SIGNATURE: Cathie Ross

110

COMMENT FORM

OREGON CITY

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

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to ***3 MINUTES***.
- Give to the Clerk in Chambers ***prior*** to the meeting.

Date of Meeting 2-12-18

Item Number From Agenda —

NAME: Chris Cook

*****Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).**

ADDRESS: **Street:** 16429 CATTLE DR.

City, State, Zip: OREGON CITY, OR 97045

PHONE NUMBER: 503-789-3111

E-MAIL ADDRESS: ccookl pdx@msn.com

SIGNATURE:

EXHIBITS ENTERED INTO THE RECORD AT A HEARING

Community Development Department, 221 Molalla Avenue, Suite 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722.3789
www.orcity.org

Hearing Date: 2.12.18

File Number: AN 17-04, ZC17-05

Exhibit Number:	Description of Exhibit:	Submitted By:
1	Staff Presentation	Staff
2	Oregon City News Article	Mike Robinson
3	Feb 12, 2018 Letter- Wes Rogers	Wes Rogers
4	Tom Geil - Large Copy of Article	Tom Geil
5	DOGAMI MAP - CD	Paul Edgar -
6		
7		
8		
9		
10		

AN-17-0004 / ZC-17-0005

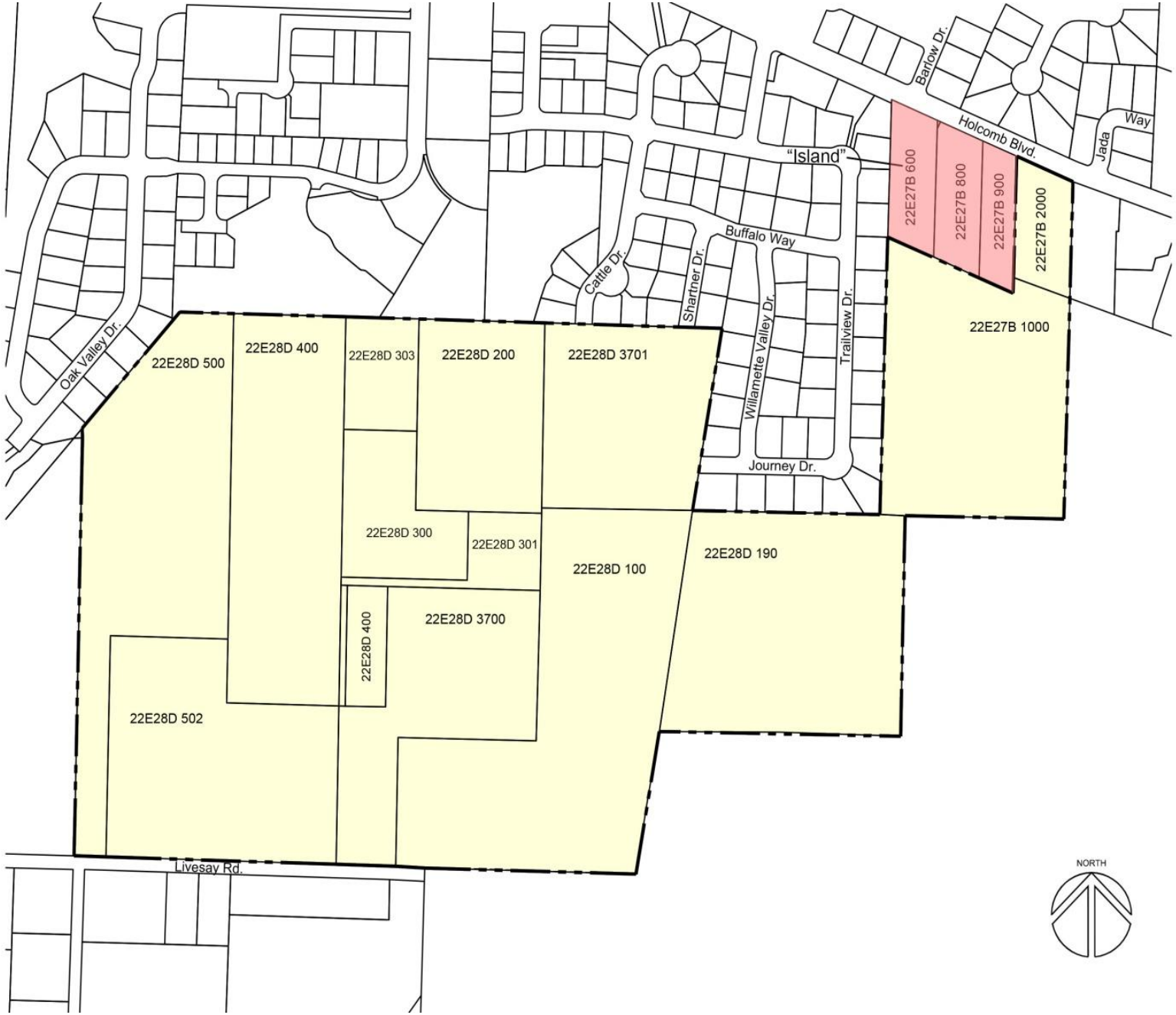
Type IV - Annexation with Zone Change –Park Place

Planning Commission February 12, 2018

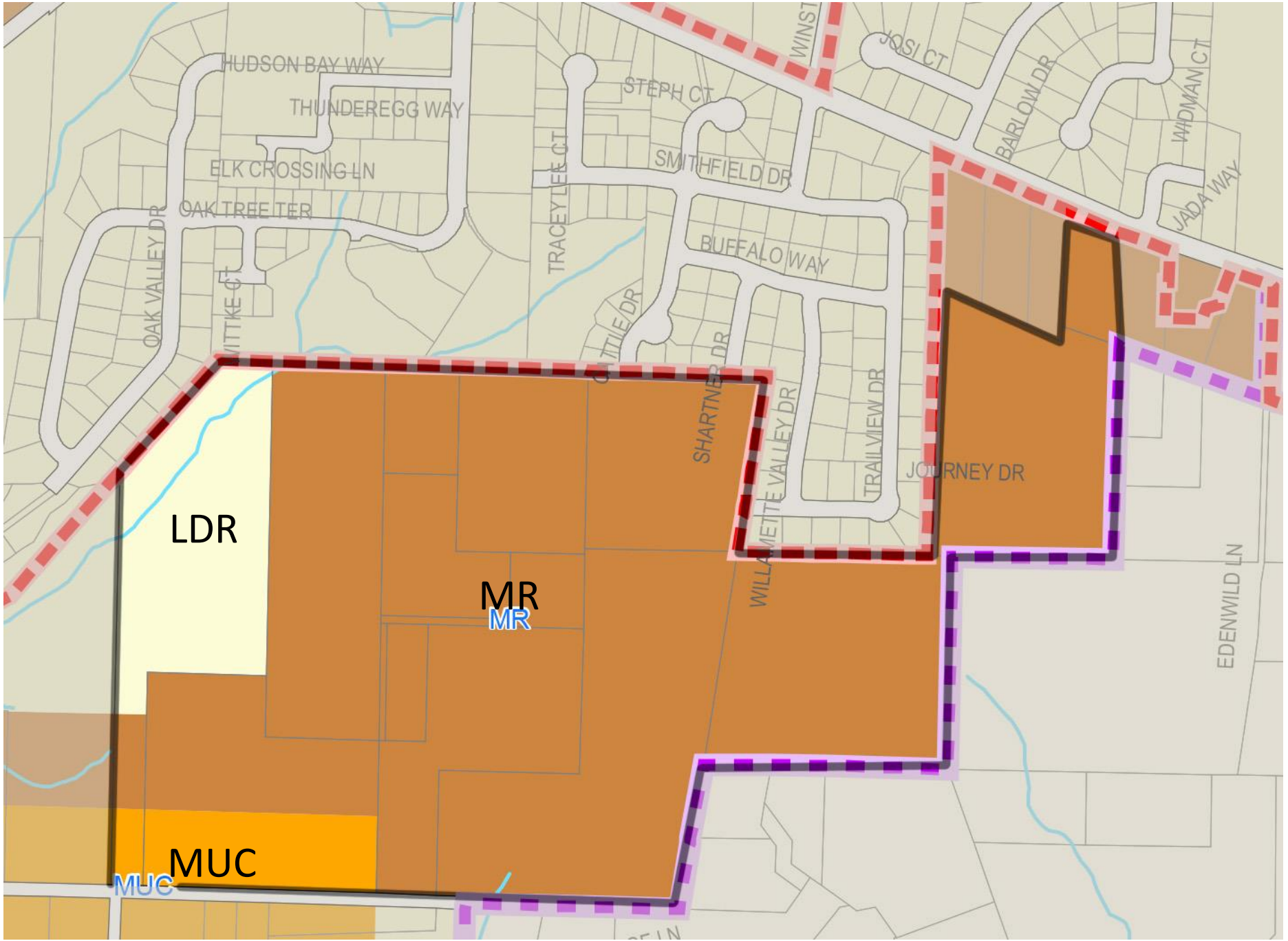
Background

- Annexation of 92 acres of land within the Urban Growth Boundary
- Apply zoning to the annexed area in conformance with the land use designations in the Oregon City Comprehensive Plan
- Change from Clackamas County Future Urbanizable-10 (FU-10) and RRF5 (Rural Farm and Forest 5-Acre) to:
    - R-10 Single-Family Dwelling District
    - R-5 Dwelling District
    - NC Neighborhood Commercial District
- The proposed zoning designations, if approved, represent an initial step in implementing the vision for the “North Village” of the adopted Park Place Concept Plan, adopted by the City in 2008

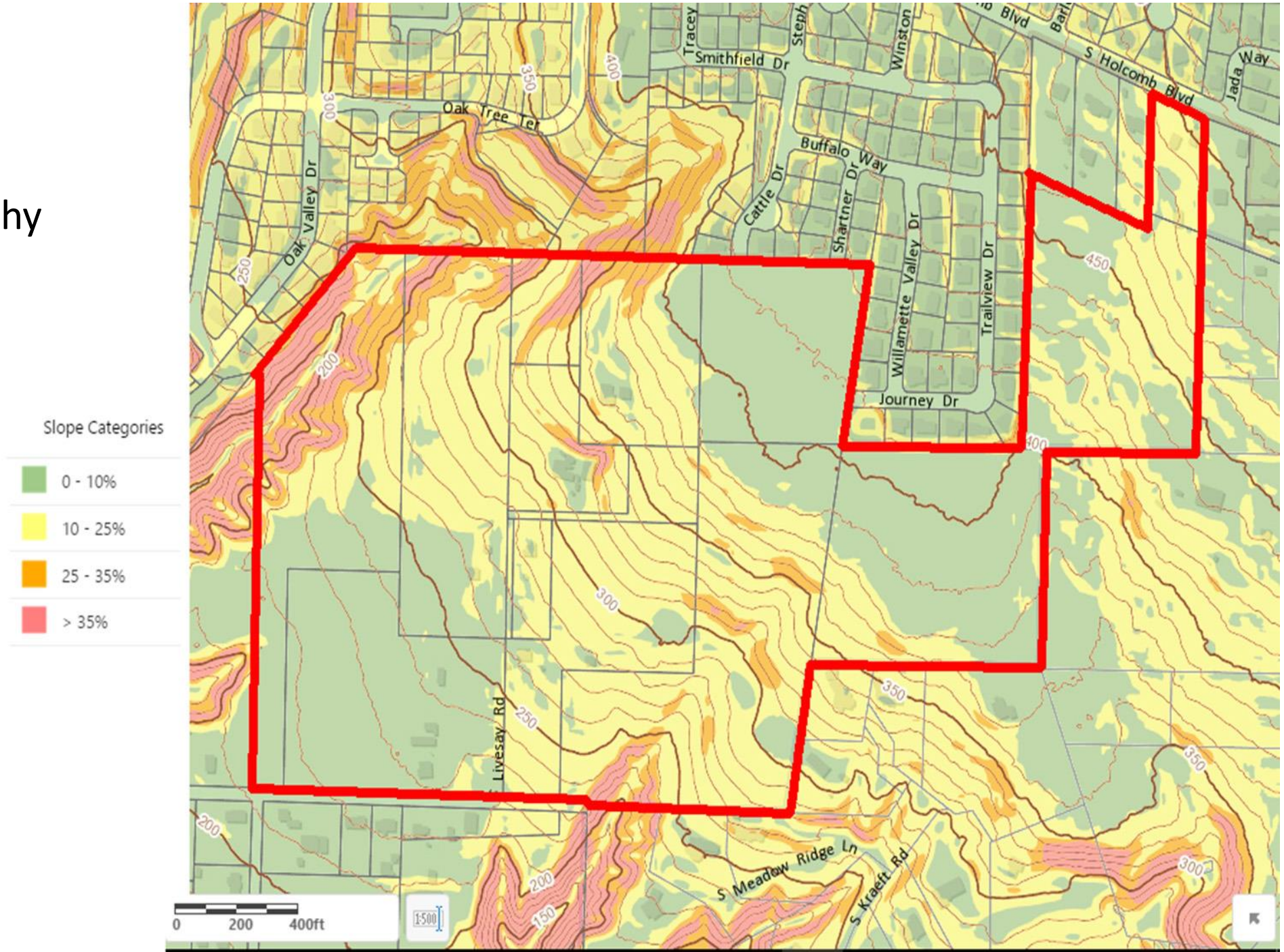
Subject Site



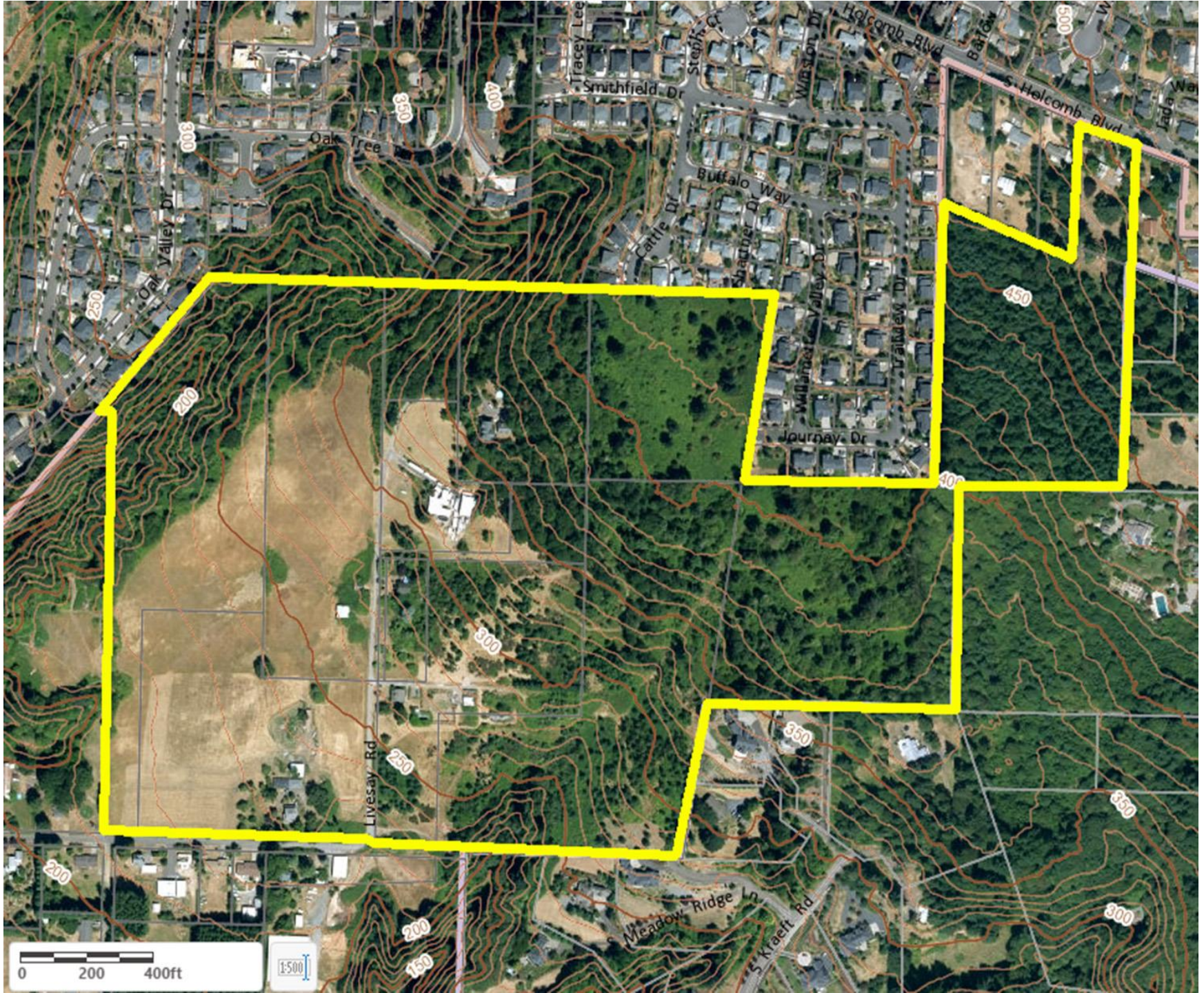
Comprehensive Plan Designations



Site Topography

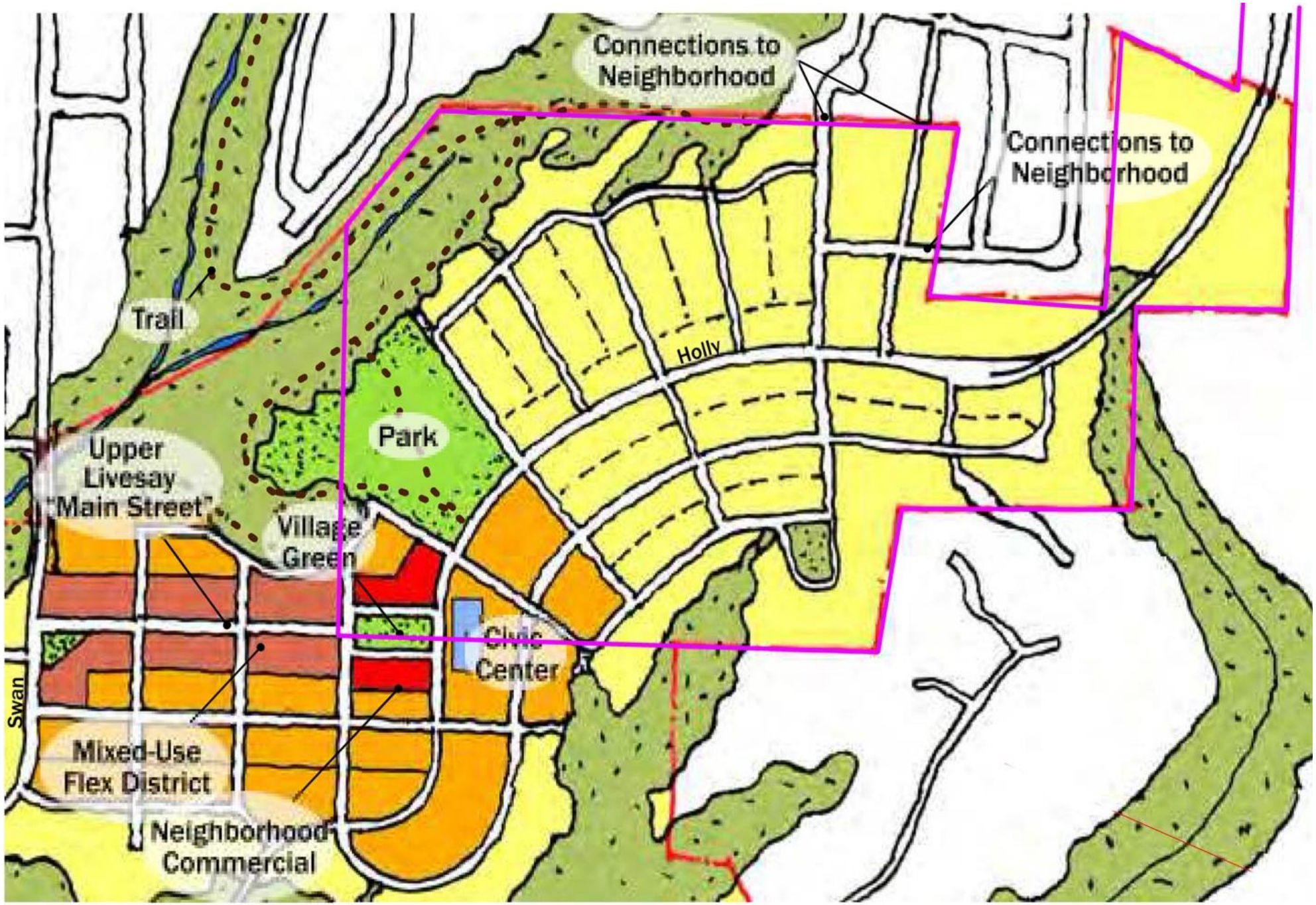


Aerial Photograph



North Village Neighborhood

(Annexation Area Outlined in Magenta)



Metro Boundary Change Criteria – Chapter 3.09

1. Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans.

2. Consistency with directly applicable provisions of urban planning area agreements between the annexing entity and a necessary party.

3. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.

4. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.

5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.

6. Consistency with other applicable criteria for the boundary change in question under state and local law.

Criteria for Annexation- OCMC Title 14

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city.

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water.

(d) The proposal conforms to all other requirements of the city's ordinances.

Criteria for Zone Change OCMC 17.68

17.68.020 - Criteria.

The criteria for a zone change are set forth as follows:

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

B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.

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

D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

Conditions for Approval

- If Annexed, Zoning may not be applied until Alternative Mobility Targets are adopted and amendments have been made to OCMC Chapter 12.04

- If Annexed, no development may happen onsite until approval of a Type III Master Plan of the entire 91-acre property that addresses:
  - The Park Place Concept Plan
  - Oregon City's Public Facilities Plans
    - **Park and trails** (*timing of parkland acquisitions and development*)
    - **Sewer, water, stormwater** (*utility phasing that can foster redevelopment of the entire concept plan area)*
    - **Transportation System Plan**. (*proposed phasing of major roads to ensure a timely connection to Holly)*

Conditions for Approval

- At the time that a Master Plan, the developer shall participate in the proportional funding of offsite intersection improvements which include but are not limited to:
  - I-205/OR-99E ramp terminal projects (TSP Projects D75 and D76)
  - Main Street/14th Street improvements (TSP Projects D7 and D8)
  - Abernethy/Holcomb/Redland intersection
  - OR213/Redland Road (TSP Project D79)
  - Holly Lane/Holcomb Boulevard intersection (TSP Project D43)
  - Holly Lane/Redland Road intersection (TSP Project D36)
  - Highway 213/Beavercreek Road- right-turn lane on westbound Beavercreek Road and a merge lane on northbound Highway 213 (*Alternative Mobility Study*)

Island Annexation Analysis

- Oregon City Comprehensive Plan Policy 14.4.3 requires that the City "evaluate" and "avoid creating unincorpated islands within the City."
- The applicant indicates that they tried unsuccessfully to include these properties in their annexation.
- Policy 14.4.3 provides that "in some instances", the City may "require that parcels adjacent to the proposed annexation" be included as part of the annexation request.

Should the city require annexation of these three lots, voter approval would be required, since there would no longer be 100% owner consent for the annexation.

Request for Continuance to April 9, 2018

- Revision to Applicant's Traffic Analysis for Neighborhood Commercial based on ODOT’s review for reasonable worst case scenario.
- Applicant is currently working with ODOT on this request as the traffic analysis will be further refined at the time of the Master Plan review based on a specific proposal.

City of Oregon City Planning Commission
Meeting of February 12th, 2018 7:00pm

Testimony of: Christine Kosinski, Unincorporated Clackamas County, Holly Lane

RE: AN 17-0004 ZC 17-0005 Park Place Annexation and Rezoning – 92 Acre

I'm requesting that the City hold this hearing open until the following concerns are addressed:

I request that Oregon City send notice of this Land Use Application to annex and re-zone 92 acres South of Holcomb Blvd and North of Livesay Rd. Notices to be sent to each property owner on Holly Ln, (including all streets coming off Holly), Maplelane, Thayer and Redland Road. These are all homeowners in Clackamas County which will be highly affected by this proposed annexation and zone change, and yet, they have been invited to NO hearings. This is the beginning of the Holly Ln extension, isn't it about time the City meets with these homeowners and explains it's future plans for both Holly Ln and all other roads listed here.?

I request that the Planning Commissioners invite Scott Burns, Professor of Geology, PSU to attend an upcoming meeting on this proposed annexation and zone change. Scott Burns is highly qualified to address any concerns the Commission may have regarding landslides that exist in the Park Place and Holly Ln areas. Professor Burns also can validate the fact that homeowners in a landslide area are unable to get Landslide Insurance. In a recent conversation, Professor Burns stated he would welcome such a meeting, he told the City about Park Place years ago and would be happy to speak again, to the Commissioners and the community, about all landslide issues.

I request that the City clarify for the record.....Should this annexation be approved, this would be the beginning of the Holly Lane Extension. Oregon City, please state for the record that Holly Ln (as it stands now between Maplelane and Redland Rd) will not become part of the City with this annexation.

ITEMS ENTERED INTO RECORD
FILE: ZC 1704 ZC 17-05
DATE: 2-12-18
EXHIBIT: 5
SUBMITTED BY: Christine Kosinski

Oregon City School District No. 62

Learning to be our Best

PO Box 2110 (1417 12th St.), Oregon City, Oregon 97045-5010

February 12, 2018

Planning Commission
City of Oregon City
625 Center Street
Oregon City, OR 97045

RE: AN-17-0004, ZC-17-0005

Regarding the 92 acre annexation request and accompanying zone change in the area south of Holcomb Blvd. and north of S Livesay Road. Impacted school enrollment areas are Holcomb and Redland Elementary Schools, Ogden Middle School and Oregon City High School.

The District has limited short-term capacity available at both Redland and Holcomb Elementary Schools, capacity available at Ogden Middle School and Oregon City High School. Recent development in the area by Holcomb Elementary School has yielded significantly less than one student per household. The District currently is planning a capital bond measure on the November 2018 ballot that presently includes replacing and expanding Ogden Middle School to a new location adjacent to Holcomb Elementary School. The former Ogden Middle School site would then be repurposed into an elementary school when elementary enrollment in the Ogden Middle School area requires a new school. We believe this plan will be adequate to meet the long-term enrollment generated by this annexation and zone change.

I've attached my business card should you have further comments and or questions.

Sincerely,

Wes Rogers

Wes Rogers
Director of Operations
503-785-8426, wes.rogers@orecity.k12.or.us

Kathy Schaub
ccount Executive
aukie/Happy Valley
kschaub@
mplinmedia.com
971-204-7779

Joleen Taylor
Advertising Representative
jtaylor@
mplinmedia.com
971-204-7789

mantha Johnson
ified Advertising
sjohnson@
mplinmedia.com
971-207-7755

ncy MacDonald
Ad Assistant
kamas/Oregon City
nmacdonald@
mplinmedia.com
971-204-7781

Molly Filler
Page Design
l Design Group
mfiller@
plinmedia.com
971-204-7730

Valerie Clarke
eative Services
l Prepress Specialist
vclarke@
plinmedia.com
971-204-7842

Kim Stephens
lation Manager
kstephens@
plinmedia.com
971-204-7818

Jerrin Sipe
nting Specialist
jsipe@pamplin
media.com
971-204-7712

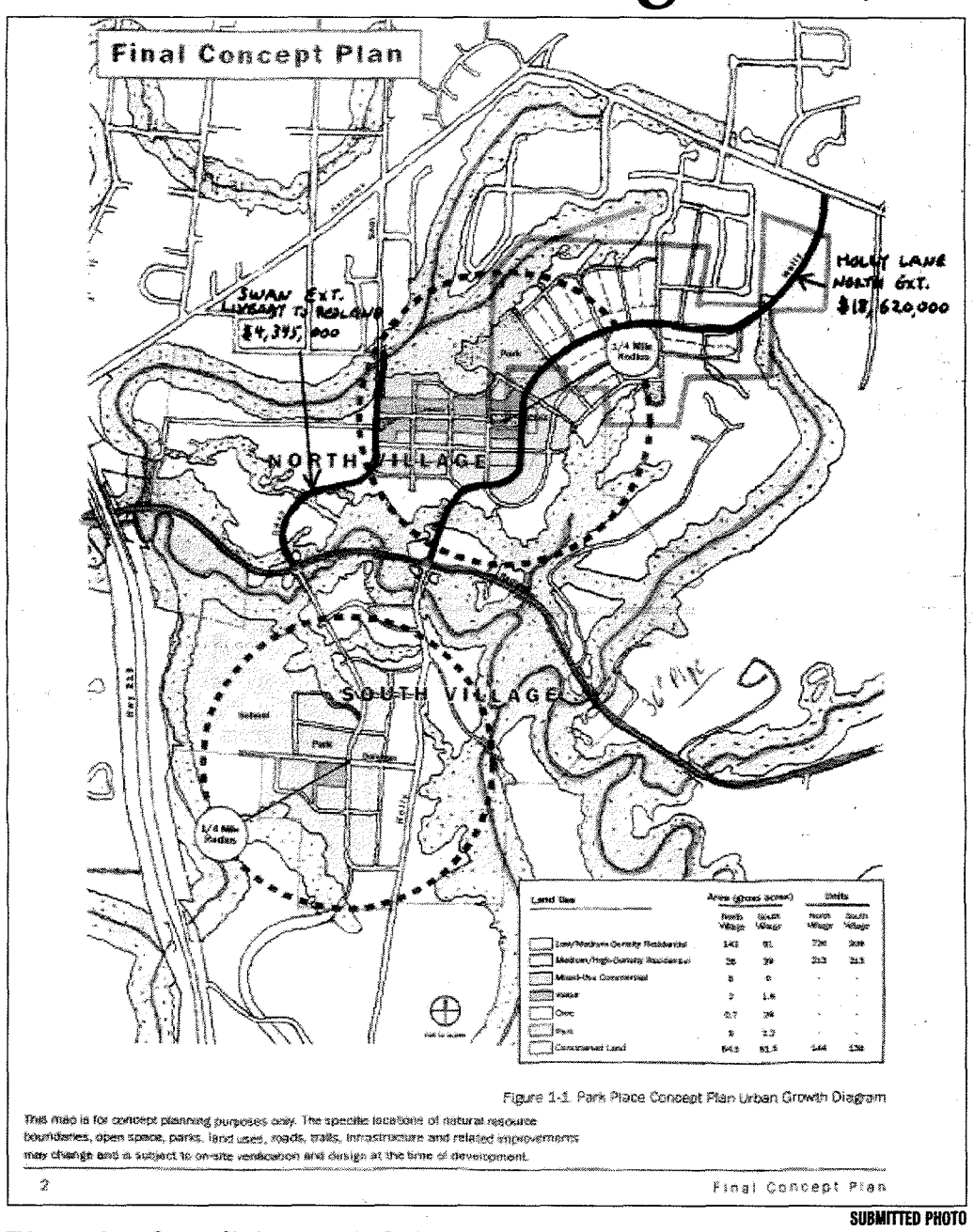
MMUNITY CLASSIFIEDS
03-620-SELL (7355)

LATION / SUBSCRIPTIONS
503-620-9797

O ADVERTISE, CALL:
Display Advertising:
503-684-0360
Legal advertising:
503-546-0788

s Review and Oregon City News
) are weekly community newspa-
shed Wednesdays by Community
s. The contents of these news-

Proposed annexation is dangerous, short-sided



SUBMITTED PHOTO

This map shows Oregon City's concept for Park Place neighborhood.

COMMUNITY SOAPBOX
Tom Geil

Like the proverbial "bad penny," it's back. Like the sales tax that the state of Oregon still keeps talking about bringing back to us for yet another vote, it's back. The Park Place Concept Plan Annexation is back.

Except this time, Oregon City residents don't get a vote in the process. Even though it's in our city charter that citizens shall have a vote on all annexations, Gov. Kate Brown, coerced by high paid lobbyists, signed a bill two springs ago that allows developers to annex into a city if their property is contiguous to a city boundary — so much for Brown's "transparency" in government.

Several cities, including Corvallis, sued the state on the basis that it is in their city charters to allow voting on all annexations. It is also in Oregon City's Charter but our city did not join in that lawsuit. That decision is still working its way through the courts.

But what does this mean? Three times developers have tried to bring this property into Oregon City, and three times (2008, 2010, 2011) by overwhelming margins, informed citizens voted it down. They've tried all sorts of arguments and smaller portions of the annexation, hoping that they could get it piecemeal into the city, guising it under all sorts of reasoning.

Before the Planning Commission 7 p.m. Tuesday, Feb. 12, at City Hall, the next annexation attempt is for 92 acres for 400-450 homes, just off Holcomb Boulevard. The full buildout of the Park Place Concept Plan calls for 1,400 homes. This annexation involves the beginning of the proposed Holly Lane extension that will eventually link Holcomb Boulevard to Redland Road. The cost of the road is estimated by city staff at $18.6 million at full extension, and will dump all the traffic from all the Holcomb Boulevard current developments, plus the 1,400-plus residents of the Concept Plan area onto Redland Road where it is eventually planned to connect to an already congested and crudely laid-out Holly Lane.

Until such time that the new road can be built out, the current proposed 92-acre annexation (future development) will surround the Trailview Heights and other existing neighborhoods with numerous residents who will only have one entrance and exit out of the area, known as Winston Drive. All the stub roads (Journey Drive, Shartner Drive and Cattle Drive) will be open to provide access to this new development, but there are no other alternative roads for the new traffic to move except for Winston Drive. Currently there are approximately 93 homes that need to enter/exit on this one short drive.

This mirrors the last annexation attempt and was in large part, its undoing. It would mean that all large construction trucks for the entire area would have to come through Winston Drive, endangering the residents' children who travel to and from school in the area, and play in the streets. The project would tear up existing blacktop roads. When completed, all that new residential traffic will, again, have only one route to enter or exit the large development, causing big concerns for fire and ambulance safety.

Until the full $18.6 million road can be completely built, this proposed annexation means that all new construction will add to current development of an estimated 727 homes along Holcomb, adding to traffic jams at the bend near Holcomb Middle School, as well as at the base of the hill at Redland Road. Holcomb Boulevard cannot be widened, because older, existing homes, some several decades old, are built close to the existing road. Homes would have to be closed and purchased in order to widen the road. And even then, there are culverts and cliffs near the canyons off Holcomb. The increased traffic becomes a bottleneck nightmare for existing residential, but increases the already well-known traffic jam at Holcomb, Abernethy and Redland Road.

At the most recent Planning Commission meeting Jan. 22, Public Works Director John Lewis informed an overflow crowd that the state has no intentions of improving Redland Road at Highway 213, through 2035. Adding this much traffic from more annexations on Holcomb, will only increase the traffic jam and safety on Redland, from Holcomb to 213. There are no plans to even widen or reshape Redland at this juncture. The costs are prohibitive.

Adding to this confusing mess is the fact that on the developer's application plan, they are asking the city to pick up $715,000 to expand the water main along the lower extension of this new road. And those are only current costs that could easily rise as construction costs increase in coming years. Why should residents have to pick up infrastructure costs in order that the developers and landowners can reap large profits from this unnecessary annexation and development?

Developers have tried just about every trick in the book to get this area annexed. On three separate occasions, it was offered to me that I would keep quiet and support these annexations, and previous owners would purchase my current home and move me. More recently there are three existing homes on Holcomb that would become an island surrounded by Oregon City annexed properties. Those residents were offered $5,000 checks, by a developer/landowner if they would not fight the process and simply acquiesce to being forced into the city limits. The checks were not accepted.

There is so much more to this story including schools, livability and more, but the written explanation could take up several pages of our newspaper. Park Place Neighborhood Association is planning a full testimony at the Feb. 12 Planning Commission meeting.

Communities further south on Redland from Holly Lane, Redland Road and further out have not been mailed postcards to inform them of this future development. It's dependent on all those reading this article to keep their neighbors informed. Most information can be followed at orcity.org.

If you wish to provide testimony regarding this fourth attempt to shove this development down current residents' throats, come to the Feb. 12 Planning Commission meeting. Each citizen has three minutes to address the Planning Commission at City Hall, 625 Center St.

Tom Geil is a resident of the Park Place neighborhood in Oregon City.

Paul Edgar submitted a varierty of Geographic Information System LIDAR data from DOGAMI into the record for AN-17-0005 / ZC-17-0006. Much of this data is in ArcView files which are not readily converted into maps. These data are GIS layers requiring special software to access and view.

Please note that this information is part of the record and can be obtained at the Planning Division.