



TYPE IV APPLICATION STAFF REPORT AND RECOMMENDATION

January 6, 2014

FILE NO.: ZC 13-02: Zone Change from “R-10” Single-Family Dwelling District to “R-6” Single-Family Dwelling District

**APPLICANTS/
OWNERS:** Mark and Karen Westermann, 1009 Woodlawn Ave., Oregon City, OR 97045
Marvin and Joan Wiebke, 1012 Woodlawn Ave., Oregon City, OR 97045
Thomas and Donna Carlson, 1033 Woodlawn Ave., Oregon City, OR 97045
Gavin and Kara Miller, 1019 Woodlawn Ave., Oregon City, OR 97045

REQUEST: The applicant is seeking approval for a Zone Change from “R-10” Single-Family Dwelling District to “R-6” Single-Family Dwelling District.

LOCATION: 1009 Woodlawn Ave., Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 2000
No Address, Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 1801
1012 Woodlawn Ave., Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 3100
1033 Woodlawn Ave., Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 1700
1019 Woodlawn Ave., Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 1800
No Address, Oregon City, OR 97045,
Clackamas County Map 3-2E-06BC, TL 1601

HEARING DATE: January 13, 2014 Planning Commission

STAFF: Laura Terway, AICP, Planner
Todd Martinez and Gordon Munro, Development Services

RECOMMENDATION: Staff recommends the Planning Commission recommend approval with conditions of Planning file ZC 13-02 to the City Commission for their consideration at the February 5th, 2014 hearing.

Type IV decisions include only quasi-judicial plan amendments and zone changes. These applications involve the greatest amount of discretion and evaluation of subjective approval standards and must be heard by the city commission for final action. The process for these land use decisions is controlled by ORS 197.763. At the evidentiary hearing held before the planning commission, all issues are addressed. If the planning commission denies the application, any party with standing (i.e., anyone who appeared before the planning commission either in person or in writing) may appeal the planning commission denial to the city commission. If the planning commission denies the application and no appeal has been received within ten days of the issuance of the final decision then the action of the planning commission becomes the final decision of the city. If the planning commission votes to approve the application, that decision is forwarded as a recommendation to the city commission for final consideration. In either case, any review by the city commission is on the record and only issues raised before the planning commission may be raised before the city commission. The city commission decision is the city's final decision and is appealable to the land use board of appeals (LUBA) within twenty-one days of when it becomes final. IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

I. BACKGROUND AND PROPOSED DEVELOPMENT:

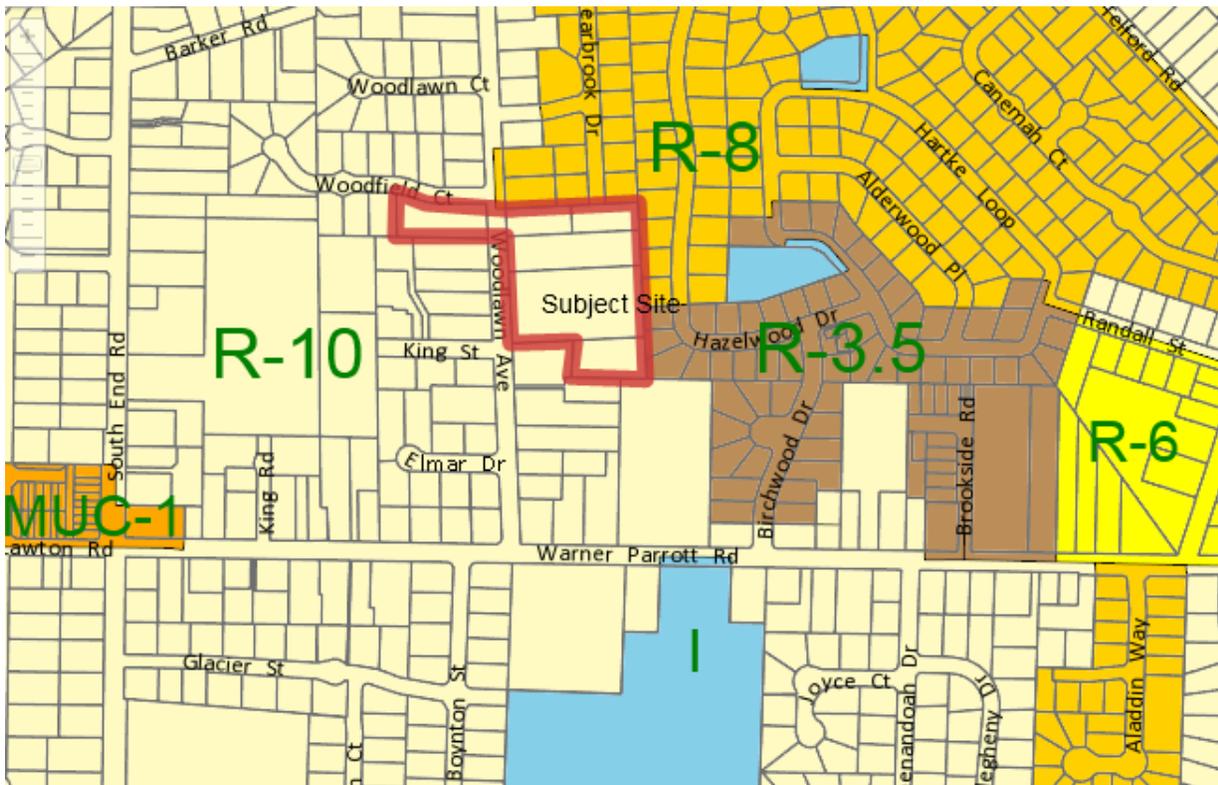
A Zone Change application has been submitted for property located near Woodlawn Avenue and Woodfield Court at Clackamas County Map 3-2E-06BC, TL 2000, 1801, 3100, 1700, 1800, and 1601 (Exhibits 1 and 2). The Applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District. The applicant has not submitted an application for further development of the site at this time. Future development will require additional review by the Planning Division.





Note that Clackamas County Map 3-2E-06BC Tax Lot 1700 and 1601 consists of one lot, though two tax lots are present. The land associated with Tax Lot 1601 was incorporated into Tax Lot 1700 with a Lot Line Adjustment in 1999 (Planning file LL 99-06, Exhibit 4). Tax lots are created for taxable purposes with the Clackamas County Tax Assessor and do not result in a land division.

Surrounding Uses: As demonstrated below, the site is surrounded by a variety of zoning designations.



II. DECISION-MAKING CRITERIA:

Oregon City Municipal Code Standards and Requirements

Title 17: Zoning:

- Chapter 17.08, R-10 Single Family Dwelling District
- Chapter 17.12, R-6 Single Family Dwelling District
- Chapter 17.50, Administration and Procedures
- Chapter 17.68, Zone Changes and Amendments

III. COMPLIANCE WITH APPROVAL CRITERIA

CHAPTER 17.50 ADMINISTRATION AND PROCEDURES

Finding: Complies as Proposed. Notice of the public hearings for this proposal was mailed to property owners within 300 feet of the subject site. The notice was advertised in the Clackamas Review, Oregon City News and Estacada News and the site was posted with land use notification signs. The notice requested comments and indicated that interested parties could testify at the public hearing or submit written comments prior to or at the hearing. The application was transmitted to the City Engineer, Development Services Manager, Clackamas County Fire Department, the neighborhood association, the Citizen Involvement Council and the City transportation consultant for comment.

Comments from John Replinger, a City consultant for Replinger and Associates, have been incorporated into this staff report (Exhibit 3).

Laura Terway, Planner with the City of Oregon City sent an email responding to an in person query (Exhibit 5).

No other comments were received regarding this application prior to January 6, 2014. Any comments received after January 6, 2014 will be forwarded to the Commission at the next hearing.

CHAPTER 17.68.020 ZONE CHANGES AND AMENDMENTS

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

Goal 1: Citizen Involvement

Goal 1.2: Ensure that citizens, neighborhood groups and affected property owners are involved in all phases of the comprehensive planning program.

Finding: Complies as Proposed. Chapter 17.50 of the Oregon City Municipal Code includes provisions to ensure that citizens, neighborhood groups, and affected property owners have ample opportunity for participation in zone change applications. The Applicant met with a neighborhood association prior to submitting this application. Once the application was deemed complete, the City noticed the application to properties within 300 feet, the neighborhood association, Citizens Involvement Council, posted notice in the paper and posted the application on the City's website. Signs were also posted on the subject site. All interested persons have the opportunity to comment in writing or in person through the public hearing process. By following this process, the requirements of this policy are met.

Goal 2: Land Use

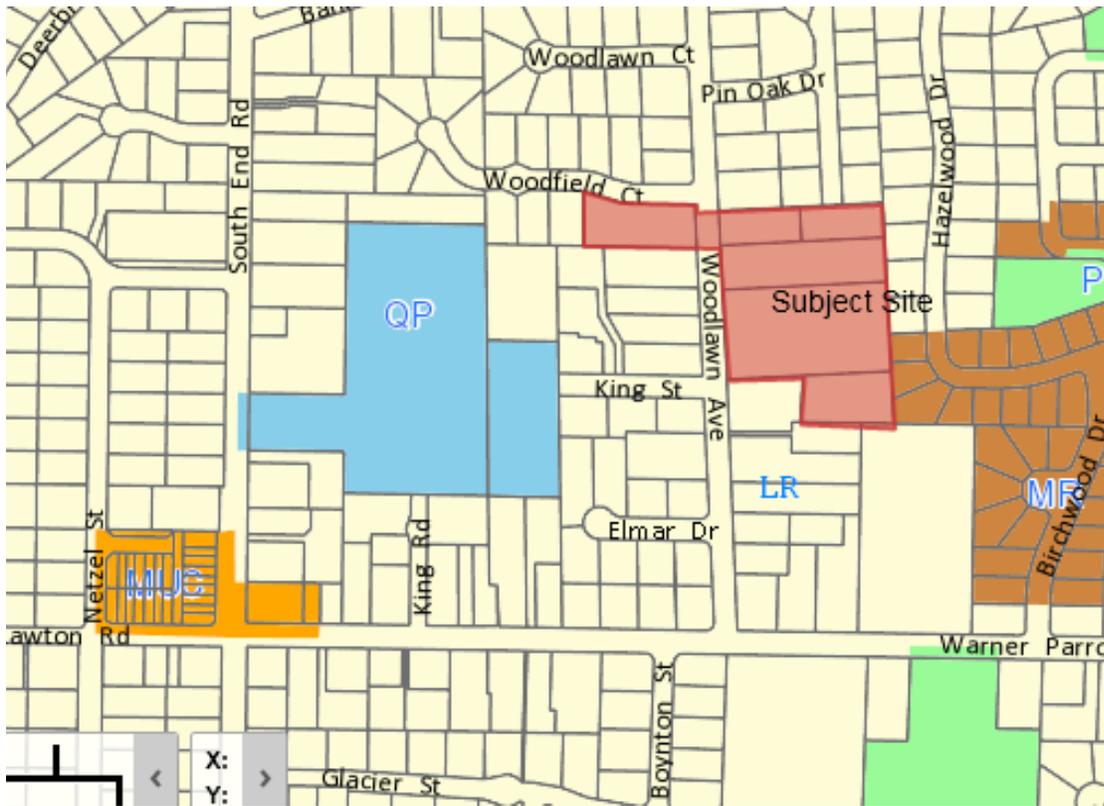
Goal 2.1: Ensure that property planned for residential, commercial, office and industrial uses is used efficiently and that land is developed following principles of sustainable development.

Finding: Complies as Proposed. The applicant requested a zone change from "R-10" Single-Family Dwelling District to the "R-6" Single-Family Dwelling District. The zone change would allow additional

dwellings to be constructed in the future and the property to be utilized in an efficient manner, consistent with the adjacent properties. This standard has been met.

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

Finding: Complies as Proposed. The Oregon City Comprehensive Plan designates the subject property as within the “LR” Low Density Residential Development designation which includes the following zoning designations: R-10, R-8 and R-6 Single-Family Dwelling Districts. The applicant proposed to retain the Comprehensive Plan designation and change the zoning from R-10 to R-6. The zone change remains compliant with the Comprehensive Plan designation of the site. The subject site is primarily surrounded by other properties within the Low Density Residential Comprehensive Plan Designation with the exception of Medium Density Residential directly adjacent to the east of the site.



Goal (5) Natural Resources

Policy 5.4.4: Consider natural resources and their contribution to quality of life as a key community value when planning, evaluating and assessing costs of City actions.

Finding: Complies as Proposed. This policy is implemented by the application of the Natural Resources Overlay District (NROD). The subject property is not located within the NROD boundary.

Goal 6: Quality of Air, Water and Land Resources

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

Finding: Complies as Proposed. The proposed R-6 zoning designation will allow approximately 14 more single-family dwellings on the same land creating of a more compact land use pattern and reduction in the square footage of paved street and sidewalk per dwelling. As development occurs on the subject

site construction of a street and associated sidewalk would be required, allowing easier travel for the subject site and surrounding areas. This standard has been met.

Goal 10: Housing

Goal 10.1.3: Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed-use development.

Finding: Complies as Proposed. The proposed zone change will maintain the basic land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan. As demonstrated below, only 21% of the residentially zoned property within the City is within the R-6 Single Family Dwelling District, with more than 60% of the residentially zoned land in a lower density zoning designation. The increased density allowed by the R-6 zoning, as compared with the existing R-10 district will provide for approximately 14 more single-family homes on this site, thereby increasing the availability of more choices in the marketplace. This standard has been met.

Zoning Designation	Acres (Non River)	Percentage of Total Residential Land
R-10	1,593.20	38%
R-8	1,058.00	25%
R-6	871.3	21%
R-5	0	0%
R-3.5	424.1	10%
R-2	262.2	6%
Total	4,208.80	100%

Goal 11: Public Facilities

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

Finding: Complies as Proposed. All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-6 zoning.

Sanitary sewer is available from an existing 8-inch line that is installed in Clearbrook Drive and Woodlawn Ave. Sanitary sewer may be extended into the property.

Water service is available from an 8-inch City line in Clearbrook Drive and Woodlawn Avenue, and a 4-inch line on Woodfield Ct. Water service may be extended into the property, and the 4-inch pipe may be up-sized.

Storm water service is provided by a 12-inch pipe on Clearbrook Drive, which also has underground detention. Storm water detention and treatment is often provided within each development. There appears to be sufficient room for storm water facilities.

Oregon City Public Schools provide education services and has adequate levels of service available. Police and fire protection are provided by the City of Oregon City. In addition, future dwellings will mitigate the impact of development with payment of water, sanitary sewer, stormwater, transportation, bicycle/pedestrian, and park system development charges.

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

Finding: Complies as Proposed. All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-6 zoning. The proposed zone change will maintain the basic land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan.

Goal 12: Transportation

Goal 12.6: Develop and maintain a transportation system that has enough capacity to meet users' needs.

Finding: Complies as Proposed. A Traffic Analysis Letter (TAL) was prepared by Frank Charbonneau of Charbonneau Engineering, Inc., dated September 19, 2013 (Exhibit 2). The TAL concluded a maximum estimate for dwelling units and associated transportation impacts as:

<u>Scenario</u>	<u>Dwelling Units</u>	<u>AM Peak Trips</u>	<u>PM Peak Trips</u>
R-10	11	8	11
R-8	16	12	16
R-6	25	19	25

The TAL was reviewed by John Replinger of Replinger and Associates, a City transportation consultant, who concluded: "I find that the TAL meets city requirements and provides an adequate basis upon which impacts of the proposed rezoning can be assessed. The effect of rezoning on the transportation system will be minimal. A subsequent TAL will be required to address all site-specific issues relating to a subdivision or other land use action. The need for a subsequent TAL is recognized in the document submitted in connection with the proposed zone change." (Exhibit 3).

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

Finding: Complies as Proposed. The additional demand on the public facilities from the proposed zone change will be minimal. All the services are available and adequate to meet the needs of this property when developed to levels allowed by the R-6 zoning district.

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

Finding: Complies as Proposed. A Traffic Analysis Letter (TAL) was prepared by Frank Charbonneau of Charbonneau Engineering, Inc., dated September 19, 2013 (Exhibit 2). The TAL was reviewed by John Replinger of Replinger and Associates, a City transportation consultant, who concluded: "I find that the TAL meets city requirements and provides an adequate basis upon which impacts of the proposed rezoning can be assessed. The effect of rezoning on the transportation system will be minimal. A subsequent TAL will be required to address all site-specific issues relating to a subdivision or other land use action. The need for a subsequent TAL is recognized in the document submitted in connection with the proposed zone change." (Exhibit 3).

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

Finding: Not Applicable. The Comprehensive Plan contains specific policies and provisions which control the zone change.

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

17.12.040. A. Minimum lot area, six thousand square feet;

17.12.040. B. Minimum lot width, fifty feet;

17.12.040. C. Minimum lot depth, seventy feet;

17.12.040.D. Maximum building height: two and one-half stories, not to exceed thirty-five feet.

17.12.040.E

1. Front yard: ten feet minimum depth.

2. Front porch, five feet minimum setback,

3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.

4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,

5. Corner side yard, fifteen feet minimum setback,

6. Rear yard, twenty-foot minimum setback

7. Rear porch, fifteen-foot minimum setback.

17.12.040.F. Garage standards: See Chapter 17.21—Residential Design Standards.

G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Finding: Not Applicable. The applicant has not proposed any development with the Zone Change application. Future development will be reviewed for compliance with the dimensional standards of the zoning designation upon submission of permits.

IV. CONCLUSION AND RECOMMENDATION:

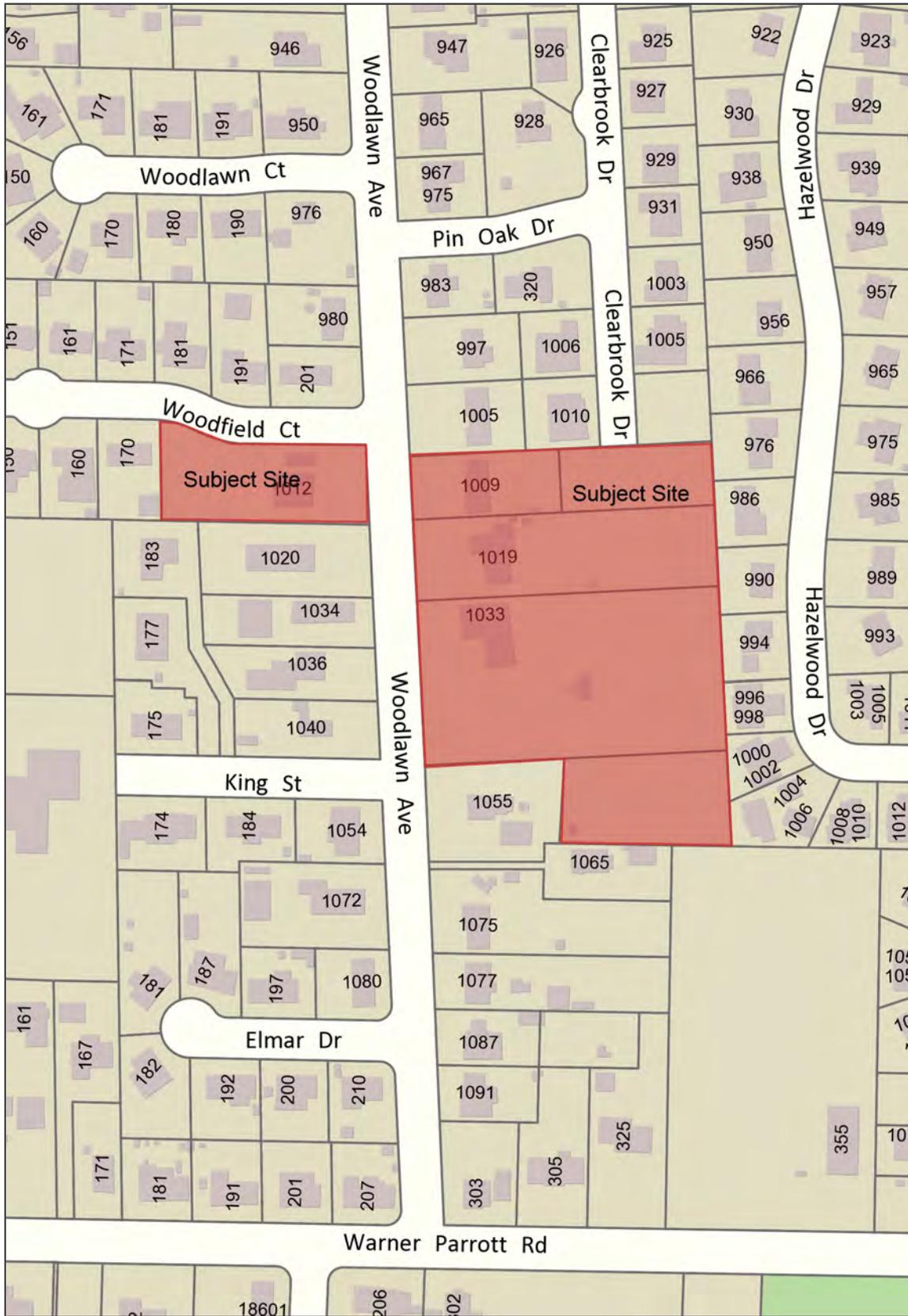
In conclusion, the proposed zone change located at Clackamas County Map 3-2E-06BC, TL 2000, 1801, 3100, 1700, 1800, and 1601 can meet the approval standards outlined in this Staff Report, subject to the Applicant's proposal. Therefore, the Community Development Director recommends approval of the application.

V. EXHIBITS

The following exhibits are attached to this staff report.

1. Vicinity Map
2. Applicant's Submittal
3. Comments from John Replinger of Replinger and Associates
4. Approved Survey for Planning File LL 99-06
5. Email from Laura Terway, AICP dated 12/3/2013

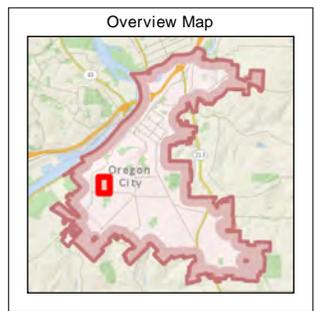
ZC 13-02



Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB

Notes



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



City of Oregon City
 PO Box 3040
 625 Center St
 Oregon City
 OR 97045
 (503) 657-0891
www.orcity.org





LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input checked="" type="checkbox"/> Zone Change

2013 SEP 13 AM 10:54 RECEIVED CITY OF OREGON CITY

File Number(s): 22 13-02
Proposed Land Use or Activity: Rezone from R-10 to *R-6 or R-8

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1009 Woodlawn Ave, 1012 Woodlawn Ave, 1019 Woodlawn Ave, 1033 Woodlawn Ave

Clackamas County Map and Tax Lot Number(s): 3-2E-06BC-02000, 3-2E-06BC-03100, 3-2E-06BC-01700, 01801, 01800

Applicant(s):
Applicant(s) Signature: [Signatures]
Applicant(s) Name Printed: Mark Western, Marc Grey, Tom Carlson Date: _____

Mailing Address: 1009 Woodlawn Ave, Oregon City, OR 97045

Phone: 503-722-5050 Fax: _____ Email: Western@pcomast.net

Property Owner(s):
Property Owner(s) Signature: [Signatures]
Property Owner(s) Name Printed: Mark Western, Marc Grey, Tom Carlson Date: _____

Mailing Address: 1009, 1012, 1019, 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503-722-5050 Fax: _____ Email: _____

Representative(s):
Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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.



LAND USE APPLICATION FORM

<u>Type I (OCMC 17.50.030.A)</u>	<u>Type II (OCMC 17.50.030.B)</u>	<u>Type III / IV (OCMC 17.50.030.C)</u>
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
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<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input checked="" type="checkbox"/> Zone Change

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File Number(s): _____

Proposed Land Use or Activity: _____

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner(s):

Property Owner(s) Signature: Karen Westermann

Property Owner(s) Name Printed: Karen Westermann Date: 9/20/13

Mailing Address: 1009 Woodlawn Ave

Phone: 503-855-1736 Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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.



LAND USE APPLICATION FORM

<u>Type I (OCMC 17.50.030.A)</u>	<u>Type II (OCMC 17.50.030.B)</u>	<u>Type III / IV (OCMC 17.50.030.C)</u>
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
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	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Zone Change

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PLANNING DEPARTMENT
OREGON CITY

File Number(s): _____

Proposed Land Use or Activity: _____

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner(s):

Property Owner(s) Signature: Joan D. Wiebke

Property Owner(s) Name Printed: JOAN WIEBKKE Date: 9-20-2013

Mailing Address: 1012 WOODLAWN AVE, OREGON CITY, OR. 97045

Phone: 503-228-1425 Fax: — Email: Joanwiebke@gmail.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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.



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- Compatibility Review
- Lot Line Adjustment
- Non-Conforming Use Review
- Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- Extension
- Detailed Development Review
- Geotechnical Hazards
- Minor Partition (<4 lots)
- Minor Site Plan & Design Review
- Non-Conforming Use Review
- Site Plan and Design Review
- Subdivision (4+ lots)
- Minor Variance
- Natural Resource (NROD) 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
- Municipal Code Amendment
- Variance
- Zone Change

File Number(s): _____

Proposed Land Use or Activity: _____

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature:  Karin Miller

Applicant(s) Name Printed: Garvin Miller Kara Miller Date: 11/10/13

Mailing Address: 1019 Woodlawn Ave Oregon City, OR 97045

Phone: 503-680-8062 Fax: n/a Email: n/a

Property Owner(s):

Property Owner(s) Signature:  Karin Miller

Property Owner(s) Name Printed: Garvin Miller Kara Miller Date: 11/10/13

Mailing Address: 1019 Woodlawn Ave Oregon City, OR 97045

Phone: 503-680-5579 Fax: n/a Email: n/a

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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LAND USE APPLICATION FORM

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File Number(s): _____

Proposed Land Use or Activity: _____

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Donna Carlson

Applicant(s) Name Printed: Donna Carlson Date: 9/21/13

Mailing Address: 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503 650-0415 Fax: _____ Email: _____

Property Owner(s):

Property Owner(s) Signature: Donna Carlson

Property Owner(s) Name Printed: Donna Carlson Date: 9/21/13

Mailing Address: 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503 650-0415 Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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Woodlawn Properties Rezoning Application

Application Narrative

Project Information:

Applicant/Owners:	Mark Westermann 1009 Woodlawn Ave Oregon City, Or 97045	Marv Wiebke 1012 Woodlawn Ave Oregon City, or 97045
	Marc Gray 1019 Woodlawn Ave Oregon City, Or 97045	Tom Carlson 1033 Woodlawn Ave Oregon City, Or 97045

Request:

The applicants are requesting the approval of a zoning change from an R-10 Single family Dwelling District to an R-6 Single Family Dwelling District with an R-8 Single Family Dwelling District as a backup.

Location:

The properties as listed above: 1009, 1012, 1019 and 1033 Woodlawn Ave, Oregon City, Or 97045 (See Attached Map)

Legal description:

Tax Lots: 3-2E-06BC-02000, 3-2E-06BC-01801, 3-2E-06BC-03100, 3-2E-06BC-01800, 3-2E-06BC-01700 and 3-2E-06BC-01601

Background Information:

The subject properties are on Woodlawn Ave and rezoning would allow for the subdivision and development of these properties. Specifically the extension of Clearbrook Dr. which was developed as a subdivision a few years ago.

Adjacent properties are zoned both R-10, R-8 and R-3.5 (See Zoning Map)

The subject properties are currently zoned R-10. Application for a subdivision or minor partition will occur after the zoning process is complete.

Zone Change:

Comment: The following goals and policies of the Comprehensive Plan apply to this zone change application:

Compliance with OCC 17.68 is required. The criteria include compliance with:

A. Goals and policies of the comprehensive plan. Example goals and policies include:

1. Citizen Involvement

Goal 1.2: Ensure that citizens, neighborhood groups and affected property owners are involved in all phases of the comprehensive planning program.

Finding: The Applicant met with the Southend Neighborhood Ass. prior to submitting this application.

2. Land Use

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

Finding: The Applicant is requesting a zone change from R-10 Single Family Dwelling District to R-6 Single Family Dwelling District or R-8 Single Family Dwelling district. The zone change would allow for additional dwellings to be constructed and the property to be utilized in an efficient manner consistent with the adjacent properties.

5. Natural resources

Policy 5.44: Maintain the Oregon City Comprehensive Plan land use Map as the official long-range planning guide for land use development of the City by type, density and location.

Finding: The Oregon City Comprehensive Plan designates the subject property as within the LR Low Density Residential Development designation. The "LR" Low Density Development designation includes R-10, R-8 and R-6 zoning designations. The Applicant has not proposed to alter the Comprehensive Plan designation of this site. The subject sites are located next to R-3.5 and R-8 zoned properties and thus the R-6 development is appropriate.

6. Quality of Air, Water, and Land Resources

Policy 6.11: Promote land use patterns that reduce the need for distance travel by single-occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

Finding: The proposed R-6 or R-8 development pattern will be consistent with this policy by creation of a more compact land use pattern and reduction in the square footage of public street per dwelling, thereby reducing travel by single occupancy vehicles and increasing use of alternative modes of transportation. Public sidewalks will be provided on all streets.

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

Finding: This policy is implemented by development standards that require appropriate handling of storm water runoff. Standard erosion control measures control measures will be implemented during construction. Storm runoff from the proposed development will be collected with a storm sewer system that will connect to the existing systems in place on Clearbrook Dr.

10. Housing

Policy 10.1.3: Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed use development.

Finding: The proposed zone change will maintain the basic land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan. The increased density allowed by the R-6 or R-8 zoning as compared to the existing R-10 district will provide for a greater number of single-family homes on these sites, there-by increasing the availability of more choices in the marketplace.

11. Public Facilities

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

Finding: Oregon City Public Schools provide education services and has adequate levels of service available. This site is located approximately a half mile from Chapin Park and King School to meet recreational needs. This area is serviced by Clackamas County One Fire and the Oregon City Police Dept. and is within easy driving distance to Willamette Falls Hospital.

12. Transportation

Goal 12.6: Develop and maintain a transportation system that has enough capacity to meet user's needs.

Finding: The cities transportation engineer "John Replinger" was asked what was required at this rezoning stage for the Traffic Analysis Letter.

Reply: *The applicant would be required to submit a partial Transportation Analysis Letter that includes a calculation of how many trips would be generated during the peak hours and on a daily basis with the current zoning and the proposed zoning. Essentially, we would be requiring that, in connection with the rezoning, the applicant address item #1 of the seven required elements of the TAL. Providing this information would simply require fairly careful calculation of how many lots would be allowed under the two zoning scenarios. I believe the TAL provided does this.*
(See Attached TAL)

B. Adequacy of public facilities and services (water, sewer, drainage, transportation, schools, police and fire protection) prior to issuing a certificate of occupancy.

Finding: All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-6 or R-8 zoning. Sanitary sewer, water and storm sewer will be extended from Clearbrook Dr. These lines were sized for this future development. The water and sanitary sewer are 8-inch and the storm pipe is 12-inch with an underground storage tank in Clearbrook Dr.

Oregon City Public Schools provide education services and has adequate levels of service available. This site is located approximately a half mile from Chapin Park and King School to meet recreational needs. This area is serviced by Clackamas

County One Fire and the Oregon City Police Dept. and is within easy driving distance to Willamette Falls Hospital.

- C. Land uses are consistent with the existing or planned function, capacity and level of service of the transportation system.

Finding: The proposed development would maintain the Comprehensive Plan designation of Low Density Residential. The proposed Zone Change would retain the use of the site as for single-family dwellings.

A Traffic Assessment Letter (TAL) that addresses additional trip generation at peak times was prepared for this project for R-6 & R-8 single-family dwellings. Any development will result in minimal additional traffic.

Woodlawn Properties Rezoning Application

Application Narrative

Project Information:

Applicant/Owners:	Mark Westermann 1009 Woodlawn Ave Oregon City, Or 97045	Marv Wiebke 1012 Woodlawn Ave Oregon City, or 97045
	Marc Gray 1019 Woodlawn Ave Oregon City, Or 97045	Tom Carlson 1033 Woodlawn Ave Oregon City, Or 97045

Request:

The applicants are requesting the approval of a zoning change from an R-10 Single family Dwelling District to an R-6 Single Family Dwelling District with an R-8 Single Family Dwelling District as a backup.

Location:

The properties as listed above: 1009, 1012, 1019 and 1033 Woodlawn Ave, Oregon City, Or 97045 (See Attached Map)

Legal description:

Tax Lots: 3-2E-06BC-02000, 3-2E-06BC-01801, 3-2E-06BC-03100, 3-2E-06BC-01800, 3-2E-06BC-01700 and 3-2E-06BC-01601

Background Information:

The subject properties are on Woodlawn Ave and rezoning would allow for the subdivision and development of these properties. Specifically the extension of Clearbrook Dr.

Adjacent properties are zoned both R-8 and R-3.5 (See Zoning Map)

The subject properties are currently zoned R-10. Application for a subdivision or minor partition will occur after the zoning process is complete.

Zone Change:

Comment: The following goals and policies of the Comprehensive Plan apply to this zone change application:

Compliance with OCMC 17.68 is required. The criteria include compliance with:

- A. Goals and policies of the comprehensive plan. Example goals and policies include:
 1. Citizen Involvement

Goal 1.2: Ensure that citizens, neighborhood groups and affected property owners are involved in all phases of the comprehensive planning program.

2. Land Use

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

5. Natural resources

Policy 5.44: Maintain the Oregon City Comprehensive Plan land use Map as the official long-range planning guide for land use development of the City by type, density and location.

6. Quality of Air, Water, and Land Resources

Policy 6.11: Promote land use patterns that reduce the need for distance travel by single-occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

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

10. Housing

Policy 10.1.3: Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed use development.

11. Public Facilities

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

12. Transportation

Goal 12.6: Develop and maintain a transportation system that has enough capacity to meet user's needs.

- B. Adequacy of public facilities and services (water, sewer, drainage, transportation, schools, police and fire protection) prior to issuing a certificate of occupancy.
- C. Land uses are consistent with the existing or planned function, capacity and level of service of the transportation system.

Southend Neighborhood Ass / Aug 15th, 2013 Meeting

Presented our intention to seek rezoning and development of our properties on Woodlawn Ave..

Questions were asked:

What does R-6 & R-8 mean?

Why do you need to rezone, What would the development entail?

Will these be single family homes?

How many houses would you be adding?

Would the road just dead-end?

Where will the road eventually go?

After answering the questions, attendees encouraged us to " go for it ".

Prepared by Mark Westermann

From: [Mark Westermann](#)
To: [Laura Terway](#)
Subject: RE: Zone Change Application
Date: Tuesday, September 10, 2013 12:30:16 PM

Laura,

We have picked to go for the R-6 zone but was instructed to be open to R-8 so we wouldn't have to do this again. That is why I worded it so. I'm sorry if that wasn't clear.

Mark

From: Laura Terway [mailto:lterway@ci.oregon-city.or.us]
Sent: Tuesday, September 10, 2013 11:48 AM
To: Mark Westermann
Subject: Zone Change Application

Mark,

I spoke with our lawyer and they indicated that you will have to pick a preferred zone (R-8 or R-6) for your zone change. You can still have in your application that you are okay with either zone, but you have to pick a zone which you are officially applying for. Please feel free to contact me if you would like to discuss. Thanks



Laura Terway, AICP
Planner

Planning Division
PO Box 3040
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045

Please note the Planning Division is available
from 7:30am - 6:00pm Monday - Thursday
and by appointment on Friday.

Phone: 503.496.1553

Fax: 503.722.3880

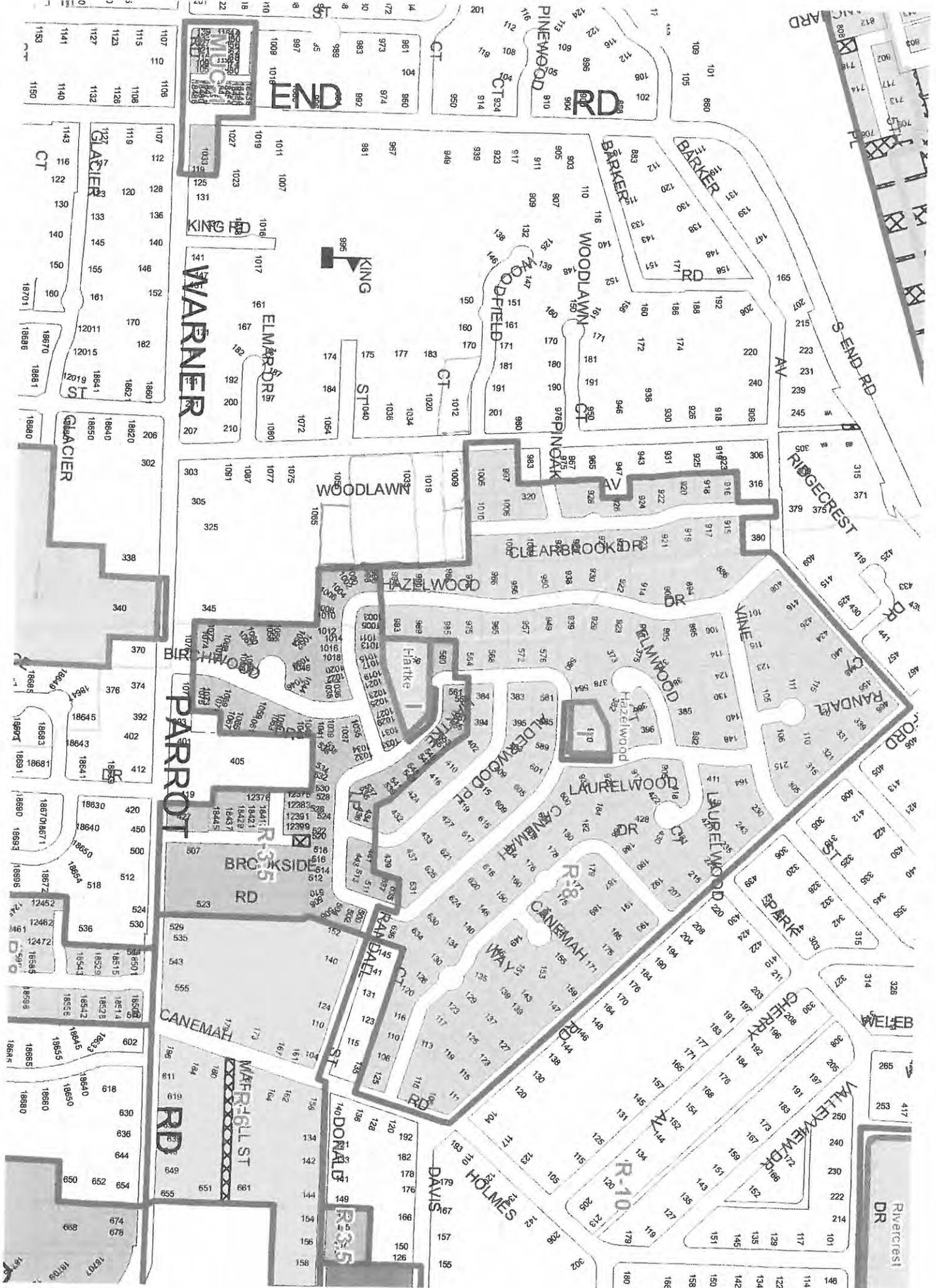
lterway@orc.org

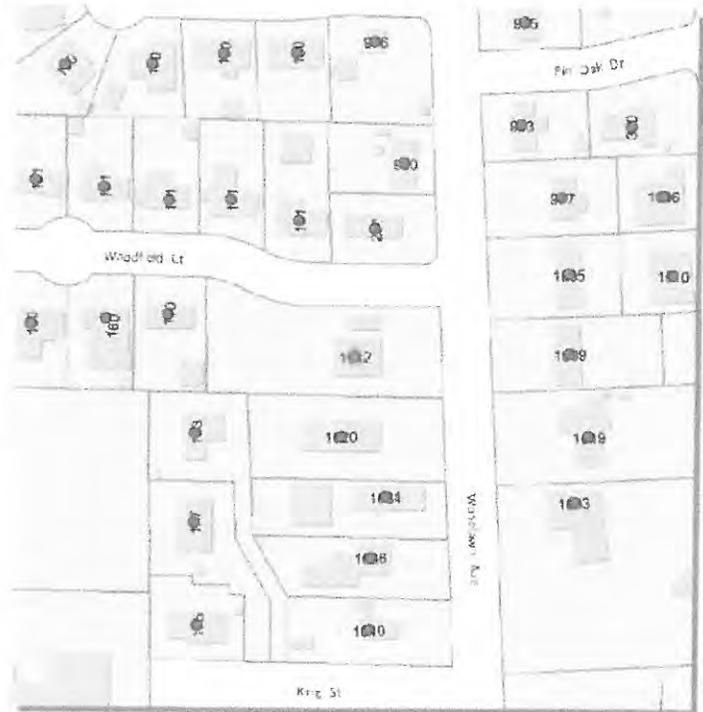
Need an answer? Did you know that our website can help you 24-hours a day, 7-days a week? Online, you have access to permit forms, applications, handouts, inspection results, codebooks, info on permits applied for since 2002, inspection information, application checklists, and much more at www.orcity.org. Quickly and easily print a report of your property with a [Property Zoning Report](#) or view our interactive mapping at [OCWebMaps](#). Let's work together to improve our transportation system. Provide your input at www.OCTransportationPlan.org.



Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.





Address Information

Site Address: 1012 WOODLAWN AVE
 OREGON CITY, OR 97045

In City? Y
 In UGB? Y
 Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 3-2E-06BC-03100
 Alt ID: 00854926
 Parcel Area (acres - approx): 0.70
 Parcel Area (sq. ft. - approx): 30,492
 Twn/Rng/Sec: 03S 02E 6
 Tax Map Reference: 32E06BC
 Year Built: 1915

Taxlot Values

Mkt Values as of: 10/10/2012
 Land Value (Mkt): \$111,721
 Building Value (Mkt): \$128,760
 Exempt Amount: \$0
 Net Value (Mkt): \$240,481
 Assessed Value: \$193,302

Taxpayer Information

Taxpayer: Suppressed
 Address: Suppressed

Taxlot Planning Designations

Zoning: R10
 - 10,000 Single Family Dwelling District
 Comprehensive Plan: Ir
 - Residential - Low Density

Taxlot Location Information

In Willamette Greenway? N
 In Geologic Hazard? N
 In Nat. Res. Overlay District (NROD)? N
 In 1996 Floodplain? N

Taxlot Community Information

Subdivision: LAWTON HEIGHTS
 PUD (if known):
 Neighborhood Assn: South End NA
 Urban Renewal District:
 Historic District:
 Historic Designated Structure? N

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.

Report generated 4/25/2013 9:06 AM

City of Oregon City
 PO Box 3040
 625 Center St
 Oregon City, OR 97045
 (503) 857-0891
 www.orcity.org





Address Information

Site Address: 1009 WOODLAWN AVE
 OREGON CITY, OR 97045

In City? Y
 In UGB? Y
 Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 3-2E-06BC-02000
 Alt ID: 00854711
 Parcel Area (acres - approx): 0.39
 Parcel Area (sq. ft. - approx): 16,988
 Twn/Rng/Sec: 03S 02E 6
 Tax Map Reference: 32E06BC
 Year Built: 1962

Taxlot Values

Mkt Values as of: 10/10/2012
 Land Value (Mkt): \$84,700
 Building Value (Mkt): \$119,380
 Exempt Amount: \$0
 Net Value (Mkt): \$204,080
 Assessed Value: \$182,449

Taxpayer Information

Taxpayer: Suppressed
 Address: Suppressed

Taxlot Planning Designations

Zoning: R10
 - 10,000 Single Family Dwelling District
 Comprehensive Plan: Ir
 - Residential - Low Density

Taxlot Location Information

In Willamette Greenway? N
 In Geologic Hazard? N
 In Nat. Res. Overlay District (NROD)? N
 In 1996 Floodplain? N

Taxlot Community Information

Subdivision: HEDGES ADDITION - W.M LADD'S
 PUD (if known):
 Neighborhood Assn: South End NA
 Urban Renewal District:
 Historic District:
 Historic Designated Structure? N

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- Citylimits Line
- UGB Line
- Sanitary Pipes
- Storm Lines
- Water Lines



Taxlot 3-2E-06BC-01801 highlighted in blue

Aerial Photos 2006 shown

Taxlot Information

Taxlot #: 3-2E-06BC-01801
Site Address: NO SITUS ADDRESS
 n/a
 n/a n/a
Parcel Acres: 0.40
Twn/Rng/Sec: 03S 02E 6
Ref. Tax Map: 32E06BC

Planning Designations

Zoning: R10
Zoning Description: 10,000 SF SFR DWELLING UNIT
Comprehensive Plan: LR
Comp. Plan Description: RESIDENTIAL - LOW DENSITY
Subdivision: NONE
Neighborhood Assn: SOUTH END NA
Urban Renewal Dist: n/a
Historic District: n/a

Assessments

As of: 2007-03-08
Land Value: \$27,675
Building Value: \$0
Exempt Value: \$0
Net Value: \$27,675

Overlay Information

In Willamette Greenway?: N
Geologic Hazards (Steep Slope)?: N
Slope Category (%): 0-25
In Water Resource Overlay District?: Y
In 1996 Floodplain?: N
In Historic District? N

Disclaimer:The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Oregon City Planning Department to verify report information is complete and accurate.

To generate another property report, go to http://maps.oregocity.org/imf/ext/OC/viewPropertyReport/viewPropertyReport_Search.jsp

To access online mapping, go to OCWebmaps at <http://maps.oregocity.org>

City of Oregon City
 P.O. Box 3040
 320 Warner Milne Rd
 Oregon City, OR 97045
 Phone: (503) 657-0891
 Fax: (503) 657-7892
 Web: www.oregocity.org





Address Information

Site Address: 1019 WOODLAWN AVE
OREGON CITY, OR 97045

In City? Y
In UGB? Y
Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 3-2E-06BC-01800
Alt ID: 00854695
Parcel Area (acres - approx): 1.01
Parcel Area (sq. ft. - approx): 43,995
Tvm/Rng/Sec: 03S 02E 6
Tax Map Reference: 32E06BC
Year Built: 1956

Taxlot Values

Mkt Values as of: 10/10/2012
Land Value (Mkt): \$138,742
Building Value (Mkt): \$142,210
Exempt Amount: \$0
Net Value (Mkt): \$280,952
Assessed Value: \$250,767

Taxpayer Information

Taxpayer: Suppressed
Address: Suppressed

Taxlot Planning Designations

Zoning: R10
- 10,000 Single Family Dwelling District
Comprehensive Plan: Ir
- Residential - Low Density

Taxlot Location Information

In Willamette Greenway? N
In Geologic Hazard? N
In Nat. Res. Overlay District (NROD)? N
In 1996 Floodplain? N

Taxlot Community Information

Subdivision: HEDGES ADDITION - W.M LADD'S
PUD (if known):
Neighborhood Assn: South End NA
Urban Renewal District:
Historic District:
Historic Designated Structure? N

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.





Address Information

Site Address: 1033 WOODLAWN AVE
OREGON CITY, OR 97045

In City? Y
In UGB? Y
Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 3-2E-06BC-01700
Alt ID: 00854686
Parcel Area (acres - approx): 2.04
Parcel Area (sq. ft. - approx): 88,862
Twn/Rng/Sec: 03S 02E 6
Tax Map Reference: 32E06BC
Year Built: 1910

3-2E-06BC-01601

Taxlot Values

Mkt Values as of: 10/10/2012
Land Value (Mkt): \$200,288
Building Value (Mkt): \$207,380
Exempt Amount: \$0
Net Value (Mkt): \$407,668
Assessed Value: \$311,003

Taxpayer Information

Taxpayer: Suppressed
Address: Suppressed

Taxlot Planning Designations

Zoning: R10
- 10,000 Single Family Dwelling District
Comprehensive Plan: Ir
- Residential - Low Density

Taxlot Location Information

In Willamette Greenway? N
In Geologic Hazard? N
In Nat. Res. Overlay District (NROD)? N
In 1996 Floodplain? N

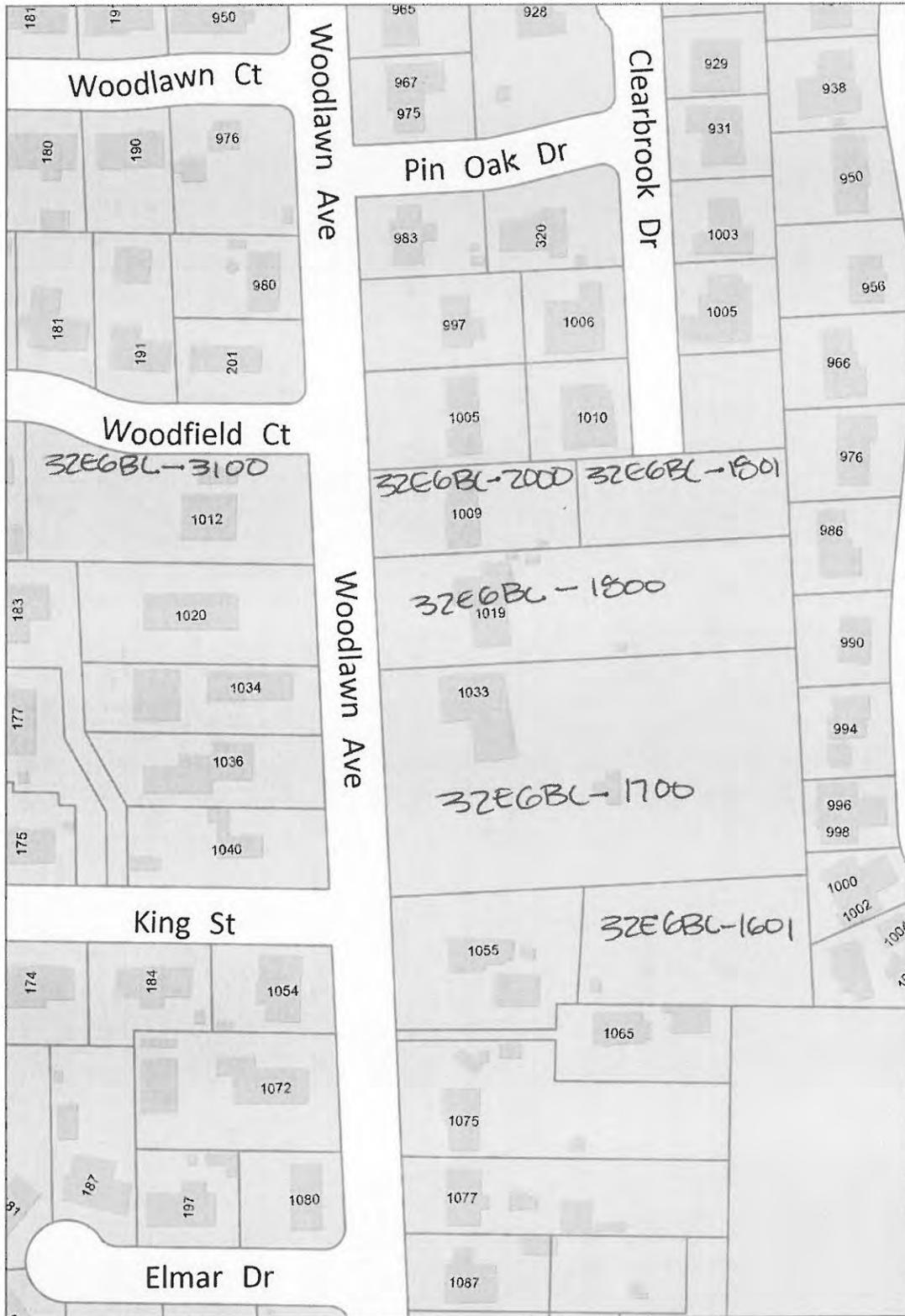
Taxlot Community Information

Subdivision: HEDGES ADDITION - W.M LADD'S
PUD (if known):
Neighborhood Assn: South End NA
Urban Renewal District:
Historic District:
Historic Designated Structure? N

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Oregon City GIS Map



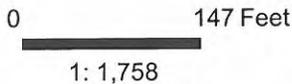
Legend

- Taxlots
- Unimproved ROW
- City Limits
- UGB

Notes



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City of Oregon City
 PO Box 3040
 625 Center St
 Oregon City
 OR 97045
 (503) 657-0891
www.orc.org



MEMORANDUM

Date: September 19, 2013

To: Mark Westermann

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation
Woodlawn Properties
City of Oregon City

FL1388

As requested we have calculated the trip generation totals for the various zoning plans under consideration for your Oregon City project.

For each of the zoning plans the following trip rates based on ITE Trip Generation manual (code # 210, single-family housing) were applied. Table 1 presents the trip generation in terms of ADT, AM peak hour, and the PM peak hour based on the R-10 zoning. Likewise Table 2 is for the R-8 zoning based and 16 homes and Table 3 for the R-6 zoning and 25 homes.

Once your project gets into the land use portion of the subdivision application it will be necessary for us to address the City's Traffic Analysis Letter (TAL) scoping in full and submit a complete traffic document.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.



Table 1 Woodlawn Properties Trip Generation for R-10 Zoning, 11 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	11							
Generation Rate ¹		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		105	8	2	6	11	7	4

Table 2 Woodlawn Properties Trip Generation for R-8 Zoning, 16 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	16							
Generation Rate ¹		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		153	12	3	9	16	10	6

Table 3 Woodlawn Properties Trip Generation for R-6 Zoning, 125 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	25							
Generation Rate ¹		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		239	19	5	14	25	16	9

¹ Source: Trip Generation, 8th Edition, ITE, 2008, average rates.

TRAFFIC ANALYSIS LETTER

This letter addresses item #1 of the seven elements of the TAL as requested by John Relinger, the Oregon City transportation engineer.

-- As requested we have calculated the trip generation totals for the various zoning under consideration for your Oregon City project.

For each of the zoning situations the following trip rates based on ITE Trip Generation manual (code # 210, single-family housing) were applied. Table 1 presents the trip generation in terms of ADT, AM peak hour, and the PM peak hour based on the R-10 zoning. Likewise Table 2 is for the R-8 zoning based and 16 homes and Table 3 for the R-6 zoning and 25 homes.

Once your project gets into the land use portion of the subdivision application it will be necessary for us to address the City's Traffic Analysis Letter (TAL) scoping in full and submit a complete traffic document.

Please let me know if you should have any questions.

Frank Charbonneau, PE, PTOE
Charbonneau Engineering LLC
503.293.1118

Table 1 Woodlawn Properties Trip Generation for R-10 Zoning, 11 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate ¹	11	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		105	8	2	6	11	7	4

Table 2 Woodlawn Properties Trip Generation for R-8 Zoning, 16 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate ¹	16	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		153	12	3	9	16	10	6

Table 3 Woodlawn Properties Trip Generation for R-6 Zoning, 25 Single-Family Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate ¹	25	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		239	19	5	14	25	16	9

¹ Source: Trip Generation, 8th Edition, ITE, 2008, average rates.



OREGON CITY

Permit Receipt

RECEIPT NUMBER 00027093

Account Number: 016428

Paid: 11/12/2013

Applicant: MARK G & KAREN K WESTERMANN

Cashier: Iterway

Type: check

Description: November 2013

Notes:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
ZC-13-0002	4346 Traffic Impact Study Fee	450.00
	Total:	\$450.00

PAID



OREGON CITY

Permit Receipt

RECEIPT NUMBER 00026564

Account Number: 016428

Paid: 9/3/2013

Applicant: MARK G & KAREN K WESTERMANN

Cashier: kmoosburgg

Type: check # 7039

Description: September 2013

Notes:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
ZC-13-0002	4332 Zone Change Fee	2,683.00
ZC-13-0002	4138 Mailing Labels	15.00
	Total:	\$2,698.00



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Westermann Mark G & Karen K	Parcel Number	: 00854702
CoOwner	:	Ref Parcel #	: 32E06BC01801
Site Address	: *no Site Address*	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1009 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 05/08/1995	Document #	: 0095-26646 Multi-Parcel
Sale Price	: \$162,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 09/01/1987	Prior Document #	: 0087-41911
Prior Sales Price	: \$5,000		

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: Wm Ladds
 Improvement : *unknown Improvement Code*
 Land Use : 100 Vacant, Residential Land
 Legal : 288 WM LADDS SUBDIV PT LTS 18&19
 : BLK 15
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$24,408
 Mkt Structure :
 Mkt Total : \$24,408
 %Improved :
 AssdTotal : \$17,697
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$318.72
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .40
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 17,520
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Westermann Mark G & Karen K	Parcel Number	: 00854711
CoOwner	:	Ref Parcel #	: 32E06BC02000
Site Address	: 1009 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1009 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 05/08/1995	Document #	: 0095-26646 Multi-Parcel
Sale Price	: \$162,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 04/01/1986	Prior Document #	: 0086-13980
Prior Sales Price	: \$78,500		

PROPERTY DESCRIPTION

Map Page Grid : 717 B3
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: Wm Ladds
 Improvement : 142 Sgl Family,R1-4,1-Story (Basement)
 Land Use : 101 Res,Residential Land,Improved
 Legal : 288 WM LADDS SUBDIV PT LT 18&19 BLK
 : 15
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$84,700
 Mkt Structure : \$119,380
 Mkt Total : \$204,080
 %Improved : 58
 AssdTotal : \$182,449
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$3,285.89
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SF	: 2,812	BldgTotSqFt	: 1,406
Bathrooms	: 1.50	1st Floor SF	: 1,406	Lot Acres	: .39
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 17,033
Half Baths	: 1	Finished SF	: 1,406	Garage SF	: 441
Fireplace	: Stacked	Above Ground SF	: 1,406	Year Built	: 1962
Heat Type	: Forced Air-Gas	Upper Total SF	:	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1 Story-Bsmt	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	: 1,406	Roof Shape	: Hip
Ext Finsh	: Bevel Siding	Basement Total SF	: 1,406		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



STATUTORY WARRANTY DEED

ALBERT K. GOTTSCHALK AND ELLEN M. GOTTSCHALK, HUSBAND AND WIFE
conveys and warrants to MARK G. WESTERMANN AND KAREN K. WESTERMANN, HUSBAND AND WIFE
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE ATTACHED EXHIBIT "A"

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 7/15/42, IN BOOK 295, PAGE 594 AND COVENANTS AND RESTRICTIONS RECORDED 7/15/42 IN BOOK 295, PAGE 594.

This property is free of liens and encumbrances, EXCEPT: SEE ABOVE

Recorder By
First American Title Insurance Company of Oregon
772853
No.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 162,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of May 19 95

Albert K. Gottschalk
ALBERT K. GOTTSCHALK

Ellen M. Gottschalk
ELLEN M. GOTTSCHALK

STATE OF OREGON }
County of CLACKAMAS } ss.

BE IT REMEMBERED, That on this 3rd day of May, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALBERT K. GOTTSCHALK AND ELLEN M. GOTTSCHALK

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Etacie E. Robison
Notary Public for Oregon.
My Commission expires 2/20/98
SR 1/12/97

Title Order No. 772853
Escrow No. 95080177

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mark G. Westermann
1009 WOODLAWN AVENUE
OREGON CITY, OR 97045
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:
Mark G. Westermann
1009 WOODLAWN AVENUE
OREGON CITY, OR 97045
Name, Address, Zip

95-026646

Order No. 772853

AMENDED EXHIBIT 'A'

PARCEL I:

Part of Lots 18 and 19, Block 15, W.M. LADD'S SUBDIVISION OF TRACTS 1, 2, 3, 4, 6, 11, 12, 13, 14 AND 15, HEDGES ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning on the East line of Woodlawn Avenue at its intersection with the South line of the North 8 feet of the South 20 feet of Lot 18, as described in deed recorded February 24, 1961 in Deed Book 567, page 626; thence East along said South line 200 feet; thence South parallel with Woodlawn Avenue, 85 feet; thence West parallel with the lot line between Lots 18 and 19, 200 feet to the East line of Woodlawn Avenue; thence North along said East line 85 feet to the point of beginning.

PARCEL II:

The South 14 feet of Lot 18 and all of Lot 19, EXCEPT the South 29 feet thereof, W.M. LADD'S SUBDIVISION OF TRACTS 2-3-3-4-5-6-11-12-13-14 and 15, HEDGE'S ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.

AND ALSO EXCEPTING that portion conveyed to Dale Walker and Helen Walker, husband and wife, by deed recorded July 10, 1963 in Book 606, page 540 as Recorder's Fee No. 14599, Deed Records.

STATE OF OREGON 95-026646
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 19228 \$38.00
DATE AND TIME: 05/08/95 03:22 PM
JOHN KAUFFMAN, COUNTY CLERK

2



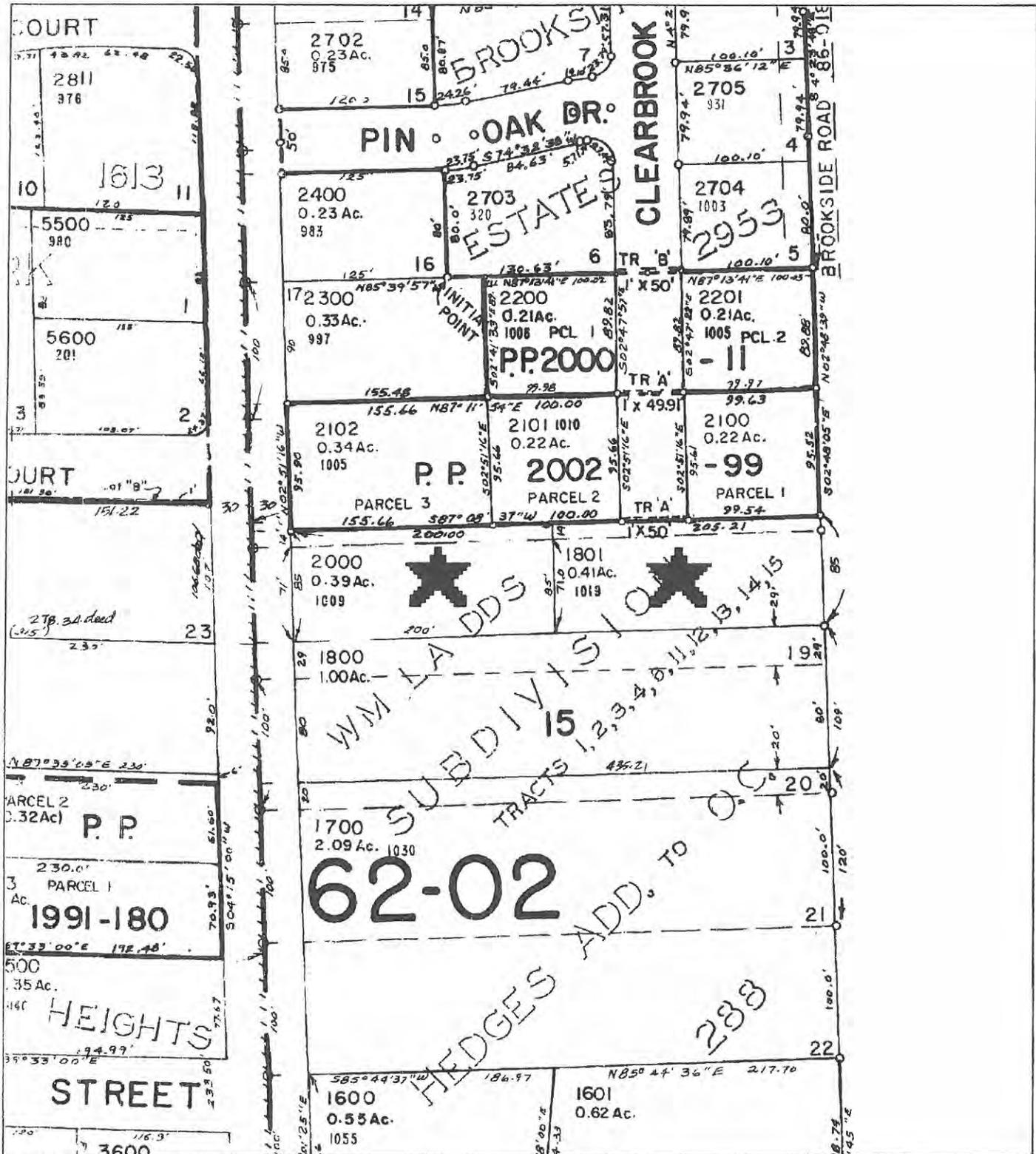
Map No. 32E06BC01801



CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Map No. 32E06BC01801



CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Carlson Thomas J & Donna S	Parcel Number	: 01868571
CoOwner	:	Ref Parcel #	: 32E06BC01601
Site Address	: *no Site Address*	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1033 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 06/01/1999	Document #	: 99-058806
Sale Price	: \$70,000	Deed Type	:
% Owned	:	Vesting Type	:
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 225.00 Block: 2
 Neighborhood : Oregon City Newer
 Subdivision/Plat : Wm Ladds
 Improvement : *unknown Improvement Code*
 Land Use : 100 Vacant, Residential Land
 Legal : 288 WM LADDS SUBDIV PT LT 23 BLK 15

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$85,815
 Mkt Structure :
 Mkt Total : \$85,815
 %Improved :
 AssdTotal : \$64,940
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$1,169.56
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .62
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 27,207
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

10 28
304
10



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas J. Carlson
1033 Woodlawn Ave.
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address:

Thomas J. Carlson
1033 Woodlawn Ave.
Oregon City, OR 97045

Escrow No. 99070575
Title No. 878981

STATUTORY BARGAIN AND SALE DEED

JAMES WALTER HODGKINSON and KATHLEEN A. HODGKINSON, as tenants by the entirety.
Grantor, conveys to THOMAS J. CARLSON and DONNA S. CARLSON, as tenants by the entirety.
Grantee, the following described real property:

For legal description see Exhibit "A" attached hereto;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$70,000.00 (Please comply with the requirements of ORS 90.090)

Dated this 15th day of June, 1999.

James Walter Hodgkinson
JAMES WALTER HODGKINSON

Kathleen A. Hodgkinson
KATHLEEN A. HODGKINSON

STATE OF OREGON }
County of Clatsop } ss.

This instrument was acknowledged before me on this 1 day of June, 1999
by James Walter Hodgkinson and Kathleen A. Hodgkinson

Dorothy A. Norder
Notary Public for Oregon



My commission expires: 05/07/2000

99-058805

FIRST AMERICAN TITLE CO. OF OREGON
NO. 078981-0

Order No. 678881

EXHIBIT "A"

A tract of land, being a part of that certain tract of land conveyed to James W. Hodgkinson, et u.c. by Deed recorded as Fee No. 85-74823, Clackamas County Deed Records, which is located in the Northwest one-quarter of Section 8, Township 3 South, Range 2 East, of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 23, W.M. LADD'S SUBDIVISION OF TRACTS 1, 2-3, 4, 6, 11, 12, 13, 14 and 15, HEDGES ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon; thence South 89°28'18" West along the South line of said Lot 23, 229.80 feet; thence North 01°38'00" East 114.83 feet to the North line of said Lot 23; thence North 85°44'37" East along the North line of said Lot 23, 217.70 feet to the Northeast corner thereof; thence South 04°14'48" East along the East line of said Lot 23, 128.74 feet to the point of beginning.

2

STATE OF OREGON 88-058886
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPTS AND FEE: \$12.00 \$40.00
DATE AND TIME: 06/09/99 03:12 PM
JOHN KAUFFMAN, COUNTY CLERK



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Carlson Thomas J & Donna S	Parcel Number	: 00854686
CoOwner	:	Ref Parcel #	: 32E06BC01700
Site Address	: 1033 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1033 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 08/24/1998	Document #	: 0098-77992
Sale Price	: \$317,500	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

PROPERTY DESCRIPTION

Map Page Grid : 717 B3
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: W M Ladd's #15
 Improvement : 141 Sgl Family,R1-4,1-Story
 Land Use : 101 Res,Residential Land,Improved
 Legal : 288 WM LADDS SUBDIV PT LT 20 LT
 : 21&22 BLK 15

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$200,288
 Mkt Structure : \$207,380
 Mkt Total : \$407,668
 %Improved : 51
 AssdTotal : \$311,003
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$5,601.14
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	: 4	Building SF	: 3,138	BldgTotSqFt	: 2,536
Bathrooms	: 2.00	1st Floor SF	: 1,772	Lot Acres	: 2.05
Full Baths	: 2	Upper Finished SF	: 764	Lot SqFt	: 89,152
Half Baths	:	Finished SF	: 2,536	Garage SF	: 576
Fireplace	: Single Fireplace	Above Ground SF	: 2,536	Year Built	: 1910
Heat Type	: Forced Air-Oil	Upper Total SF	: 764	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concr Blk
Stories	: 1	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finsh	: Shake	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

5
207
18

98113741-19-C
JRW

Title Order No. 98164219
Escrow No. 98164219

After recording return to:
Thomas J. Carlson
1033 Woodlawn Avenue
Oregon City, OR 97045
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:
Thomas J. Carlson
1033 Woodlawn Avenue
Oregon City, OR 97045
Name, Address, Zip

STATE OF OREGON 98-113741
CLACKAMAS COUNTY
Received and placed in the public records of Clackamas County
RECEIPT AND FEE: 63667 636.00
DATE AND TIME: 11/30/98 02:35 PM
JOHN KAUFFMAN, COUNTY CLERK

STATUTORY
BARGAIN AND SALE DEED

Thomas J. Carlson and Donna Carlson, husband and wife, Grantor, conveys to Thomas J. Carlson and Donna S. Carlson, husband and wife, Grantee, the following described real property:

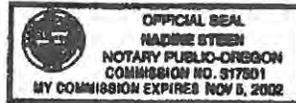
All of Lots 21 and 22 and the Southerly 20 feet of Lot 20, Tract 15, W.M. LADD'S SUBDIVISION TRACTS 1, 2, 3, 4, 6, 11, 12, 13, 14, and 15, of HEDGES ADDITION TO OREGON CITY, said Southerly 20 feet of Lot 20, as cut off by a line drawn parallel with the South line of said Lot 20, in the County of Clackamas and State of Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

Dated this 24 day of November, 19 98.

Thomas J. Carlson
Thomas J. Carlson
Donna Carlson
Donna Carlson



STATE OF OREGON
County of Washington) ss.

BE IT REMEMBERED, That on this 24 day of November, 19 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Thomas J. Carlson Donna Carlson

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Madeline Steen
Notary Public for Oregon
My Commission Expires 4/24/00

98-113741

520
10
98157145 - C
JW

Title Order No. 98157145
Escrow No. 98157145

This space reserved for recorder's use

After recording return to:
Thomas J. Carlson
1033 Woodlawn Ave.
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address.
Thomas J. Carlson
1033 Woodlawn Ave.
Oregon City, OR 97045

STATUTORY WARRANTY DEED

Harold M. Black and Ruth S. Black, husband and wife, Grantor, conveys and warrants to Thomas J. Carlson and Donna Carlson, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Clackamas county, OREGON, to wit: All of Lots 21 and 22 and the Southerly 20 feet of Lot 20, Tract 15, HEDGES ADDITION TO OREGON CITY, said Southerly 20 feet of Lot 20, as cut off by a line drawn parallel with the South Line of said Lot 20.

This property is free from encumbrances, EXCEPT: 1998/99 taxes, a lien due but not yet payable; Covenants, conditions, restrictions and easements of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$317,500.00. (Here comply with the requirements of ORS 93.030)

Dated this 21st day of August, 1998

Harold M. Black
Harold M. Black

Ruth S. Black
Ruth S. Black

STATE OF OREGON
County of Clackamas) ss. **98-077982**

BE IT REMEMBERED, That on this 21st day of August, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Harold M. Black and Ruth S. Black

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

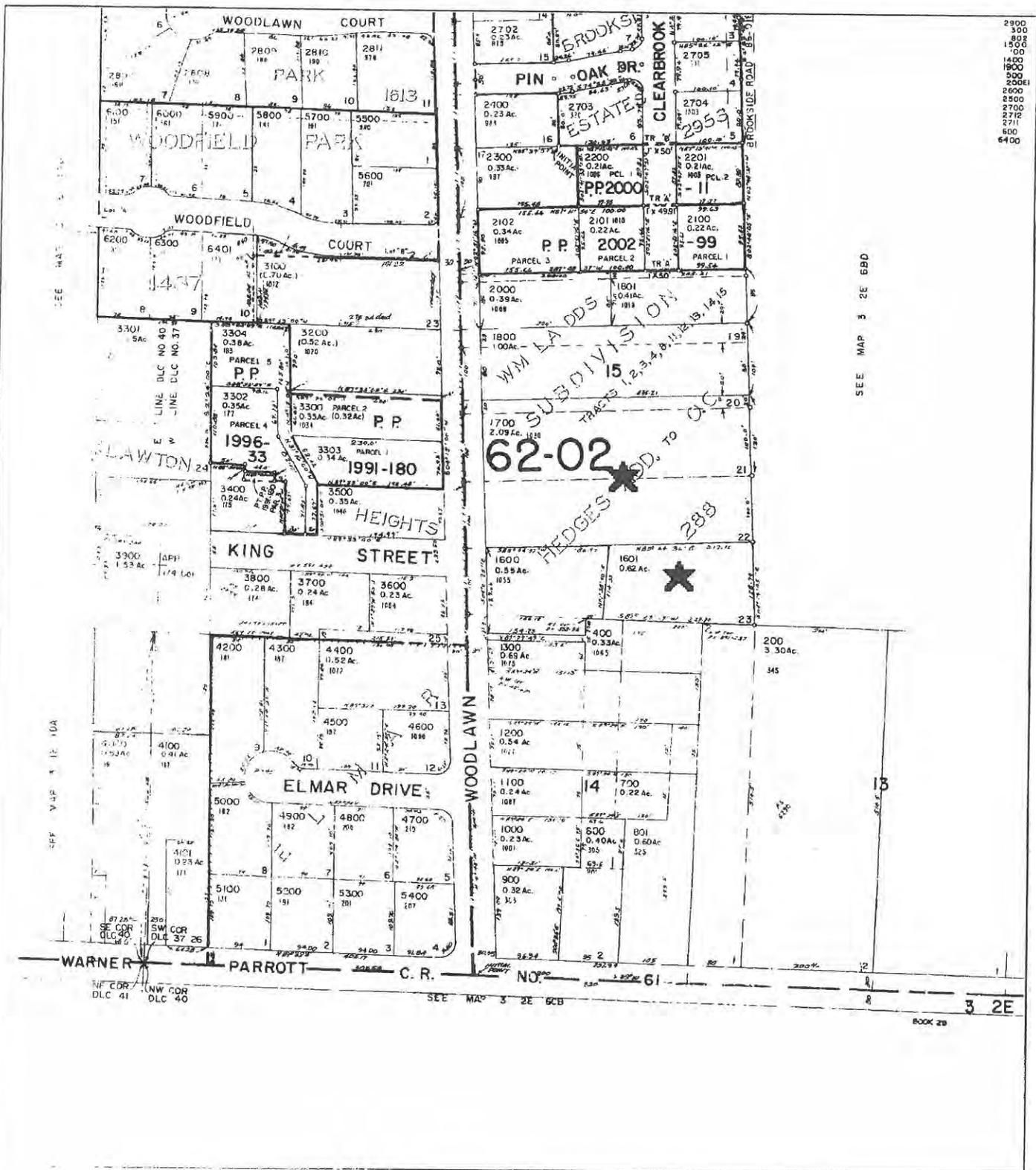
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Julie R. Wright
Notary Public for Oregon
Commission Expires 4/24/00



STATE OF OREGON 98-077982
CLACKAMAS COUNTY
Received and placed in the public records of Clackamas County
RECEIPT# AND FEE: 78328 936.00
DATE AND TIME: 08/24/98 02:29 PM
JOHN KAUFFMAN, COUNTY CLERK

Pacific NW Title



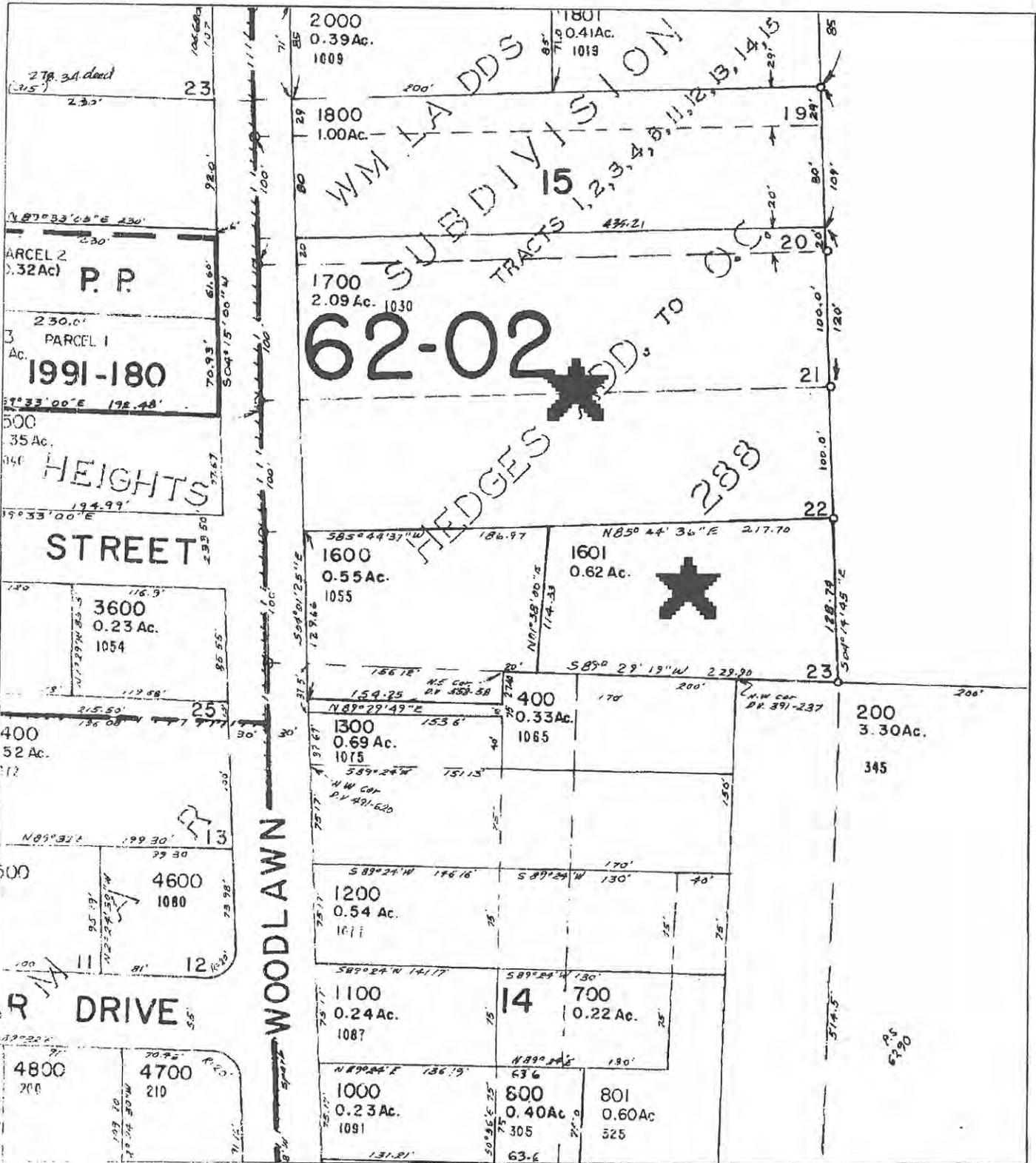
Map No. 32E06BC01601



CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015

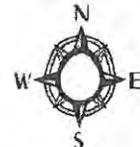


"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Map No. 32E06BC01601

CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Wiebke Marvin R & Joan L	Parcel Number	: 00854926
CoOwner	:	Ref Parcel #	: 32E06BC03100
Site Address	: 1012 Woodlawn Ave Oregon City 97045	T: 03S	R: 02E S: 06 Q: NW QQ: SW
Mail Address	: 1012 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 04/10/2006	Document #	: 006-032123
Sale Price	: \$350,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 04/10/2006	Prior Document #	: 006-032122
Prior Sales Price	: \$350,000		

PROPERTY DESCRIPTION

Map Page Grid : 717 B3
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: Lawton Heights
 Improvement : 141 Sgl Family,R1-4,1-Story
 Land Use : 101 Res,Residential Land,Improved
 Legal : 289 LAWTON HEIGHTS PT LT 23
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$111,721
 Mkt Structure : \$128,760
 Mkt Total : \$240,481
 %Improved : 54
 AssdTotal : \$193,302
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$3,481.35
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	: 4	Building SF	: 3,338	BldgTotSqFt	: 2,942
Bathrooms	: 2.00	1st Floor SF	: 1,706	Lot Acres	: .71
Full Baths	: 2	Upper Finished SF	: 336	Lot SqFt	: 30,856
Half Baths	:	Finished SF	: 2,942	Garage SF	:
Fireplace	: Single Fireplce	Above Ground SF	: 2,042	Year Built	: 1915
Heat Type	: Forced Air-Gas	Upper Total SF	: 336	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concr Blk
Stories	: 1	Basement Fin SF	: 900	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	: 396	Roof Shape	: Hip
Ext Finish	: Rustic	Basement Total SF	: 1,296		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

20
110
4p
FATCO NO. 763647-00



After recording return to:
Marvin R. Wiebke and Joan L. Wiebke
1012 Woodlawn Avenue
Oregon City, OR 97045

Until a change is requested all tax statements
shall be sent to the following address:
Marvin R. Wiebke and Joan L. Wiebke
1012 Woodlawn Avenue
Oregon City, OR 97045

File No.: 7071-763647 (fm)
Date: February 21, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk **2006-032123**



\$41.00

00961604200600321230040040 **04/10/2006 03:18:28 PM**

D-D Cnt=1 Stn=13 BARBARA
\$20.00 \$11.00 \$10.00

STATUTORY WARRANTY DEED

Michael E. Warner, Trustee of the Warner Family Trust, as to an undivided 1/2 interest and Michael E. Warner, Trustee of the Warner Decedent's Trust, as to an undivided 1/2 interest, Grantor, conveys and warrants to **Marvin R. Wiebke and Joan L. Wiebke, husband and wife,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00.** (Here comply with requirements of ORS 93.030)

APN: 00854926

Statutory Warranty Deed
- continued

File No.: 7071-763647 (fm)
Date: 02/21/2006

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 7th day of April, 2006
by Michael E. Warner as Trustee of Warner Decedent's Trust, on behalf of the Trust.

Frances E Miller

Notary Public for Oregon

My commission expires: 2/21/07



7

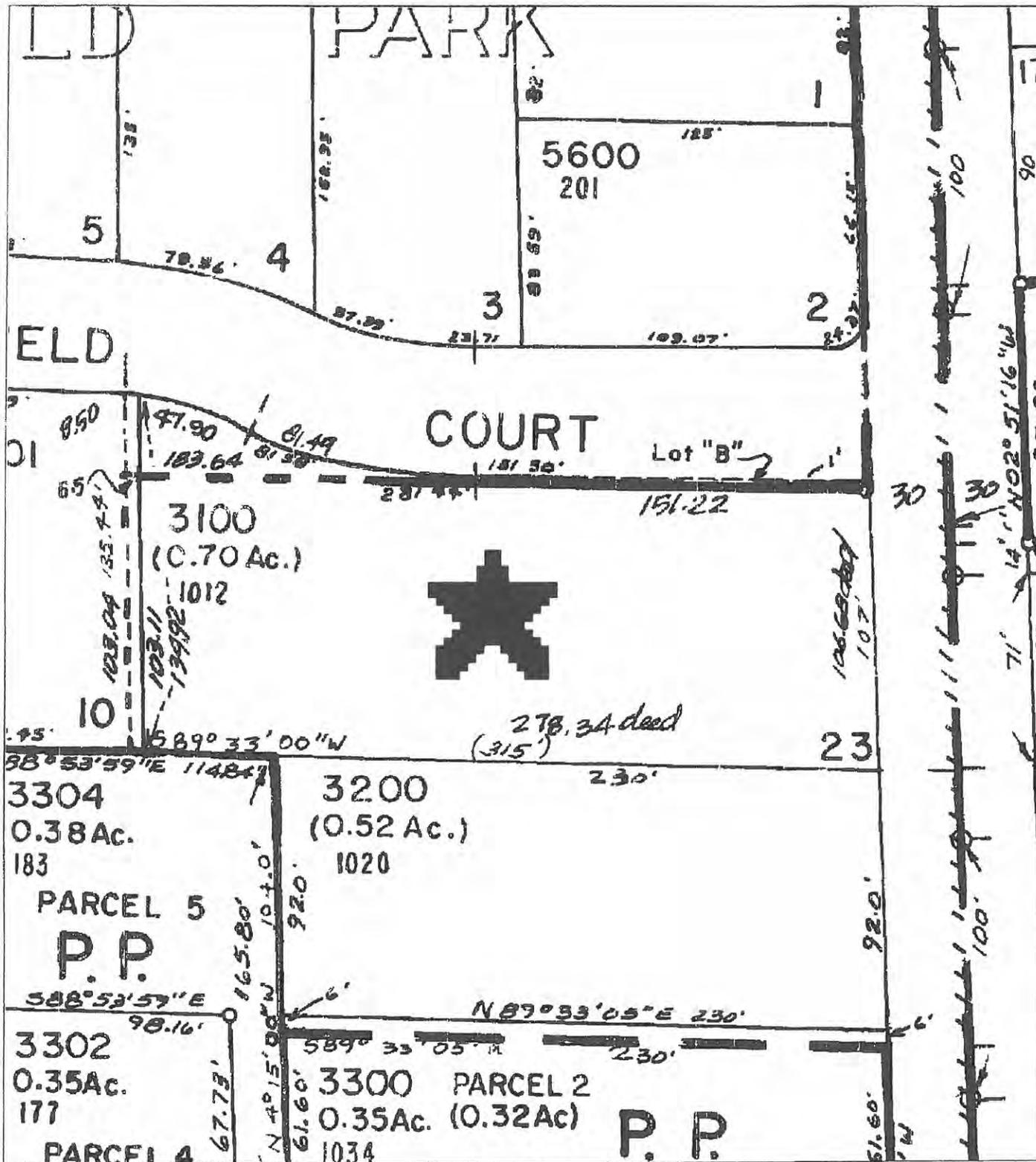
EXHIBIT A

LEGAL DESCRIPTION:

A tract of land, being a part of that certain tract of land conveyed to Mike Cochell, et ux, by deed recorded as Fee No. 88-23229 and part of that tract of land conveyed to Harold E. Warner, et ux, by deed described in Book 653, page 240, being a part of Lot 10, WOODFIELD PARK and part of Lot 23, LAWTON HEIGHTS, in the City of Oregon City, County of Clackamas and State of Oregon, and being more particularly described as follows:

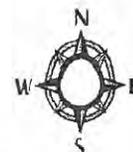
Beginning at a 5/8 inch iron rod at the most Southerly Southeast corner of Lot 10, WOODFIELD PARK; thence North 89°32'03" East along the South line of Book 653, page 240, 6.50 feet to the true point of beginning; thence North 02°25'57" West, parallel with the East line of Lot 10, 134.92 feet to the Northerly line of Lot 10; thence Easterly around the arc of a 122.86 foot radius curve to the right, through a central angle of 22°20'18", an arc distance of 47.90 feet (the long chord bears South 75°20'34" East 47.60 feet) to a point of reverse curve; thence Southeasterly around the arc of a 172.86 foot radius curve to the left, through a central angle of 27°00'37" , an arc distance of 81.49 feet (the long chord bears South 77°40'44" East 80.74 feet) to a 5/8 inch iron rod at the most Easterly corner of Lot 10; thence North 88°48'58" East along the North line of the Warner tract 151.22 feet to the Northeast corner thereof; thence South 04°16'03" East along the Westerly right of way line of Woodlawn Avenue, 106.68 feet to the Southeast corner of the Warner tract; thence South 89°32'03" West along the South line of the Warner tract, 278.34 fet to the true point of beginning.





Map No. 32E06BC03100

CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Miller Gavin/Kara	Parcel Number	: 00854695
CoOwner	:	Ref Parcel #	: 32E06BC01800
Site Address	: 1019 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1019 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 10/23/2013	Document #	: 013-073104
Sale Price	: \$367,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 11/30/2000	Prior Document #	: 000-077380
Prior Sales Price	: \$215,000		

PROPERTY DESCRIPTION

Map Page Grid : 717 B3
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: Ladds #25
 Improvement : 141 Sgl Family,R1-4,1-Story
 Land Use : 101 Res,Residential Land,Improved
 Legal : 288 WM LADDS SUBDIV PT LTS 19&20
 : BLK 15
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$138,742
 Mkt Structure : \$142,210
 Mkt Total : \$280,952
 %Improved : 51
 AssdTotal : \$250,767
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$4,516.29
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	: 5	Building SF	: 2,148	BldgTotSqFt	: 2,148
Bathrooms	: 3.00	1st Floor SF	: 1,707	Lot Acres	: 1.01
Full Baths	: 3	Upper Finished SF	: 441	Lot SqFt	: 44,176
Half Baths	:	Finished SF	: 2,148	Garage SF	: 376
Fireplace	: Backed	Above Ground SF	: 2,148	Year Built	: 1956
Heat Type	: Elec Baseboard	Upper Total SF	: 441	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1	Basement Fin SF :		Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF :		Roof Shape	: Gable
Ext Finsh	: Bevel Siding	Basement Total SF :			

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



ASCLND Home Help

Logoff

Property Search > Search Results > Property Summary

[Printable Version](#)



Clackamas County
 Department of Assessment and Taxation
 150 Beaver Creek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00854695	Situs Address	1019 WOODLAWN AVE , OREGON CITY, OR 97045
---------------	----------	---------------	---

General Information

Alternate Property #	32E06BC01800
Property Description	288 WM LADDS SUBDIV PT LTS 19&20 BLK 15
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	062-002
Remarks	

Tax Rate

Description	Rate
Taxable Fire District Value	2.4602
Taxable Value	15.7176

Property Characteristics

Neighborhood	13061: Oregon City newer 100, 101
Land Class Category	101: Residential land improved
Building Class Category	14: Single family res, class 4
Year Built	1956
Change property ratio	1XX

Related Properties

No Values Found

Parties

Role	Percent	Name	Address
Taxpayer	100	MILLER GAVIN & KARA	1019 WOODLAWN AVE, OREGON CITY, OR 97045 USA
Owner	100	MILLER GAVIN & KARA	1019 WOODLAWN AVE, OREGON CITY, OR 97045 USA

Property Values

Description	2013	2012	2011	2010	2009
AVR Total	258,290	250,767	243,463	236,372	229,487
Exempt					
TVR Total	258,290	250,767	243,463	236,372	229,487
Real Mkt Land	133,279	138,742	146,388	163,866	187,901
Real Mkt Bldg	168,180	142,210	149,690	170,270	196,550
Real Mkt Total	301,459	280,952	296,078	334,136	384,451
M5 Mkt Land	133,279	138,742	146,388	163,866	187,901
M5 Mkt Bldg	168,180	142,210	149,690	170,270	196,550

M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	258,290	250,767	243,463	236,372	229,487
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
10/23/2013	2013-11-04 09:31:00.000	Recording Processed	Property Transfer Filing No.: 254443, Warranty Deed, Recording No.: 2013-073104 10/23/2013 by HALLEYWUN
10/23/2013	2013-11-04 09:31:00.000	Taxpayer Changed	Property Transfer Filing No.: 254443 10/23/2013 by HALLEYWUN
04/03/2008	2008-04-03 16:25:00.000	Annexation Completed For Property	Annex to Clackamas Fire 1, Ord 2008-36 pt 1-annexed by 062-002 for 2008-Revise TCA Membership by JENMAYO
11/30/2000	2000-12-22 09:34:00.000	Taxpayer Changed	Property Transfer Filing No.: 23986 11/30/2000
11/30/2000	2000-12-22 09:34:00.000	Recording Processed	Property Transfer Filing No.: 23986, Warranty Deed, Recording No.: 2000-077380 11/30/2000
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 87-27995, 6/1/87, \$ 77750

As Of Date: 11/20/2013

Recalculate

Taxes

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	062-002	2,932.56	0.00	0.00	11/15/1993
1994	Property Tax Principal	062-002	2,836.25	0.00	0.00	11/15/1994
1995	Property Tax Principal	062-002	2,590.40	0.00	0.00	11/15/1995
1996	Property Tax Principal	062-002	2,818.40	0.00	0.00	11/15/1996
1997	Property Tax Principal	062-002	2,592.64	0.00	0.00	11/15/1997
1998	Property Tax Principal	062-002	2,720.00	0.00	0.00	11/15/1998
1999	Property Tax Principal	062-002	2,784.21	0.00	0.00	11/15/1999
2000	Property Tax Principal	062-002	3,149.27	0.00	0.00	11/15/2000
2001	Property Tax Principal	062-002	3,134.67	0.00	0.00	11/15/2001
2002	Property Tax Principal	062-002	3,128.49	0.00	0.00	11/15/2002
2003	Property Tax Principal	062-002	3,222.10	0.00	0.00	11/15/2003
2004	Property Tax Principal	062-002	3,272.21	0.00	0.00	11/15/2004
2005	Property Tax Principal	062-002	3,349.54	0.00	0.00	11/15/2005
2006	Property Tax Principal	062-002	3,418.36	0.00	0.00	11/15/2006
2007	Property Tax Principal	062-002	3,632.00	0.00	0.00	11/15/2007
2008	Property Tax Principal	062-002	3,947.38	0.00	0.00	11/15/2008
2009	Property Tax Principal	062-002	4,174.00	0.00	0.00	11/15/2009
2010	Property Tax Principal	062-002	4,271.03	0.00	0.00	11/15/2010
2011	Property Tax Principal	062-002	4,360.00	0.00	0.00	11/15/2011
2012	Property Tax Principal	062-002	4,516.29	0.00	0.00	11/15/2012
2013	Property Tax Principal	062-002	4,695.15	0.00	0.00	11/15/2013
TOTAL Due as of 2013/11/20					0.00	

Receipts

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2013/10/29	3484401	4,695.15	4,695.15	4,554.30	0.00
2012/11/13	3326856	4,516.29	4,516.29	4,380.80	0.00
2011/11/17	3204324	4,360.00	4,360.00	4,229.20	0.00

2010/11/08	2902967	4,271.03	4,271.03	4,142.90	0.00
2009/11/12	2726616	4,174.00	4,174.00	4,048.78	0.00
2008/10/16	2478059	3,947.38	3,947.38	3,828.96	0.00
2008/02/13	2439488	2,421.34	2,421.34	2,421.34	0.00
2007/11/08	2318625	1,210.66	3,632.00	1,210.66	0.00
2007/04/25	2262393	1,139.45	1,139.45	1,139.45	0.00
2006/11/21	2215706	2,278.91	3,418.36	2,233.33	0.00
2005/11/14	1955822	3,349.54	3,349.54	3,249.05	0.00
2004/11/16	1814332	3,272.21	3,272.21	3,174.04	0.00
2003/11/14	1621161	3,222.10	3,222.10	3,125.44	0.00
2002/11/14	1425427	3,128.49	3,128.49	3,034.64	0.00
2001/10/30	1179748	3,134.67	3,134.67	3,040.63	0.00
2000/11/22	1119709	3,149.27	3,149.27	3,054.79	0.00
1999/11/16	872852	2,784.21	2,784.21	2,700.69	0.00
1998/11/15	550464	2,720.00	2,720.00	2,638.40	0.00
1997/11/15	550463	2,592.64	2,592.64	2,514.86	0.00
1996/11/15	550462	2,818.40	2,818.40	2,733.85	0.00
1995/11/15	550461	2,590.40	2,590.40	2,512.69	0.00
1994/11/15	550460	2,836.25	2,836.25	2,751.16	0.00
1993/11/15	550459	2,932.56	2,932.56	2,844.58	0.00

Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
10/18/2013	2013-073104	367,000	S	MILLER GAVIN & KARA	GRAY MARK & RHONDA
11/30/2000	2000-077380	215,000		GRAY MARK & RHONDA	BUEL DAVID C & BRENDA L
06/01/1987	1987-027995	77,750			

Property Details

Living Area	Sq Ft	Manf Struct	Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2,148	0	X	0	1956	42	2.0	5	3	0

Printable Version

Developed by ASIX, Incorporated.

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Version 1.0.3357.16890

File No. 13012135

Clackamas County Official Records **2013-073104**
Sherry Hall, County Clerk

10/23/2013 03:27:38 PM

Grantor		D-D Cnt=1 Stn=1 LESLIE \$10.00 \$16.00 \$10.00 \$17.00	\$53.00
Mark Gray Rhonda Gray			
Grantee			
Gavin Miller Kara Miller 1019 Woodlawn Avenue Oregon City, OR 97045			
After recording return to			
Gavin Miller Kara Miller 1019 Woodlawn Avenue Oregon City, OR 97045			
Until requested, all tax statements shall be sent to			
Gavin Miller Kara Miller 1019 Woodlawn Avenue Oregon City, OR 97045 Tax Acct No(s): 00854695			

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mark Gray and Rhonda Gray,
Grantor(s) convey and warrant to Gavin Miller and Kara Miller, husband and wife

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

The South 29 feet of Lot 19, and all of Lot 20, EXCEPT the South 20 feet thereof, as cut off by lines drawn parallel to the South line of said Lot 20, all in Block 15, W.M. Ladd's Subdivision of Tracts 1-2-3-4-6-11-12-13-14 and 15, Hedges Addition to Oregon City, in the City of Oregon City, County of Clackamas and State of Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, and additional Deed exceptions as shown on attached Exhibit "One", which is incorporated herein.

The true consideration for this conveyance is \$367,000.00 (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 18th day of October, 2013.

Mark Gray

Rhonda Gray

State of Oregon, County of Multnomah) ss.

This instrument was acknowledged before me on this 18 day of October, 2013 by Mark Gray and Rhonda Gray.

Notary Public for Oregon
My commission expires: 1/17/2014



WFG Title 13012135 MW

Old Deed Statutory Warranty

EXHIBIT "One"

- 1 Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

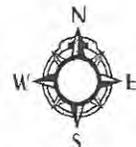
OR deed-Statutory W&A



Map No. 32E06BC01800



CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Gray Mark & Rhonda	Parcel Number	: 00854695
CoOwner	:	Ref Parcel #	: 32E06BC01800
Site Address	: 1019 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1019 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

SALES INFORMATION

Transfer Date	: 11/30/2000	Document #	: 000-077380
Sale Price	: \$215,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Estate By Entire
Prior Transfer Date	: 06/01/1987	Prior Document #	: 0087-27995
Prior Sales Price	: \$77,750		

PROPERTY DESCRIPTION

Map Page Grid : 717 B3
 Census Tract : 225.00 Block: 3
 Neighborhood : Oregon City Newer
 Subdivision/Plat: Wm Ladds
 Improvement : 141 Sgl Family,R1-4,1-Story
 Land Use : 101 Res,Residential Land,Improved
 Legal : 288 WM LADDS SUBDIV PT LTS 19&20
 : BLK 15
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$138,742
 Mkt Structure : \$142,210
 Mkt Total : \$280,952
 %Improved : 51
 AssdTotal : \$250,767
 Mill Rate : 18.0099
 Levy Code : 062002
 12-13 Taxes : \$4,516.29
 Millage Rate : 18.0099

PROPERTY CHARACTERISTICS

Bedrooms	: 5	Building SF	: 2,148	BldgTotSqFt	: 2,148
Bathrooms	: 3.00	1st Floor SF	: 1,707	Lot Acres	: 1.01
Full Baths	: 3	Upper Finished SF	: 441	Lot SqFt	: 44,176
Half Baths	:	Finished SF	: 2,148	Garage SF	: 376
Fireplace	: Backed	Above Ground SF	: 2,148	Year Built	: 1956
Heat Type	: Elec Baseboard	Upper Total SF	: 441	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finsh	: Bevel Siding	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

15011



RECORDED IN CLACKAMAS COUNTY
JOHN KRAUFFMAN, COUNTY CLERK

2000-077380



\$26.00

D D - 1 - 3 BEVERLY
\$9.00 \$11.00 \$18.00

11/30/2000 04:09:22 PM

After recording return to:
Mark & Rhonda Gray
1019 Woodlawn Avenue
Oregon City, OR 97045

Until a change is requested all tax statements
shall be sent to the following address:
Mark & Rhonda Gray
1019 Woodlawn Avenue
Oregon City, OR 97045

Escrow No. 00070962
Title No. 907016

STATUTORY WARRANTY DEED

David C Buel and Brenda L Buel, Grantor, conveys and warrants to Mark Gray and Rhonda Gray, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South 29 feet of Lot 19 and all of Lot 20, EXCEPT the south 20 feet thereof, as cut off by lines drawn parallel to the South line of said Lot 20, W.M. LADD'S SUBDIVISION OF TRACT 25, HEDGES ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon;

This property is free of liens and encumbrances, EXCEPT:
None-----

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$215,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of November, 2000.

David C Buel
David C Buel

Brenda L Buel
Brenda L Buel

STATE OF OREGON
County of Clackamas } ss.

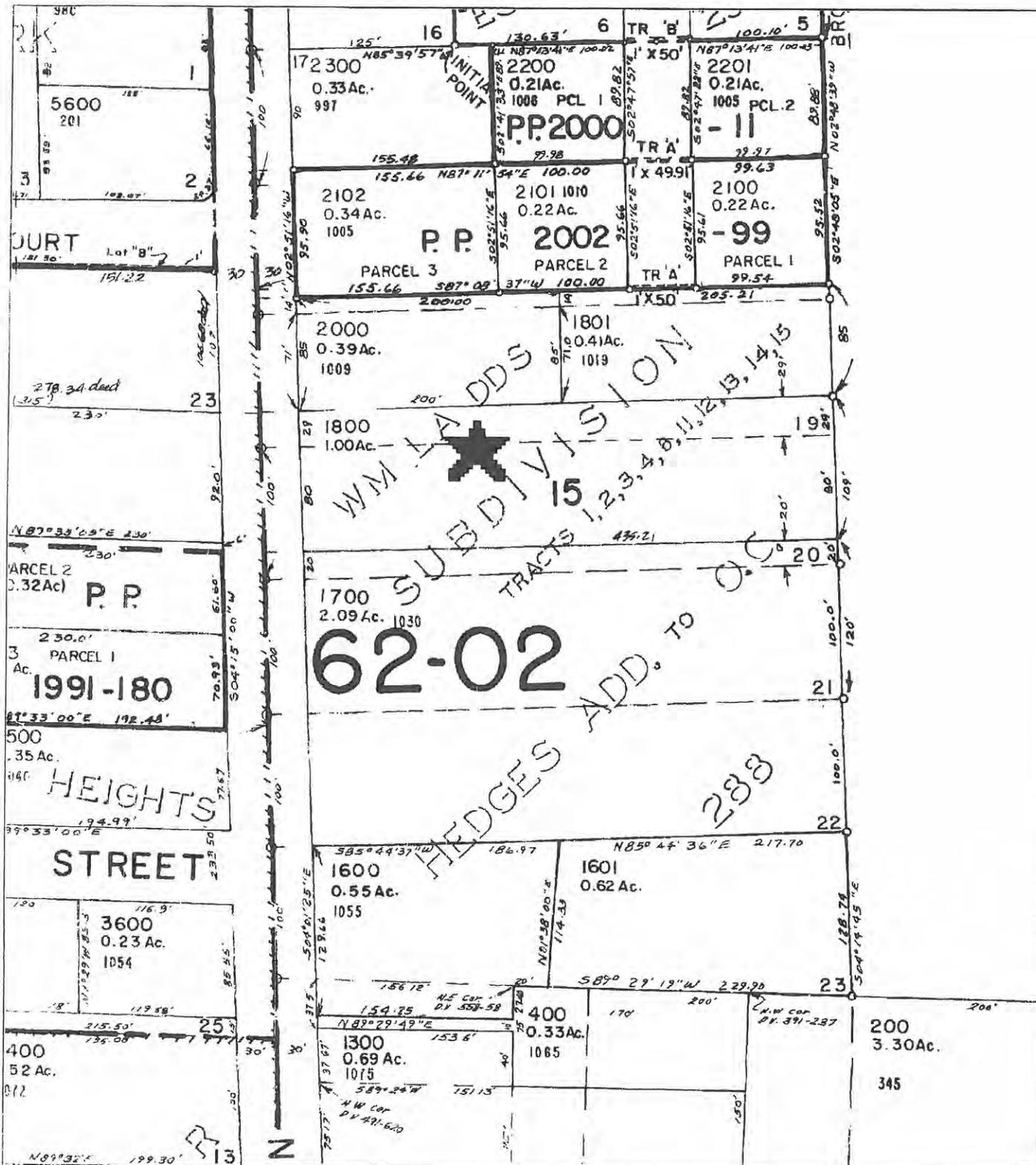
This instrument was acknowledged before me on this 27th day of November, 2000
by David C Buel and Brenda L Buel.



Sheila M Engel
Notary Public for Oregon

My commission expires: 08/01/2001

RECORDED BY
FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
No. 907016 00



Map No. 32E06BC01800



CHICAGO TITLE COMPANY
 10135 S.E. SUNNYSIDE ROAD Suite 200
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."

MEETING MINUTES for:
South End Neighborhood Association

Meeting Date and Time:	August 15, 2013 7:00pm
Number of Attendees	22
Guest Speaker(s)	Laura Terway, Oregon City Planner
Topics/Planned Agenda Items	Willamette Falls Legacy Project City Sign Project

Picnic and meeting were held at Chapin Park with the picnic starting at 6:30pm. The general meeting beginning at 7:00pm.

Oregon City Planner Laura Terway was featured speaker for both the Oregon City Sign Code Update Project and the Willamette Falls Legacy Project.

She first spoke about the sign code updates. Current code has not been updated in almost 20 years, and while the city cannot legally regulate a sign's content they do control the type, quantity, size and materials of sign displays. Ms. Terway took suggestions from SENA members, which will then become part of the project's citizenry input.

Ms. Terway also spoke about current status of the Willamette Falls legacy project, and encouraged SENA members to submit comments as to their vision of best uses for the 23-acre former Blue Heron Paper Company site.

Mark Westermann, SENA resident, informed attendants of his application to the city for a zoning change, to allow multiple single family housing on his Woodlawn property. Those present supported his efforts.

Minutes from the May meeting were reviewed and adopted. A Treasurer's report and CIC update followed and meeting was adjourned close to 9:00pm.

T.-22

DATE		THURS Aug 15, 2013		SOUTH END NEIGHBORHOOD ASSOCIATION			
#	NAME:	ADDRESS:		PHONE NO.			
		STREET:		HOME:	CELL:		
1	Bryam Dinsmore	STREET:	carby	HOME:	CELL:		
		EMAIL:	bryam@dinsmore.com				
		STREET:		HOME:	CELL:		
2	Ken Seuff	EMAIL:		HOME:	CELL:		
		STREET:					
3	Mark Westerman	EMAIL:	Western @ 10071157.net				
		STREET:	221 Noatic Ave, Suite 200	HOME:	CELL:	503-496-1553	
		EMAIL:					
4	Laona Terday	STREET:	1136 Madonna Dr	HOME:	CELL:	503-655-5902	
		EMAIL:	Oregon City, OR 97045				
5	John & Kamiko Ewing	STREET:	12500 Courtview Ct	HOME:	CELL:	503-878-7241	
		EMAIL:					
6	Jason & Erin Lile	STREET:	jasonlile@msn.com	HOME:	CELL:	503-655-4941	
		EMAIL:	11976 Binger Way			653-219-2755	
		STREET:	Oregon City, OR 97045				
7	DAVE & Janet Berger	EMAIL:	aloha.berger@aol.com	HOME:	CELL:	503-654-2248	
		STREET:	1176 Summit Ln				
		EMAIL:	jdaw@11.ans380@gmail.com				
8	Janet & David Williams	STREET:	11675 PAVLOW	HOME:	CELL:		
		EMAIL:	OC				
9	Barbara Davis	STREET:		HOME:	CELL:		
		EMAIL:					
10	Ingra Ruckelshaus	STREET:		HOME:	CELL:		
		EMAIL:					

DATE Thurs. Aug. 15, 2013

SOUTH END NEIGHBORHOOD ASSOCIATION

#	NAME:	ADDRESS:	PHONE NO.										
1	Brenda McLeod	<table border="1"> <tr><td>STREET:</td><td>Lassen Court</td></tr> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td></td></tr> </table>	STREET:	Lassen Court	EMAIL:		STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td>971-275-2127</td></tr> </table>	HOME:		CELL:	971-275-2127
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2	Petronella Daulan	<table border="1"> <tr><td>EMAIL:</td><td>Petronella.daulan@comcast.net</td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:	Petronella.daulan@comcast.net	STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td>503.810.9045</td></tr> </table>	HOME:		CELL:	503.810.9045		
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3	Daniel Donohoy	<table border="1"> <tr><td>EMAIL:</td><td>Dani2016@comcast.net</td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:	Dani2016@comcast.net	STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:			
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4	Joyce Clark	<table border="1"> <tr><td>EMAIL:</td><td>Joyce Ct</td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:	Joyce Ct	STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:			
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5	DAVE STABE NOW	<table border="1"> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td>11863 PARTLOW RD</td></tr> </table>	EMAIL:		STREET:	11863 PARTLOW RD	<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:			
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7	Mary Ann Jensen Ginger Ries	<table border="1"> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td>1600 Banker Rd.</td></tr> </table>	EMAIL:		STREET:	1600 Banker Rd.	<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:			
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REPLINGER & ASSOCIATES LLC
TRANSPORTATION ENGINEERING

September 29, 2013

Ms. Laura Terway
City of Oregon City
PO Box 3040
Oregon City, OR 97045

**SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – WOODLAWN
PROPERTIES ZONE CHANGE – ZC13-02**

Dear Ms. Terway:

In response to your request, I have reviewed the Transportation Analysis Letter (TAL) submitted for the proposed rezoning of four properties on Woodlawn Avenue near Woodfield Court. The undated TAL was prepared by of Frank Charbonneau, PE of Charbonneau Engineering.

The proposal would allow residential developments with a higher density than allowed under current zoning. The purpose of the analysis is to evaluate and compare the trip generation under three different zoning categories, R-10, R-8 and R-6.

Overall

I find the TAL addresses the city's requirements and provides an adequate basis to evaluate impacts of the proposed zone change only.

Comments

1. Trip Generation. The TAL presents information on trip generation from the construction of single-family dwellings on the four parcels on Woodlawn Avenue. The calculations are presented for three development scenarios: R-10, R-8 and R-6. The calculated maximum number of single-family dwelling units is 11, 16, and 25 units, respectively. The trip generation rates were taken from the Institute of Transportation Engineers' *Trip Generation*. The numbers of AM peak hour trips and PM peak hour trips for these scenarios are summarized below.

Scenario	Dwelling Units	AM Peak Trips	PM Peak Trips
R-10	11	8	11
R-8	16	12	16
R-6	25	19	25

It should be noted that these values are the theoretical maximum numbers; it is likely that due to parcel size and configuration and the need to provide new streets to serve all portions of the parcels that the number of parcels, dwelling units and trips will likely be somewhat lower for all scenarios.

2. **Access Locations.** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action.
3. **Driveway Width.** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action.
4. **Intersection Spacing.** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action s.
5. **Sight Distance.** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action.
6. **Safety Issues.** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action.
7. **Consistency with the Transportation System Plan (TSP).** This issue is not addressed in this TAL and will need to be addressed in a subsequent TAL for a subdivision or other land use action.

Conclusion and Recommendations

I find that the TAL meets city requirements and provides an adequate basis upon which impacts of the proposed rezoning can be assessed. The effect of rezoning on the transportation system will be minimal. A subsequent TAL will be required to address all site-specific issues relating to a subdivision or other land use action. The need for a subsequent TAL is recognized in the document submitted in connection with the proposed zone change.

If you have any questions or need any further information concerning this review, please contact me at replinger-associates@comcast.net.

Sincerely,



John Replinger, PE
Principal

APPROVAL

CITY OF OREGON CITY PLANNING FILE No. LL 99-06

BY: *Richard S. Love* DATE: 5-6-99
CITY OF OREGON CITY PLANNING DEPARTMENT

NARRATIVE:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 98-74823 (TAX LOT 1600, MAP 3 2E 68C), AS DETERMINED BY RECORD SURVEY PS 25425, AND WHICH IS SHOWN AS NORTH 85°44'37" EAST ON THE ATTACHED MAP.

THE PURPOSE OF THIS SURVEY WAS TO PROPERLY MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN DEED DOCUMENTS 95-74823 AND 98-77992, (TAX LOTS 1600 AND 1700, MAP 3 2E 68C).

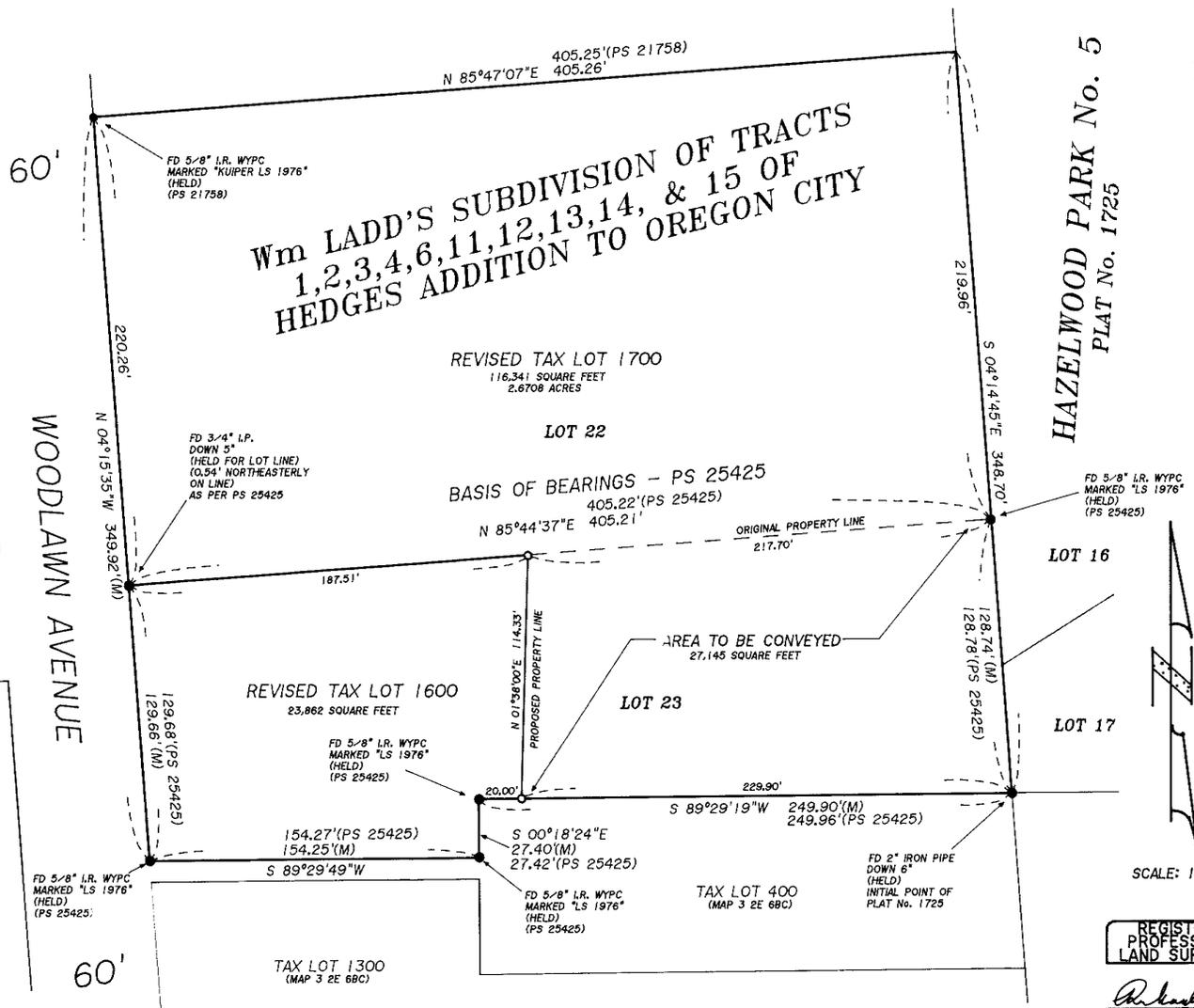
MONUMENTS AND OTHER DATA FROM PS 25425 WERE HELD FOR BOUNDARY DETERMINATION. THE ADJUSTED PROPERTY LINE WAS AS PER CLIENT'S INSTRUCTIONS.

NOTES:

ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE. ALL TAX LOT NUMBERS RELATE TO THE CURRENT TAX ASSESSOR'S MAP 3 2E 68C.

REFERENCE SURVEYS

- PS 25425
- PS 21758
- PS 8290
- HEDGES ADDITION TO OREGON CITY, PLAT No. 288
- Wm. LADD'S SUBDIVISION OF TRACTS 1,2,3,4,6,11,12,13,14, & 15 OF HEDGES ADDITION TO OREGON CITY



PS-28259
CLACKAMAS COUNTY SURVEYOR
RECEIVED
MAY 6 1999
County Surveyor
Deputy
DATE Filed: 5/6/99

- LEGEND**
- MONUMENT FOUND AS NOTED
 - 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "LOVE PLS 747" (MONUMENTS SET APRIL 16, 1999)
 - (M) MEASURED DATA
 - (D) DEED DATA
 - (HOLD) MONUMENT OR OTHER DATA USED FOR CONTROL
 - FD FOUND
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - C CENTER LINE
 - WYPC WITH YELLOW PLASTIC CAP
 - R/W RIGHT OF WAY
 - (PS XXXX) PRIVATE SURVEY RECORD ON FILE AT CLACKAMAS COUNTY SURVEYOR'S OFFICE

SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard S. Love
OREGON
JULY 8, 1966
RICHARD S. LOVE
EXPIRES 12/31/00

PROJECT: PROPOSED PROPERTY LINE ADJUSTMENT SURVEY BETWEEN DEED DOCUMENTS 95-74823 & 98-77992	
LOCATION: SW 1/4 OF THE NW 1/4 OF SEC. 6, T. 3S., R.2E., W.M. CITY OF OREGON CITY, OREGON	
CLIENT: JAMES W. HODGKINSON	DATE: APRIL 16, 1999
	SCALE: 1" = 40'
	JOB NUMBER: 99-2508
DICK LOVE LAND SURVEYS, INC. P.O. BOX 307 GLADSTONE, OR 97027 (503)-656-4915	

PS-28259(C)

From: Laura Terway
To: ["ochall@comcast.net"](mailto:ochall@comcast.net)
Cc: ["Mark Westermann"](#)
Subject: ZC 13-02: Woodlawn
Date: Tuesday, December 03, 2013 2:45:00 PM
Attachments: [Southend Neighborhood Mtg.pdf](#)
[1999 LL.pdf](#)
[image002.png](#)

Mr. Hall,

The notes from the neighborhood meeting you requested are enclosed.

Also, I have had an opportunity to review the legality of the tax lot at the southern portion of the Zone Change proposal (Tax Lot 1601). Though they are separate tax lots for tax purposes, Tax Lots 1700 and 1601 are actually part of the same lot. The approved Lot Line Adjustment from 1999 is attached. Though it is legal to create an additional tax lots, the tax lots are created for taxable purposes and the appearance of Tax Lot 1601 does not result in the creation of a separate building lot. Land divisions and/or the creation of a new building lot require approval by the City of Oregon City Planning Division pursuant to Oregon City land division and zoning regulations. As the City is not aware of an approval creating Clackamas County Map 3-2E-06BC, Tax Lot 1601, it is assumed that the tax lot is not a legal building lot and cannot be sold as a separate lot. We have informed the applicant of this information as well.



Please let me know if you have any additional questions or concerns.

Southend Neighborhood Ass / Aug 15th, 2013 Meeting

Presented our intention to seek rezoning and development of our properties on Woodlawn Ave..

Questions were asked:

What does R-6 & R-8 mean?

Why do you need to rezone, What would the development entail?

Will these be single family homes?

How many houses would you be adding?

Would the road just dead-end?

Where will the road eventually go?

After answering the questions, attendees encouraged us to “ go for it “.

Prepared by Mark Westermann

