

Pavilion Park 3 Minutes From 2-19-2015

Tower Vista Neighborhood Planning Meeting

The meeting with the Tower Vista Neighborhood Association was coordinated with Chairman Todd Last. The meeting was held at 7:00 pm on February 19, 2015 at the Ainsworth House.

The applicant's representative, Rick Givens, presented the proposed development. He explained that there were two different site plans: one with 10 lots and a second with 19 lots that was dependent upon reaching a purchase agreement with the owners of that property. The proposal includes a zone change from R-10 to R-6.

Mr. Givens explained the process that would be used by the City to review the application, noting that the subdivision and zoning applications would be heard by the Planning Commission and that the Zone Change would then go to the City Commission for final decision.

One concern expressed related to lot sizes and why lots were shown on the plan that are less than 6,000 sq. ft. in area. Mr. Givens explained that the City's development ordinances allow for lot averaging. The neighbor adjacent to Lot 4 asked if that lot could be made larger. Mr. Givens explained that taking area out of Lot 3 could be problematic because corner lots have to maintain greater side setbacks.

A question was asked as to why the existing R-10 zoning couldn't be retained. Mr. Givens noted that the surrounding developments are zoned for smaller lots and that this project relates to those neighborhoods. He also explained the need to make efficient use out of urban land to avoid having to expand the Urban Growth Boundary prematurely.

A neighbor on Anita stated that her preference would be for it to remain a dead-end street. Mr. Givens explained that doing so would not be consistent with City standards promoting connectivity.

Another concern raised related to traffic on area streets and the perception that they can't accommodate more traffic. Mr. Givens noted that a traffic analysis would be performed by a traffic engineer and reviewed by the City's traffic consultant.

Another neighbor asked about schools and the possibility of re-opening Mt. Pleasant Elementary. Mr. Givens noted that the School District had sold that school, but that the School District would be notified of the application. There have been no capacity issues raised by the District on other recent applications in this area.

Questions were asked about the timing of the application. Mr. Givens noted that the traffic study and engineering had not been completed yet. He estimated that it would be submitted in March at the earliest.

Rick Givens

From: "Todd P Last" <Todd.Last@comcast.net>
Date: Monday, February 09, 2015 8:33 AM
To: "Rick Givens" <rickgivens@gmail.com>
Cc: <lterway@ci.oregon-city.or.us>
Subject: Re: Neighborhood Meeting for two projects in the Tower Vista NA Area

Do either Tuesday the 17th or Thursday the 19th work for you?

Todd

On 1/29/2015 7:28 AM, Rick Givens wrote:

Hi Todd,

Thanks for the reply. As far as the email communication goes, I just need to know if it is acceptable to you that our communications be by email rather than certified mail. The City's code says we have to send you a request for a meeting via certified mail unless you agree to another form of communication. Notice to people in the neighborhood would be by regular mail.

Thanks,

Rick

From: Todd P Last
Sent: Thursday, January 29, 2015 6:31 AM
To: Rick Givens
Subject: Re: Neighborhood Meeting for two projects in the Tower Vista NA Area

Let me see what dates we could do it on.
 email is not reliable for communication since it never achieves 100% coverage, may not fit the legal definition of communication, and nobody has complete email lists.

regards,
 Todd

On 1/22/2015 12:24 PM, Rick Givens wrote:

Hello, Mr. Last.

My name is Rick Givens and I am a planning consultant working with Icon Construction and Development, LLC on a couple of projects that are located within the Tower Vista Neighborhood Association area. As you probably know,

the City's development ordinance require that we hold a neighborhood meeting to discuss the proposals prior to the submittal of our land use applications. The provisions of the ordinance state that we must send you notification of the projects by certified mail, but that other forms of correspondence may be used if acceptable to the Neighborhood Association. In working on other projects in the City, we have found that email correspondence is the best and easiest way to develop a two-way conversation. If this is acceptable to you, it would be our preference for these projects. If you would rather have an additional notice by certified mail, please let me know and I will send you a letter in that manner.

The first project is a ten lot subdivision and zone change located at 19371 Pease Road. This is a narrow parcel located The existing zoning is R-10, but the adjoining subdivisions are zoned R-8.

The second project is located at 19588 McCord Road. This property was recently annexed to the City and is zoned R-10, the default zoning applied to all newly annexed residential property. As shown on the attached vicinity map, the property is adjacent to R-6 zoned land to the northwest in the Pavilion Park neighborhood, and R-3.5 zoning to the northeast. We are proposing to continue the R-6 zoning and the preliminary design for the subdivision shows 26 lots.

It is my understanding from the information on the City's website that the Tower Vista NA doesn't have any scheduled meetings until April. Would you be open to having a special meeting to discuss these two subdivisions or would you prefer that we schedule our own meeting? The City's regulations state that a minimum of 30 days notice must be provided for such a meeting.

We are looking forward to meeting with you and the Tower Vista Neighborhood Association. Please let us know how you would like to proceed on this .

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, OR 97045
(503) 479-0097
Cell: (503) 351-8204
rickgivens@gmail.com

Rick Givens

From: "Todd P Last" <Todd.Last@comcast.net>
Date: Thursday, February 19, 2015 1:32 AM
To: "Rick Givens" <rickgivens@gmail.com>; "Katie Durfee" <kdurfee@ci.oregon-city.or.us>; "Laura Terway" <lterway@ci.oregon-city.or.us>
Subject: Re: Please confirm Feb 17th

Great! See you at 7pm today.

Todd

On 2/13/2015 9:10 AM, Rick Givens wrote:

Hi Todd,

Katie and I exchanged emails yesterday and she gave me the name of the contact at the Ainsworth House. I checked with Kevin Yee and he said it is available for the 19th at 7:00 pm and he changed the reservation to that time. I believe that Katie is proceeding with sending out the postcards, so we should be good to go for next Thursday.

Rick

From: [Todd P Last](#)
Sent: Friday, February 13, 2015 2:09 AM
To: [Rick Givens](#) ; [Katie Durfee](#) ; [Laura Terway](#)
Subject: Re: Please confirm Feb 17th

Yes - we can move to the 19th if that works better, or the following week. Just let me know so I can change the arrangements.

Regards,
 Todd

On 2/12/2015 11:27 AM, Rick Givens wrote:

Hi Katie,

That would be fine from our perspective, but I don't know if the Ainsworth House is available that night. Is that something that you can check on?

Rick

From: [Katie Durfee](#)
Sent: Thursday, February 12, 2015 11:18 AM
To: [Rick Givens](#) ; [Todd P Last](#) ; [Laura Terway](#)
Subject: RE: Please confirm Feb 17th

Good Morning Rick,

If I send the postcard to the print shop today, then they could likely get the postcard to drop using first-class mail by Tuesday or Wednesday next week, if you would like to hold this meeting on the 19th instead.

Katie

From: Rick Givens [<mailto:rickgivens@gmail.com>]
Sent: Thursday, February 12, 2015 10:43 AM
To: Katie Durfee; Todd P Last; Laura Terway
Subject: Re: Please confirm Feb 17th

Good morning, Katie,

It sounds like the schedule may be too tight to make work for the 17th. When I spoke with Todd, he suggested both the 17th and 19th as possible dates so if the 19th is available to use the Ainsworth House, that would be fine with us. If not, slipping the meeting back a week or two is not going to be a problem from the applicant's end.

Thanks,

Rick Givens

From: [Katie Durfee](#)
Sent: Thursday, February 12, 2015 10:04 AM
To: [Todd P Last](#) ; [Rick Givens](#) ; [Laura Terway](#)
Subject: RE: Please confirm Feb 17th

Good Morning All,

In speaking to a representative of the print shop, the NA postcards can be prepared today but there is no guarantee with the present date that they will be received in time by Tuesday, even with express delivery. The biggest challenge is with Monday being a holiday.

Thanks,

Katie

From: Todd P Last [<mailto:Todd.Last@comcast.net>]
Sent: Thursday, February 12, 2015 2:55 AM
To: Rick Givens; Katie Durfee; Laura Terway
Subject: Please confirm Feb 17th

All:

I have reserved the Aninsworth House and Gardens on Feb 17th at 7pm

for Rick's presentation for Land use proposals for:

19371 Pease Road.
19588 McCord Road.

Please confirm that you can attend on this date.

Katie, please send out a postcard asap with the meeting announcement, and put text that the meeting will be for a presentaion for two proposed developments (include addresses) in the Tower Vista Neighborhood.

Thank you,
Todd Last
(502) 387-3046

Tower Vista Feb 19th MEETING

NAME	EMAIL
Amy Willhite	awillhit@yahoo.com
Laura Terway	lterway@orcity.org
Laura Hennig	
Sueanne Hennig	
Cherilyn SunRidge	cjsunridge@yahoo.com
Ren Toole	renulatool@yahoo.com
Ryan & Amanda Kintzberg	qudlinek@gmail.com
Robin & Maria Guy	rmguy2012@hotmail.com
BRAD & Marylee Magil	ymagil1999@yahoo.com
Rachel Gobel	YHengobel@gmail.com
John Gobel	
PAUL GUSPOFF (ICOM)	PAUL@ICOMCONSTRUCTORS.NET
Rick Givens (Planning Consultant)	rickgivens@gmail.com
Sheila Wilson	SKWilson3@msn.com
Lynette Coe-Hart	lcoehart@aol.com
Judy Spreadborough	jsandgs@icloud.com
Donck McGowan	info@greenboxpdx.com
WILLIAM JOYCE GIFFORD	amail@smallflags.com