

January 9, 2014

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CITY OF OREGON CITY

Laura Terway  
City of Oregon City  
Planning  
221 Molalla Avenue Ste 200  
Oregon City, OR 97045

Subject: File ZC13-02

Thank you for the opportunity to comment on this proposed land use action. The proposed land use change would result in a rezone of the subject properties from R-10 to R-6, all of which is under the City's Single Family Dwelling District. As can be seen in Figure 1, most of the properties on Clearbrook Drive and Woodlawn are zoned R8 or R10. The only higher density zoning occurs to the east on Birchwood Drive and Hazelwood Drive.

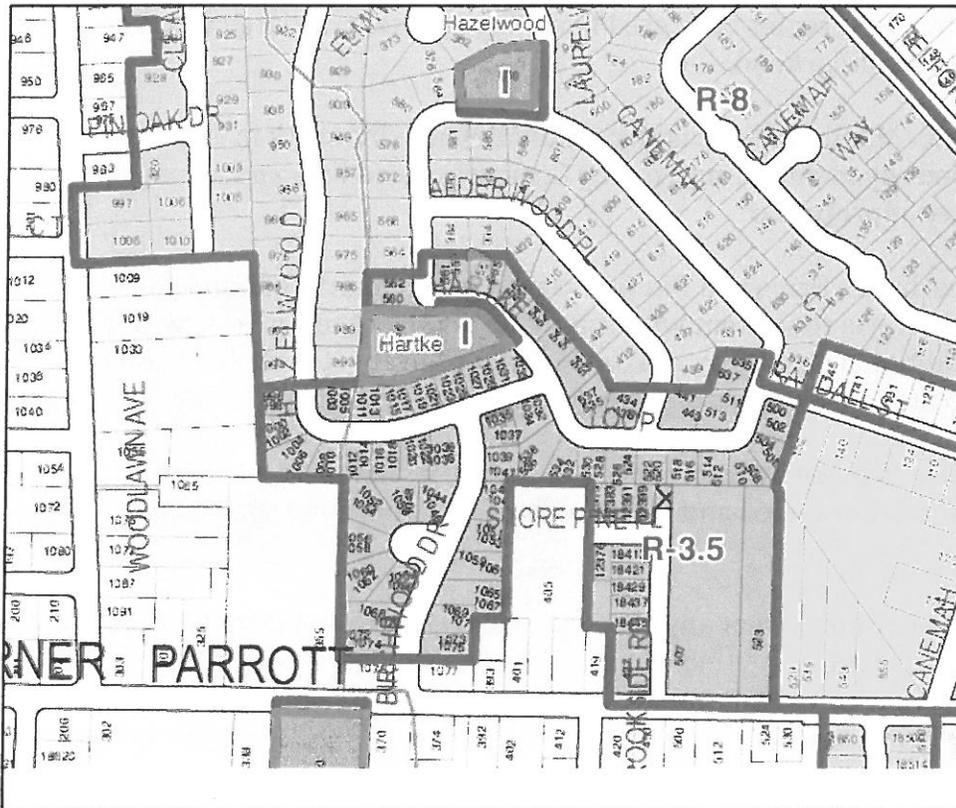


Figure 1: Zoning Map

Under Land Use Goal 2.7, we believe the R-8 best follows the intent of the Oregon City Comprehensive Plan. We believe the R-6 zoning does not fit in with the

Oregon City Planning Commission

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Exhibit: 1

character of this neighborhood and is not compatible with maintaining neighborhood continuity with existing housing types, land values as well as livability.

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

Under this policy, we would argue that considering the density is an important consideration because of the large Oak trees that exist on the subject properties. These very trees provide valuable wildlife habitat and are a key element to the beauty of this area. In addition, there is value in vibrant tree canopies along with other environmental benefits. Rezoning to an R-8 designation would provide an additional amount of flexibility when working on the platting of the properties as well as when the time comes to develop home sites and other hardscapes.

With Oregon City being a relatively new member of the Tree City USA group under the Arbor Day Foundation, we encourage the City to place consideration of existing groves of trees in the context of zoning decisions. Under the R-8 designation, density is still increased, but this creates increased flexibility to retain the large Oak trees and create a better neighborhood.

Policy 10.1.1 states: "Maintain the existing residential housing stock in established older neighborhoods by maintaining existing Comprehensive Plan and zoning designations where appropriate"

We argue that Clearbrook Drive and Pin Oak are older neighborhoods and so maintaining R-8 zoning is consistent with this policy. While other policies within the section discuss additional density, maintaining the continuity of a neighborhood is very important to the cohesiveness of the existing neighborhood.

Policy 12.3.1 states: "Provide an interconnected and accessible street system that minimizes vehicle miles-traveled and inappropriate neighborhood cut-through traffic."

Under this policy, we propose that any roadway connections connect to Woodlawn rather than Warner Parrot. First, this would connect to a lower classification roadway and, second, it would minimize the potential of cut through traffic which can degrade livability.

Depending on the sequence of development, acquiring a new connection to Woodlawn could be challenging. With the maximum dead-end roadway length of 530 feet, shadow platting to illustrate the feasibility of a connection will be imperative. We believe that it is extremely important to secure a connection to Woodlawn in order to balance access to and from the neighborhood.

In addition, we want to encourage infill of sidewalks and other features on all streets that enhance the safe circulation for non-motorized modes such as walking and biking. The lack of sidewalk today is a barrier for many to get out and walk. Extra care in terms of high visibility clothing is required when walking to ensure the we remain safe.

Policy 12.1.4 states: "Provide walkable neighborhoods. They are desirable places to live, work, learn and play, and therefore a key component of smart growth."

Under this policy, we would encourage the City to consider the walkability element and ensure that sidewalks are provided and that the any new roadway connections intersect Woodlawn as mentioned previously.

In summary, we believe that rezoning to R-8 best fits in with the intentions of the Comprehensive Plan and would provide the most level of flexibility for additional housing units and preservation of existing mature Oak trees.

Thank you again for the opportunity to provide comments on this proposed land use action.

Respectfully,



Joseph Marek, PE, PTOE



Andrea Marek

1005 Clearbrook Drive  
Oregon City, OR 97045  
racerjoe97045@yahoo.com

January 12, 2014

City of Oregon Planning  
Attn: Laura Terway  
221 Molalla Avenue, Ste 200  
Oregon City, OR 97045

Reference: File ZC13-02

This letter is in response to the requested rezoning of certain lots in Oregon City per the above referenced file from R10 to R6.

We are opposed to the proposed rezoning, but are amenable to rezoning to R8. The neighborhood in this area consists almost entirely of R8 and R10 zoned lots. R6 lots in the middle of this established older neighborhood would be incongruous and would create unnecessary density.

We ask that careful consideration be given to conservation of existing mature trees on the subject lots. Larger lots generally allow more of such trees to survive and thrive. Such trees provide important wildlife habitat and greatly enhance the beauty and livability of the area.

Consideration should also be given to pedestrian safety. Woodlawn is an important feeder street with no sidewalks. It is frequently used by pedestrians and children to and from Chapin Park and King School. Increasing population density will put more traffic on this and surrounding streets, putting pedestrians at increased risk.

With the assumption that the city will require Clearbrook Drive to be extended as a part of agreeing to any rezoning and replatting, we ask that the city consider requiring Clearbrook Drive to curve and open out to Woodlawn and not extend the dead end. Adding these lots will increase the traffic significantly. We do not believe that Clearbrook Drive should ever be fully extended to Warner Parrot.

When replatting, we believe the city should require any resulting lots, including lots with existing residential structures, bordering existing or new streets be required to have sidewalks. We are opposed to the creation of any flag lots, as we feel they are unnecessary and would decrease the value of other properties in the neighborhood.

Another important issue as to the livability and **safety** of residents is the access of **fire and police**. As it is, emergency vehicles must back up the street to the dead end. Having the street open to Woodlawn at the southern point would allow quicker and safer access for both the emergency responders, their vehicles, and the residents.

Thank you for giving us the opportunity to voice our concerns.

Sincerely,



George and Teresa Kuchler  
928 Clearbrook Drive  
Oregon City, OR 97045

**Oregon City Planning Commission**

Hearing Date: 1.13.14

File Number: ZC13-03

Exhibit: 2

January 12, 2014

Laura Terway  
City of Oregon City Planning  
221 Molalla Avenue, Ste 200  
Oregon City, OR 97045

Reference: File ZC13-02

Ms. Terway:

We are writing in reference to the proposed land use rezone on Clearbrook Dr. and Woodlawn. The properties are currently zoned R10 and are requesting that the zoning be changed to R6.

We are concerned that R6 is not in keeping with the current neighborhood where the majority of the homes are either R8 or R10. We want to ensure that our neighborhood maintains our property value and livability. The Clearbrook and Woodlawn neighborhoods are older existing neighborhoods with great character and maintaining that character with consistent zoning is important.

Also, there are many large mature trees growing on the property that will be rezoned. Rezoning to larger R8 lots would allow more of the trees to remain which provide clean air, wildlife habitat, as well as beautify the neighborhood. It is my understanding that Oregon City is working with the Arbor Day Society to emphasize the importance of trees within the city. The large oak trees in the area to be rezoned should be taken into consideration when creating new home lots and the larger the lots, the more trees that can be saved.

We are concerned with increased traffic on Clearbrook. The concern would be if Clearbrook Dr. is extended to Warner Parrot, that people would use it to cut through the neighborhood which greatly increases traffic. It would make more sense for a road to be created between Clearbrook and Woodlawn instead. This short new road would help ensure that the traffic would be mostly for the new home lots rather than people cutting through. Safety and security are extremely important to our neighborhood.

Lastly, building upon the safety concern would be the continuation of sidewalks in the new home lots. Many people walk in our Clearbrook neighborhood due to our sidewalks. I would also encourage the city to require sidewalks on Woodlawn to further increase safety. We often walk to Chapin Park along Woodlawn and it is a more dangerous walk due to the lack of sidewalks.

Thanks for the opportunity to provide input on the Clearbrook/Woodlawn rezoning. I highly encourage the City to consider our input seriously. If you have any questions regarding our input, please feel free to contact us.

Sincerely,



Ignacio Gonzalez and Stacie Hall  
927 Clearbrook Dr.  
Oregon City, OR 97045  
Ignacio927@hotmail.com

**Oregon City Planning Commission**

Hearing Date: 1-13-14  
File Number: EC 13-03  
Exhibit: 3

**From:** Laura Terway  
**To:** ["Ignacio"](#)  
**Subject:** RE: Clearbrook/Woodlawn Rezone to R8  
**Date:** Monday, March 10, 2014 4:28:00 PM

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Thank you for your comments, I will enter them into the record.



**Laura Terway, AICP**  
**Planner**  
Planning Division  
PO Box 3040  
221 Molalla Avenue, Suite 200  
Oregon City, Oregon 97045  
Phone: 503.496.1553  
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[Iterway@orc.org](mailto:Iterway@orc.org)

Please note the Planning Division is available from 8am - 5pm Monday - Thursday and by appointment on Friday.



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**From:** Ignacio [<mailto:ignacio927@hotmail.com>]  
**Sent:** Monday, March 10, 2014 4:25 PM  
**To:** Laura Terway  
**Subject:** FW: Clearbrook/Woodlawn Rezone to R8

Ms. Terway:

I am concerned that I haven't heard from you. Hope all is well. Please let me know if you are able to submit the letter below to the Planning Commission this evening.

Thanks again,

Stacie Hall

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**From:** [ignacio927@hotmail.com](mailto:ignacio927@hotmail.com)  
**To:** [Iterway@ci.oregon-city.or.us](mailto:Iterway@ci.oregon-city.or.us)  
**Subject:** Clearbrook/Woodlawn Rezone to R8  
**Date:** Mon, 10 Mar 2014 13:13:15 -0700

**Ms. Terway:**

**Would you please submit the following letter to the Planning Commission this evening?**

**Thank you,**

**Stacie Hall**

March 10, 2014

Laura Terway  
City of Oregon City Planning  
221 Molalla Avenue, Ste 200  
Oregon City, OR 97045

Reference: File ZC13-02

Ms. Terway:

We are writing in reference to the proposed land use rezone on Clearbrook Dr. and Woodlawn. The properties are currently zoned R10 and are requesting that the zoning be changed to R8. We are in agreement with the R8 zoning which is in keeping with the existing neighborhood character and zoning.

I would encourage that as many of the 200 year old mature trees growing on the property be kept, as is possible. Exploring street design that accommodates the trees is highly encouraged. The larger R8 lots will allow more of the trees to remain which provide clean air, wildlife habitat, as well as beautify the neighborhood.

Thanks for the opportunity to provide input on the Clearbrook/Woodlawn rezoning. If you have any questions regarding our input, please feel free to contact us.

Sincerely,

Ignacio Gonzalez and Stacie Hall  
927 Clearbrook Dr.  
Oregon City, OR 97045  
[ignacio927@hotmail.com](mailto:ignacio927@hotmail.com)