



LAND USE TRANSMITTAL (Emailed February 14, 2018)

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- Oregon City Neighborhood Associations
- Clackamas County Transportation
- Clackamas County Planning
- Clackamas River Water (CRW)
- Clackamas Fire District #1
- ODOT – Division Review
- Oregon City School District
- Tri-Met
- Metro
- PGE
- South Fork Water Board (SFWB)
- Hamlet of Beaver Creek
- Holcomb Outlook CPO
- Central Point / Leland Road / New Era CPO

NOTICE OF THE APPLICATION MAILED TO

- All Taxpayers within 300 feet (City and County)

COMMENTS DUE BY: **March 8, 2018**
 HEARING DATE: PC – **March 26, 2018**, CC - TBD
 HEARING BODY: PLANNING COMMISSION and CITY COMMISSION
 FILE # & TYPE: AN-17-0005 / ZC-17-0006 / TP 17-0009 – TYPE IV
 PLANNER: Kelly Reid, Planner, 503-496-1540 Email: kreid@orcify.org
 APPLICANT: Oregon Builders and Restoration
 REQUEST: The applicant is seeking approval for the Annexation of a 2.98 acre property into the city limits of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of Low Density Residential. The applicant is additionally seeking approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to “R-6” Single-Family Dwelling District and a Subdivision of 12 lots, w/ one Stormwater Facility Tract.
 PROJECT WEBPAGE: <https://www.orcity.org/planning/project/17-0005-zc-17-0006-tp-17-0009>
 LOCATION: See Map Attached. Leland Road - Clackamas County Map 3-2E-07C Tax Lot 199

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- The proposal does not conflict with our interests.
 The proposal conflicts with our interests for the reasons attached.
 The proposal would not conflict our interests if the changes noted below are included.

See attached CRW comments.

Signed Betty Johnson



Date: March 5, 2018 **SENT VIA EMAIL**

To: Kelly Reid, Associate Planning
City of Oregon City

From: Betty Johnson, Engineering Associate
Clackamas River Water

Subject: Development Land-Use: **File#: AN-17-0005/ZC-17-0006/TP 17-0009**

Applicant: Oregon Builders and Restoration

Site Address: No Situs, Oregon City, Or 97045

Legal Description: 32E07C 00199

Comments:

1. Clackamas River Water (CRW) has the following infrastructure within the S Leland Road public right-of-way:
 - a. 1960 era 6-inch steel waterline located within S Leland Rd Road.
2. CRW does not serve the parcel with domestic service.
3. The following comments assume that Lindsay Anne Estates Too is not constructed and all new utilities in Leland Road are the responsibility of Dotson Farms development.
4. It is anticipated as the Leland Road area develops, water services fronting Leland Road will be served from the Oregon City water system. CRW is requesting the following service modifications to minimize future impacts:
 - a. Developer to install a 1-inch service connection for future 3/4" water meter at:
 - i. 19695 S Leland Road – locate in future Tract B & C.
 - ii. 19691 S Leland Road – locate in future Tract B & C.
 - iii. 19681 S Leland Road – locate at or near existing service.
 - iv. 19701 S Leland Road – locate at or near existing service.
 - v. 19717 S Leland Road – locate at or near existing service.
 - vi. 19658 S Leland Road – locate at or near existing service.
 - vii. 19646 S Leland Road – locate at or near existing service.
 - viii. 19634 S Leland Road – locate at or near existing service.
 - ix. 19622 S Leland Road – locate at or near existing service.
 - x. 19600 S Leland Road – locate at or near existing service.
 - b. CRW will be financially responsible for those services not impacted by the development and located outside the City limits.
 - c. CRW and Oregon City will negotiate at a later date a Joint User Agreement as the Oregon City area annexes and develops within the Urban Growth Area.
5. The applicant shall provide utility easements on the final subdivision plat for the benefit of 19681, 19691 and 19695 S Leland Rd.

6. CRW will initiate the withdrawal process of this property from the District's Boundary.
7. Oregon City will coordinate with CRW on the S Leland Rd construction plan review regarding the transferring or abandonment of water services.

CRW has no objections to this application, however these comments are introductory and may change based on the preliminary/final design.

For further information regarding application please contact Betty Johnson, 503-723-2571.

cc: Clackamas Fire
Applicant
file