



# City of Oregon City

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## Staff Report

File Number: 14-229

**Agenda Date:** 4/16/2014

**Status:** Public Hearing

**To:** City Commission

**Agenda #:** 6a.

**From:** Community Development Director Tony Konkol

**File Type:** Ordinance

### **SUBJECT:**

Continuance of ZC 13-02: Zone Change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District for multiple properties located on Woodlawn Avenue.

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the City Commission take public testimony from any interested party that wishes to testify and then continue the public hearing for Planning file ZC 13-02: Zone Change to the May 7, 2014 City Commission hearing.

### **BACKGROUND:**

The applicant originally submitted an application for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District for the properties located near Woodlawn Avenue and identified as Clackamas County Map 3-2E-06BC, TL 2000, 1801, 3100, 1700, 1800, and 1601.

At the January 27, 2014 Planning Commission hearing, the applicant was allowed to revise the application with a request for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District. The Planning Commission granted a continuance of the application to March 10, 2014 Planning Commission hearing and an extension to the 120 day timeline to renote the application and revise the staff report.

Another continuance was requested by City staff and the applicant on March 10, 2014 to allow the City and the applicant time to address new information regarding sewer capacity. The City has reviewed the sewer capacity and determined that the local sewer network is sufficient to provide adequate capacity to accommodate the Zone Change. Because the local sewer system flows into the WES system, the application was sent to Clackamas County for review whom also determined there is sufficient capacity within the WES system to provide adequate capacity to accommodate the Zone Change. As the Planning Commission will reviewing the application at the April 14, 2014 Planning Commission hearing, staff recommends the City Commission take public testimony from any interested party that wishes to testify and then continue the public hearing for Planning file ZC 13-02: Zone Change to the May 7, 2014 City Commission hearing.