

ORDINANCE NO. 15-1011

AN ORDINANCE OF THE CITY OF OREGON CITY AMENDING TITLE 17: ZONING, CHAPTER 17.06.020: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE PROPERTIES IDENTIFIED AS CLACKAMAS COUNTY MAP 3-2E-07B -02300, CLACKAMAS COUNTY MAP 3-2E-07BA-07000, AND CLACKAMAS COUNTY MAP 3-2E-07BA-06900 FROM R-10 SINGLE-FAMILY DWELLING DISTRICT TO R-8 SINGLE-FAMILY DWELLING DISTRICT AND APPROVING A 19-LOT SUBDIVISION AND A NATURAL RESOURCE OVERLAY DISTRICT VERIFICATION.

WHEREAS, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use Goals;

WHEREAS, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development;

WHEREAS, the City of Oregon City Zoning Map may be amended and updated as necessary upon findings of facts that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020;

WHEREAS, the owners of the subject site, located near Pease Road and Hampton Drive at Clackamas County 3-2E-07B-02300, Clackamas County 3-2E-07BA-07000 and Clackamas County 3-2E-07BA-06900 have requested the approval of a zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District and a 19-Lot Subdivision and Natural Resource Overlay District Verification known as file numbers ZC 15-01, TP 15-02 and NR 15-04 (Attachment A);

WHEREAS, notice of the proposed Zone Change, 19-Lot Subdivision and Natural Resource Overlay District Verification hearings was mailed to residents within 300 feet of the subject site, signs were posted on the property, notice was published in a local newspaper and the City held public hearings where the objectives and concepts of the proposal were presented and discussed;

WHEREAS, on August 24, 2015 the Planning Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, recommended approval with conditions to the City Commission by a 5–1-0 vote for the requested Zone Change, 19-Lot Subdivision and Natural Resource Overlay District Verification;

WHEREAS, the comprehensive plan designation of the site as Low Density Residential supports the R-8 Single-Family Dwelling District zoning designation;

WHEREAS, the Zone Change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District and 19-Lot Subdivision will result in the timely provision of public services and facilities and, with the imposition of conditions, will have no significant unmitigated impact on the water, sewer, storm drainage, or schools;

WHEREAS, the projected transportation impacts resulting from the Zone Change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District and 19-Lot Subdivision have been found to meet the City's transportation requirements;

WHEREAS, the proposed Zone Change, 19-Lot Subdivision and Natural Resource Overlay District Verification complies with the design requirements of the Oregon City Municipal Code with the conditions of approval; and

WHEREAS, approving the Zone Change, 19-Lot Subdivision and Natural Resource Overlay District Verification is in compliance with the Goal and Policies of the Oregon City Comprehensive Plan and is in compliance with all applicable city requirements with the conditions of approval.

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. The Zone Change, 19-Lot Subdivision and Natural Resource Overlay District Verification request is hereby approved with the conditions of approval for the properties located at Clackamas County 3-2E-07B-02300, Clackamas County 3-2E-07BA-07000 and Clackamas County 3-2E-07BA-06900.

Section 2. The Commission adopts the findings and conclusions that are attached to the Ordinance as Attachment A, and incorporated herein to support the City's approval to amend the zoning map and approve the Zone Change, Subdivision and Natural Resource Overlay District Verification application.

Read for the first time at a regular meeting of the City Commission held on the 7th day of October 2015, and the City Commission finally enacted the foregoing ordinance this 21st day of October 2015.

DAN HOLLADAY, Mayor

Attested to this 21st day of October 2015,

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Attachment:

- A. Staff Report for Planning file ZC 15-01, TP 15-02 and NR 15-04