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February 15, 2017

Mr. Pete Walter
City of Oregon City
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045

RE: Serres Property Annexation & Zone Change - Files AN-16-0004, ZC-16-0001

Dear Pete:

This letter is in response to your email today to Mike Robinson noting issues relating to parks, open space and trail resources in the vicinity of the Serres property. In your email you note:

“The parks and trails master plans do not indicate a park for the annexation area, however both the Barlow Road historic corridor which is a Goal 5 historic resource, and the Holcomb Ridge Loop Trail L2 are indicated on the Trails Plan.”

Regarding the Barlow Road historic corridor, we commented on page 10 of our application narrative that the future development plan would be subject to compliance with OCMC 17.40.060-H and would need the requirements of that section regarding the alignment of the trail. This section requires the following:

- 1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.*
- 2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.*

The applicant understands these requirements and will design the future subdivision plan accordingly. Compliance with these provisions will be reviewed at the time of the future subdivision application.

With respect to the Holcomb Ridge Loop Trail L2, the Oregon City Conceptual Trails Map in the Oregon City Trails Master Plan indicates a conceptual alignment for a future trail across the subject property. The Trails Master Plan describes this trail system as, “A series of trails that would follow the perimeter of Holcomb Elementary school and the UGB to the future Park Place development. The trails would then connect through the Holcomb Ridge development on existing roadways and trails and connect back to the elementary school on Holcomb Blvd.” Regarding acquisition of land for the trail system, the Trails Master Plan states that it would rely upon, “Easements as part of new development, easements if some parcels are not developed”.

Thus, it is clearly intended that the alignment and dedication of the easements for the portion of the trail system across the subject property would be reviewed in conjunction with the future subdivision application and that the approval of the subdivision would be conditioned to require the dedication of the required trail easement.

In your email you also notes that the City has not updated its Parks SDC “to reflect the three concept plan areas, so funding park acquisition to serve the Park Place neighborhood remains a challenge.” We would note that the proposed annexation and zone change do not in and of themselves generate any immediate need for park resources. The need for park lands in this area would come with future development of this and other properties. Since this application will be conditioned to restrict development until such time as the alternative mobility standards are adopted by the City, there is ample time for the City to amend its Parks SDC to include the Park Place neighborhood so that future homes to be built on this and other properties in this neighborhood would contribute to the costs of park acquisitions.

Thank you for consideration of this additional testimony. Please include it in the record of our application.

Sincerely yours,

A handwritten signature in black ink that reads "Rick Givens". The signature is written in a cursive, flowing style.

Rick Givens