



February 13, 2017

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

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, Oregon 97045

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

Dear Pete:

This letter will provide additional analysis and suggested findings regarding the impact of the proposed annexation and zone change for the Serres property on Holcomb Blvd. As you know, this application proposes to change the zoning of this site from Clackamas County Future Urbanizable-10 (FU-10) to City of Oregon City R-10 Single-Family Dwelling District. The property can presently be developed with three homes under County zoning. With the annexation and zone change to City R-10 zoning, the development potential would increase to approximately 124 units. This assumes a deduction of 20 percent of the 35.65 acre site for streets and infrastructure. The proposed re-zoning would, therefore, add potential future development of 121 lots over the existing condition. It should be noted that the actual development of the site cannot occur until some point in the future when the City adopts alternative mobility standards. The proposed annexation and zone change will have following impacts on the public services:

Water: There are existing City of Oregon City water lines in Holcomb Blvd., along the subject property's frontage on that street, and in Ames Street. Water service in this area is also provided by Clackamas River Water District. According to the pre-application conference notes:

- 1. The City of Oregon City and Clackamas River Water have an active agreement in place for water service within the proposed annexation area, titled the Holcomb-Overlook-Park Place (HOPP) Agreement. The HOPP Agreement will guide how the proposed annexation area is served domestic water.*
- 2. The proposed annexation area is within two water system pressure zones: Park Place Intermediate and Park Place Upper.*

According to the City's Water Distribution Master Plan on page ES-3 states, "Water demands were projected through buildout of the City's Urban Growth Boundary (UGB) using a unit demand methodology based on land uses in the City's Comprehensive Plan." The proposed zone change would simply adopt the default R-10 zoning applicable to the Low Density Residential comprehensive plan designation applied to the subject property. Thus, the Water Distribution Master Plan has accounted for the increased demand that would be generated in the future by this zone change. The lower portion of the property would be served from existing City lines and existing water storage reservoirs. The upper portion would be served by

Clackamas River Water District. The Water Distribution Master Plan notes that additional storage will be needed in this area. Discussions with City staff indicate that the reservoir is planned to be installed as a condition of approval of a recent subdivision in this area.

Sanitary Sewer: Sanitary sewer to service the future development of this site will come from two existing sewer lines: the line in Holcomb Blvd. and the line in Ames Street. Based on the existing topography of the area, the southern portion of the proposed annexation area can discharge sanitary sewer flows to the existing sanitary sewer system within Holcomb Boulevard. The northern portion of the proposed annexation area will discharge to the existing sanitary sewer system located within Ames Street. The applicants also own the intervening property separating this site from the sewer in Ames Street and will grant the required easement needed for the future extension to service the subject property.

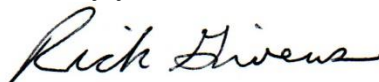
The City of Oregon City Sanitary Sewer Master Plan states on page 2-4 that land use information was the basis for the forecasting of future sewer demands in the study:

“Information on current and future land use was obtained from geographic information system (GIS) data provided by the City. The existing land use classifications are shown in Figure 2-3. The existing land use was compared to future zoning to estimate development in the future, which is shown in Figure 2-4.” The proposed R-10 zoning is the default zoning for the Low Density Residential land use designation applied to the subject property by the Oregon City Comprehensive Plan. This zone change simply implements zoning that was anticipated in the development of the Oregon City Sanitary Sewer Master Plan. Figure ES-2 in that plan shows recommended future capital improvements that include proposed gravity sewer extensions across the subject property. These gravity sewer lines would be made with the development of this site consistent with this plan.

Storm Drainage: Based upon natural topography, storm water run-off generated from future development will generally flow in a northwesterly direction and will need to be conveyed to a natural drainage channel located north of Forsythe Road and east of Highland Road. The existing storm sewer system within Ames Street has experienced capacity issues and will not be suitable to service the subject property. The downstream (offsite) system will need to be upgraded to accommodate flows from the subject property and these improvements would be made at the developer's expense concurrent with site development. This system will not make use of any existing City storm sewer facilities. Two existing storm water lines outfall onto the subject property from the Winston Acres development. The storm drainage system developed on the property will provide for the conveyance of the flows from these lines. The City has recently adopted updated Stormwater and Grading Design Standards. Any future development will comply with the requirements of these updated Stormwater and Grading Design Standards, including provisions for treatment and detention of storm water.

Please refer to the Lancaster Engineering report for comments on transportation impacts associated with this annexation and zone change.

Sincerely yours,

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

Rick Givens

