

The applicant states on page 9 of the Annexation Narrative that "the future development of the property will not have any significant impact upon the economic, social and physical environment of the community." We disagree.

Chapter 14.04.060.A.3 and .7 of the Oregon City Municipal Code states "When reviewing a proposed annexation, the Commission shall consider the following factors as relevant:

.3 Adequacy and availability of public facilities and service to service **POTENTIAL** development.

.7 Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation."

On page 5 of the Annexation Narrative the applicant states "The schools serving this site are Holcomb Elementary School, Ogden Middle School, and Holcomb Elementary School." He further states that "discussions with the School District staff indicate that there are no capacity problems with these schools". Well, I suppose if there were two Holcomb Elementary Schools there wouldn't be a capacity issue, but in my discussions with the school district just two weeks ago I can see a problem. With a potential of 124 new dwellings there is a potential of 99 new students at Holcomb Elementary School. That school has a capacity of 564 students, with a current enrollment of 488 students. That school will not be overcrowded, it will be beyond capacity. On top of that add the potential of 230 more students from the anticipated dwellings from future developments already approved or anticipated you can see we are close to failing our students.

That development would also produce 1,240 new daily auto trips onto Holcomb Boulevard which is already a speed prone route with a sharp curve at the School Road, and will certainly add to the already heavy congestion at Hwy 213 and Redland Road and the Holcomb, Redland, Abernethy intersection. Again, getting back to anticipated dwellings from future developments we're looking at an additional 3,360 daily trips.

It's time to start looking at what the cumulative effects of all these developments will have on our infrastructure and community, not just individually.

For these reasons we urge you to follow the Code and deny this annexation until solutions to these problems can be found.

Oh, and for future reference, this property is in the Barlow Road Designated Corridor.

Dwellings Location

- 10.....Hunter, across from the Water Works
- 27.....Sunnybrook Ridge
- 5.....Holcomb & Swan
- 200.....92 acres in the Park Place Concept Plan south of Holcomb
- 124..... Serres 35 acres north of Holcomb
- 98....."Airport" property
- 18.....Apartments on Holcomb
- 2.....15961 Hunter
- 6.....Holcomb and Hunter