EXHIBITS ENTERED INTO THE RECORD AT A HEARING

Community Development Department, 221 Molalla Avenue, Suite 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722.3789
www.orcity.org

Hearing Date: 2/27/2017

File Number: AN-16-0004 / ZC-16-0001

Exhibit Number:	Description of Exhibit:	Submitted By:
A	comments by ODOT	Staff
B	Public Comment - Mazik	staff
C	" " - Salinas	staff
D	" " - Csergei	staff
E	" " - Marchione	staff
F	" " - Krumm	staff
G	Applicant ,, Letter	M. Robinson
H	Power Point Presentation	Staff
I	Enrollment Projections for OCSD	APPLICANT RICK GIVENS
J	OCSD Website with Enrollment Holcomb School	" "
K	Letter to OCSD	Rick Givens
L	Testimony regarding annexation factors	Christine Kosinski
M	Testimony Maps and Narrative	Bob LaSalle

EXHIBITS ENTERED INTO THE RECORD AT A HEARING

Community Development Department, 221 Molalla Avenue, Suite 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722.3789
www.orcity.org

Hearing Date: 2/27/17

File Number: AN-16-0003 / ZC-16-0001

Exhibit Number:	Description of Exhibit:	Submitted By:
N	Oral Testimony	Ryan Richards
O	Letter	Mike Ziolko
P	Petition & Letter	C. Borisch
Q	Letter	S. Ziolko

Oregon
Kate Brown, Governor

Department of Transportation
Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

2/23/17

City of Oregon City
PO Box 3040
Oregon City, OR 97045

ODOT Case No: 7458

Subject: AN-16-0004 / ZC-16-0001: 35.65 Acre Annexation and Zone Change
Redland Rd and OR 213

Attn: Pete Walter, Planner

Thank you for the opportunity to comment on AN-16-0004 / ZC-16-0001, a 35.65 acre annexation with potential impacts on a state highway, OR-213. The Oregon Department of Transportation (ODOT) appreciates the City's continued commitment to addressing mobility and safety needs of the highway through its transportation system plan, land use actions and development review. ODOT has worked closely with the City on both this zone change and the ongoing OR-213 Refinement Plan. Based on staff findings, ODOT has no objection to this proposal.

The City staff findings state that only development permitted under the current zoning will be allowed until elements such as financially constrained projects and alternative mobility standards are identified and adopted through the Refinement Plan. Furthermore, these solutions will be implemented through amendments to municipal code chapter 12.04. This ensures that additional trips allowed through the zone change are accounted for in the City's Transportation System Plan and implementing ordinances before the new zoning can go into effect.

Thank you for providing ODOT the opportunity to participate in this land use review. If you have any questions regarding this matter, please contact me at 503.731.8234.

Sincerely,

Seth Brumley

Seth Brumley
Development Review Planner

C: Avi Tayar, P.E., ODOT Region 1 Traffic

Exhibit A
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: ODOT
SUBJECT: AN-16-0004
ZC-16-0001

From: Judy
To: Pete Walter
Subject: Serres Annexation
Date: Saturday, February 25, 2017 8:53:51 AM

I am unable to attend Monday's meeting re the Serres Annexation but I would like to strongly like it to be noted that I am very opposed to this annexation. I live on Oaktree Terrace off of Holcomb Boulevard and on a recent evening I counted 24 cars going onto Holcomb Boulevard from either Redland Road or Abernathy. I can only imagine that this number would be significantly increased with the proposed annexation.

Additionally, in the morning, while waiting for the light at the bottom of Holcomb Boulevard, there can be a small backup. Again, should this backup be larger due to the increased annexation traffic, I envision accidents waiting to happen as there would be a further backup just around the curve as people may not aware of the stopped traffic which would probably be stopped, waiting for the light to change.

I have only lived here since 2006 but everywhere, traffic seems to be a major concern. While I usually turn left from my street onto Holcomb Boulevard, I can tell that there are more cars coming and going as it takes just a bit longer to make that left hand turn. While I believe the Serres Annexation probably would not impact my left hand turn, it would definitely affect the traffic at the bottom of Holcomb as well as the cars waiting on Redland Road from 213 to make the turn onto Holcomb. There is already quite a build up of cars waiting to make that left hand turn.

I believe the Serres Annexation does not bode well for anyone accessing Holcomb Boulevard. Please note that I am strongly opposed to this annexation.

Judith Mazik
16380 Oaktree Terrace
Oregon City
503-387-3221

PC Exhibit B

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Judith Mazik
SUBJECT: AN-16-0003
ZC-16-0001

From: Kraig Salinas
To: Pete Walter
Subject: Proposed Annexation of Serres Property
Date: Sunday, February 26, 2017 5:50:17 PM

Hello Pete, It is my understanding that an email with comments on the proposed annexation of Serres property is accepted as written testimony. I am unable to make it to the meetings to voice my concerns. I have valid concerns, like you may have heard already, with annexation of such a large area of property that brings in a large amount of homes in the future.

The roads serviced up into this area can not handle the additional load of traffic without affecting "quality of life" for the current residents. There is already a traffic problem, but I have heard a city representative state the term "Acceptable levels of Congestion". I have lived here for 16 years in Barlow Crest, and have seen the traffic just down Holcomb and getting onto HWY 213 become very congested. Yes, if you state acceptable levels of congestion, and then look at LA, California, then we have it easy. But I am not wanting to add an hour to my commute to work as I have already added 15-25 minutes since moving here. All traffic ends up at HWY 213 and Redland Rd, and then HWY 213 and Clackamas River Rd and jams up to I-205. Ever try to drive I-205 south at 7am? It's a parking lot already. The coming back from I-205 north bound after 3:30pm is even worse. I-205 in both directions needs to have additional lanes of travel to accommodate more homes in this area. There needs to be significant improvements to the roads to justify adding in so many homes. This is not California.

The schools are already beyond capacity, and the support system is not in place to handle all these developments in the area. Holcomb Elementary needs to be doubled in size to handle the new developments already proposed, then add in the Annexation..... when does reality set in for the City to say "No, not at this time" for more annexations? We need to fix our schools, we are hurting our children with over-crowded schools and we know how that trickles into our lives now and that of our kids, into the future. Let's not let our kids down through poor planning.

Get the schools, roads and the way of life in order for us all. Start with pushing the State to add 1 or 2 more lanes of travel on I-205 in each direction, then find a way to get another on/off ramp to I-205 from an area like Clackamas River Drive. Then improve the schools to handle the new developments.

As a business owner if I were to have all this business come in and not have the support system to take care of it all, the I would certainly fail and bankrupt. With pushing for more homes with out the support of what we need to provide for the citizens, then the city is failing us. For now, until all the criteria are met, we can't be annexing in more property, we can't handle it. I hope my email and others are taken seriously. I am for progress, but responsible progress shows we care for this historic area.

Kraig Salinas
16253 Barlow Dr
Oregon City, OR. 97045
503-723-6111

PC Exhibit C
ENTERED INTO THE RECORD
DATE RECEIVED: 2-27-17
SUBMITTED BY: Kraig Salinas
SUBJECT: AN-16-0004
ZC-16-0001

From: Brian Csergei
To: Pete Walter
Subject: Serres Property Annexation
Date: Monday, February 27, 2017 8:46:07 AM

Mr Walter,

This email is being sent to show my opposition to the Serres property being annexed into the Oregon City city limits. The infrastructure is not set in place to handle all the proposed developments. Your traffic analysis for this property is proposed for this property, and just this property. Does this take into account Abernathy Landing and the other Park Place Developments? It doesn't sound like it does. You guys are trying to cram all these homes into Park Place but it's not set up to handle all the added traffic. Fix the intersection at Redland and Holcomb then look at adding proposed developments. Until then stop trying to force us to have to live with your bad decisions.

Brian Csergei

P.C. Exhibit D
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: BRIAN CSERGEI
SUBJECT: AN-16-04
ZC-16-01

From: MMKE@comcast.net
To: Pete Walter
Subject: Series property annexation
Date: Monday, February 27, 2017 12:52:23 PM

City Planning Members,

I am a local tax paying citizen and property owner who is against the proposed Series property annexation.
We all know this annexation is to increase the tax base through possible future housing. Be aware that the local infrastructure in this area such as Redland and the Hwy 213 plus Redland and Holcomb already has very significant problems. Additionally there is only one school in the entire area, which is already at near capacity.
Any addition to these will bring daily hardship on everyone in the area. Do any of you live in this area? Do you drive it daily? Do your children go to Holcomb Elementary School?
Please be responsible community members and help to first address these items before creating any additional problems and hardships through this annexation.

This annexation is shortsighted, irresponsible and currently unconstitutional under Oregon law, it benefits no one except the actual home developer through any proposed housing.
I would like to remind the Planning members on who they are supposed to be working for, and that would be the voters and not the special interests such as the "home Builders Association" who strongly pushed for SB 1573.

Planning Members, if you want this annexation then let the citizen's vote on it as it states in Oregon law.

Regards,
Mike Marchione
16061 Winston Dr
Oregon City, Or 97045

MMKE@Comcast.net

PC Exhibit E.
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Mike Marchione
SUBJECT: AN-16-03
ZC-16-01

February 22, 2017

2017 FEB 27 PM 12:28

TO: Oregon City Planning Commission and City Commission

Subject: Opposition Statement to Annexation/Zone Change AN-16-0004 / ZC-16-0001

We live in Barlow Crest, the subdivision immediately east of the planned annexation. This annexation and rezoning will lead to development. Yes, we know, no development request has been submitted yet because that would put the cart before the horse. With that being said, if there were no plans to develop, there would be no need for annexation and rezoning.

We would like to voice our opposition because this annexation (and future development) will directly negatively impact our quality of life and the livability of our neighborhood. Specifically, the increased traffic will further congest the already congested intersections of Holcomb/Redland and Redland Hwy 213. This will add to commute times, noise pollution on Holcomb, as well as air pollution from added cars and the increased idling from all the cars waiting at the key intersections. Already, we have to wait 2 and sometimes 3 light cycles to turn left onto Hwy213 from Redland road at peak commute times

We have read the traffic study and have a few questions about their manual count. What days did the counts take place? Does their forecast count include all the service trips to the new homes for example, landscapers, and household repair personnel as well as guests. Do their assumptions include the fact that most households are two income and two car commuter households. The trip count seems low based on the number of houses (121) and the number of cars and commuters per house. Here's the quote from REPLINGER & ASSOCIATES LLC, TRANSPORTATION ENGINEERING letter: *The engineer calculated that this number of houses would produce 91 new AM peak hour trips; 121 new PM peak hour trips; and 1152 new total weekday trip.* The TIS also made reference to the Holly Lane future extension to mitigate traffic on Holcomb. What we have to deal with is what we have now, not roads that could possibly be built in the future. As noted in the Replinger letter, the impact of development would cause key intersections to fail to meet applicable performance standards. The topography of this area completely restricts what can be done with our roads. Holcomb Blvd is a road on a big hill. Redland road is constrained by creeks and ravines. Hwy 213 is already amazingly crowded. Adding more cars is definitely going to make things worse. We agree with the conclusion from Replinger and Assoicates that development be limited to existing zoning restrictions at this time due to the traffic/intersection problems.

Another concern of ours is school overcrowding. We didn't find any information that the School District has made an input into this proposal. It would be nice to know their thoughts on the overcrowding situation. What we absolutely don't want is the School District coming to us asking for new bond money to build more schools. Existing residents should not have to foot the bill of a new school due to new development. Our property taxes are already over $6300 for our modest 19 year old house.

PC Exhibit F.
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Kimberly Krumm
SUBJECT: AN-16-03
ZC-16-01

We would like to reference parts of the Oregon City Municipal Code on Annexation.

14.04.10 - Purpose. It is the purpose and general intent of the ordinance codified in this chapter to delineate the appropriate procedures to be followed to annex territory to the city and to undertake other major and minor boundary changes. It is recognized that annexations to the corporate limits are major land use actions affecting all aspects of city government, and that other boundary changes and extensions of services must also be regulated.

A. With respect to annexations, the procedures and standards established in this chapter are required for review of proposed annexations in order to:

1. Provide adequate public information and sufficient time for public review before an annexation election;
2. Maximize citizen involvement in the annexation review process;
3. Establish a system for measuring the physical, environmental, fiscal and related social effects of proposed annexations; and

14.04.060 - Annexation factors.

A. When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:

1. Adequacy of access to the site;
2. Conformity of the proposal with the city's comprehensive plan;
3. Adequacy and availability of public facilities and services to service potential development;
4. Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;
5. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes;
6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by urbanization of the subject property at time of annexation;
7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

(Ord. 99-1030 §6, 1999)

We would like to question how 10.4.10 A. 3. "Establish a system for measuring the physical, environmental, fiscal and related social effects of proposed annexations" is being accomplished. From our point of view, the traffic/intersection congestion problem negatively impacts all of these issues. What system was used to determine these impacts?

In regards to the annexation factor A.1. This zone change will not have adequacy of access to the site based on the TIS and failure of roads and intersections.

In regards to annexation factor A.3. Aren't schools a public facility? Where is the input of the schools on this annexation. Based on our citizen research, the schools are already overcrowded. We also question the capacity of our sewer system. It has been expanded greatly to accept waste from many

municipalities, what is it's max capacity? Water is available, but are we going to turn into California by having so many people using a limited water supply that green grass will not be an option?

In regards to annexation factor A.7. This zone change will negatively impact the community by the increase of traffic congestion, noise and air pollution from added cars, overcrowded school that leads to degradation of school performance. Who wants to send their children to overcrowded, underperforming schools? Should we decide to sell our house, the potential sale price of our home will be negatively impacted when buyers are faced with traffic problems into and out of our neighborhood and overcrowded schools.

The Oregon City Commission Mission Statement: Build a sustainable, healthy community that promotes safety, economic opportunity, livability, environment, and uniqueness. We fail to see how this annexation and rezoning will meet that mission statement. What do we want our area to be? An overcrowded, stressful area packed with as many houses as we can fit in or an area where developments are well thought out and actually improves the livability of the area. Development is inevitable, but we have the ability to approve it in such a way that there aren't winners (developers) and losers (existing residents). We have also read the Park Place concept plan (last updated in 2008). This property is not even in the concept plan. Shouldn't development be approved based on the master plan?

Our recommendation is no annexation and no zone change. There are people who want acreage, not a 10,000 square foot lot. This will minimize the traffic, pollution, and school impact on we the people. Our roads and intersections simply are not designed for more traffic, and because of the topography cannot be easily or cost effectively modified to handle more traffic. Existing residents should not bear the burden of development. If you allow annexation into the city, the city should purchase part of it and build a decent park with ball fields and courts for kids to play on. Park Place does not have adequate parks for our residents.

Sincerely,

Kimberly Krumm Lisa Feuz
14991 Josi Ct
Oregon City, OR 97045

PERKINSCOIE

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10th Floor
Portland, OR 97209-4128

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February 27, 2017

Michael C. Robinson
MRobinson@perkinscoie.com
D. +1.503.727.2264
F. +1.503.346.2264

Ms. Denyse McGriff, Chair
City of Oregon City Planning Commission
221 Molalla Ave, Suite 200
Oregon City, OR 97045

Re: City of Oregon City File Nos. AN-16-004 and ZC-16-0001; Annexation of and Zone Change for 35.65 Acres North of Holcomb Boulevard

Dear Chair McGriff and Members of the Oregon City Planning Commission:

This office represents the Applicant. This letter is submitted on behalf of the Applicant.

1. Process.

This Application is subject to a Type IV process. Oregon City Municipal Code ("OCMC") Table 17.50.030. The Type IV process follows the quasi-judicial land use process in ORS 197.763. If the Planning Commission approves the Application, the Planning Commission's decision is a recommendation to the City Commission. If the Planning Commission denies the Application, any person with standing may appeal the decision to the City Commission. In either case, the City Commission's review is "on the record" and only issues raised before the Planning Commission may be raised before the City Commission. OCMC 17.50.030.D. The Applicant has asked the City Commission to continue its public hearing from March 1 to March 15, 2017.

The City has provided the required notices for the Planning Commission hearing and the City Commission hearing.

2. The Applicant agrees with the staff report and the recommended conditions of approval.

The Applicant agrees with the staff report and recommended conditions of approval.

If the Planning Commission recommends approval of the Application and the City Commission approves the Application, the property will be annexed into the City with the R-10 zoning district as provided for in OCMC 17.68.025.A(**Exhibit 1**). Pursuant to the condition of approval regarding implementation of the Oregon Transportation Planning Rule ("TPR"), no subdivision application for the property may be approved until that condition of approval is satisfied. OCMC 17.68.050 authorizes conditions of approval.

3. Issues.

A. Transportation.

The Applicant has prepared a Transportation Impact Analysis ("TIA") in consultation with the City's Transportation Engineer, John Replinger. The Applicant and the City have met with the Oregon Department of Transportation ("ODOT") to solicit ODOT's comments on the Application. ODOT submitted a letter dated February 23, 2017 in which ODOT stated, "ODOT has no objection to this proposal." The staff report shows that Mr. Replinger also agrees with the results of the TIA.

The Planning Commission can find that the City's requirements for transportation and the TPR are satisfied based on substantial evidence in the whole record, and the recommended condition of approval regarding satisfaction of the TPR. Additionally, and only in the event the proposed condition of approval is not approved or the Planning Commission otherwise finds that the TPR is not satisfied, the Applicant's January 6, 2017 letter (enclosed) provides that this Application complies with the TPR through OAR 660-012-0060(9) because the zoning map amendment implements and is consistent with the City's Comprehensive Plan and the City has an acknowledged Transportation System Plan ("TSP") (**Exhibit 2**).

Several witnesses have noted the presence of delays at certain street intersections. Delays at intersections are not uncommon and do not mean that applicable performance standards are not satisfied. The applicable performance standards account for delay, which means that there will be occasional back-ups at intersections but the important point is that the delays will be within acceptable limits when development occurs.

B. The Public Infrastructure Will be Adequate.

The Applicant provided substantial evidence demonstrating that provision of public infrastructure is feasible to provide consistent with the City's Master Plans. The staff report agreed with the Applicant's evidence. The Planning Commission can find that it is feasible to provide the necessary infrastructure at the subdivision stage, which is a separate public application and process.

Several persons have commented about the adequacy of schools. The Applicant's evidence demonstrates that school capacity will be available when development occurs. As the Applicant has pointed out, this project will not be developed in a single year so that impact on schools is phased over the life of the project.

C. Senate Bill 1573.

Senate Bill 1573 (**Exhibit 3**) provides that municipal charter and code provisions are superseded by this law, and that voter annexations are prohibited. Senate Bill 1573 remains a valid law. Further, the City's relevant charter provisions anticipate that state and federal law control (**Exhibit 4**). Moreover, the Benton County Circuit Court ruled against the City of Corvallis on February 24, 2017 by finding that SB 1573 does not unconstitutionally limit municipalities' home rule authority. *City of Corvallis v. State of Oregon*, Benton County Circuit Court Case No. 16CV17878, February 24, 2017.

D. Mandatory Rezoning.

The Applicant's November 14, 2016 letter (**Exhibit 5**) describes how OCMC 17.68.025.A provides for mandatory rezoning without respect to the discretionary approval criteria when a site has a comprehensive plan map designation and the Applicant proposes a zoning designation implementing the comprehensive plan designation. Such is the case with this Application. Consequently, the discretionary approval criteria for a zoning map application are not relevant to this Application.

The Statewide Planning Goals do not directly apply to the annexation application because the City has an acknowledged Comprehensive Plan and OCMC Chapter 14 of the Oregon City Municipal Code and the Comprehensive Plan control the annexation. OAR 660-014-0060.

E. Annexation Approval Criteria.

OCMC Chapter 14 contains the factors for annexation approval. Substantial evidence in the whole record submitted by the Applicant demonstrates that the factors are satisfied. Further, the staff has evaluated the Applicant's evidence and reached the same conclusion.

4. Conclusions.

For these reasons, the Applicant respectfully requests that the Planning Commission approve this Application with the recommended conditions of approval and make a recommendation of approval to the Oregon City City Commission.

Very truly yours,

Michael C. Robinson

MCR:rsr
Enclosures

cc: Mr. Mark Handris (via email) (w/ encls.)
Mr. Darren Gusdorff (via email) (w/ encls.)
Mr. Rick Givens (via email) (w/ encls.)
Mr. Pete Walter (via email) (w/ encls.)
Ms. Laura Terway (via email) (w/ encls.)
Ms. Carrie Richter (via email) (w/ encls.)
Mr. Michael Ard (via email) (w/ encls.)
Mr. Seth Brumley (via email) (w/ encls.)

17.68.025 - Zoning changes for land annexed into the city.

A. Notwithstanding any other section of this chapter, when property is annexed into the city from the city/county dual interest area with any of the following comprehensive plan designations, the property shall be rezoned upon annexation to the corresponding city zoning designation as follows:

Plan Designation
Low-Density Residential
Medium-Density Residential
High-Density Residential
General Commercial
Industrial
Mixed-Use Downtown
Mixed-Use Employment
Mixed-Use Commercial
Future Urban

EXHIBIT 1
Page 1 of 1

9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

Enrolled
Senate Bill 1573

Sponsored by Senator BEYER (Presession filed.)

CHAPTER .....

AN ACT

Relating to boundary changes; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2016 Act is added to and made a part of ORS 222.111 to 222.180.

SECTION 2. (1) This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.

(2) Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and

(d) The proposal conforms to all other requirements of the city's ordinances.

(3) The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.

(4) When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed.

SECTION 3. This 2016 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2016 Act takes effect on its passage.

Section 3 - Boundaries.

Unless mandated by law, the city shall include all territory encompassed by its boundaries as they now exist or hereafter are modified by the voters. The recorder shall keep in his office at City Hall at least two copies of this charter, in each of which he shall maintain an accurate, up-to-date description of the boundaries. The copies and description shall be available for public inspection at any time during regular office hours of the recorder.

Section 4 - Powers of the City.

The city shall have all powers which the constitutions, statutes, and common law of the United States and of this state expressly or impliedly grant or allow municipalities, as fully as though this charter specifically enumerated each of those powers.

Section 5 - Construction of Charter.

In this charter no mention of a particular power shall be constructed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to state laws and to the municipal home rule provisions of the state constitution. If the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter.

PERKINSCOIE

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November 14, 2016

Michael C. Robinson
MRobinson@perkinscoie.com
D. +1.503.727.2264
F. +1.503.346.2264

VIA EMAIL

Mr. Charles Kidwell, Chair
City of Oregon City Planning Commission
221 Molalla Ave, Suite 200
Oregon City, OR 97045

Re: City of Oregon City File No. AN-16-0004, Annexation of 35.65 Acres Located Near South Holcomb Boulevard into the City of Oregon City

Dear Chair Kidwell and Members of the Oregon City Planning Commission:

This office represents the Applicant. This short letter explains the status of this Application and why the Applicant has requested that the Planning Commission continue the public hearing until the date certain of January 9, 2017. This Planning Commission hearing concerns the annexation petition and the continued hearing is necessary to allow the Applicant to submit, and the City to give proper notice for, the concurrent zoning map amendment application, as explained below.

The Applicant submitted and the City deemed complete this request for annexation. Subsequent to the City's determination of completeness, the Applicant and the City discussed the requirement of Oregon City Municipal Code ("OCMC") 17.68.025.A. OCMC 17.68.025, "Zoning Changes for Land Annexed into the City". OCMC 17.68.025.A provides:

> **"Notwithstanding any other section of this chapter, when property is annexed into the City from the City/County dual interest area with any of the following of the comprehensive plan designations, the property shall be rezoned upon annexation to the corresponding City zoning designation as follows: [Table entitled "Plan Designation/Zone," showing that the R-10 zoning district implements the "Low-Density Residential" Comprehensive Plan designation]."**

OCMC 17.68.025.A is a mandatory requirement that an applicant for annexation submit a concurrent zoning map amendment application because the OCMC uses the word "shall". Further, the phrase "notwithstanding any other section of this chapter" means that OCMC 17.68.025.A supersedes other provisions of the OCMC. The discretionary approval criteria for a zoning map amendment in OCMC 17.68.020 are not applicable to a zoning map amendment submitted concurrently with an annexation application because OCMC 17.68.025.A mandates approval of a particular zoning district based on the corresponding Comprehensive Plan map

designation. The Property is to be annexed has a City of Oregon Comprehensive Plan designation of "Low-Density Residential". Pursuant to OCMC 17.68.025.A., the corresponding zoning map designation is "R-10".

The Applicant and City staff have discussed this matter and agree that the Applicant must submit a concurrent zoning map amendment application. The Applicant is in the process of doing so and has scheduled the neighborhood association meeting required by OCMC 17.50.055 for November 21, 2016. The Applicant intends to submit its concurrent zoning map amendment shortly thereafter so that the City can provide proper newspaper publication and mailed notice of the Application in time for the January 9, 2017 Planning Commission hearing.

The Applicant intends to make a short presentation to the Oregon City Planning Commission at the commencement of the public hearing on November 14. The Applicant respectfully requests that following testimony by others interested in the Application, that the Oregon City Planning Commission continue the public hearing to the date and time certain of Monday, January 9, 2017 at 7 pm.

I have asked Mr. Walter to place this letter in the official Planning Department file for this Application and before the Planning Commission at the commencement of the public hearing.

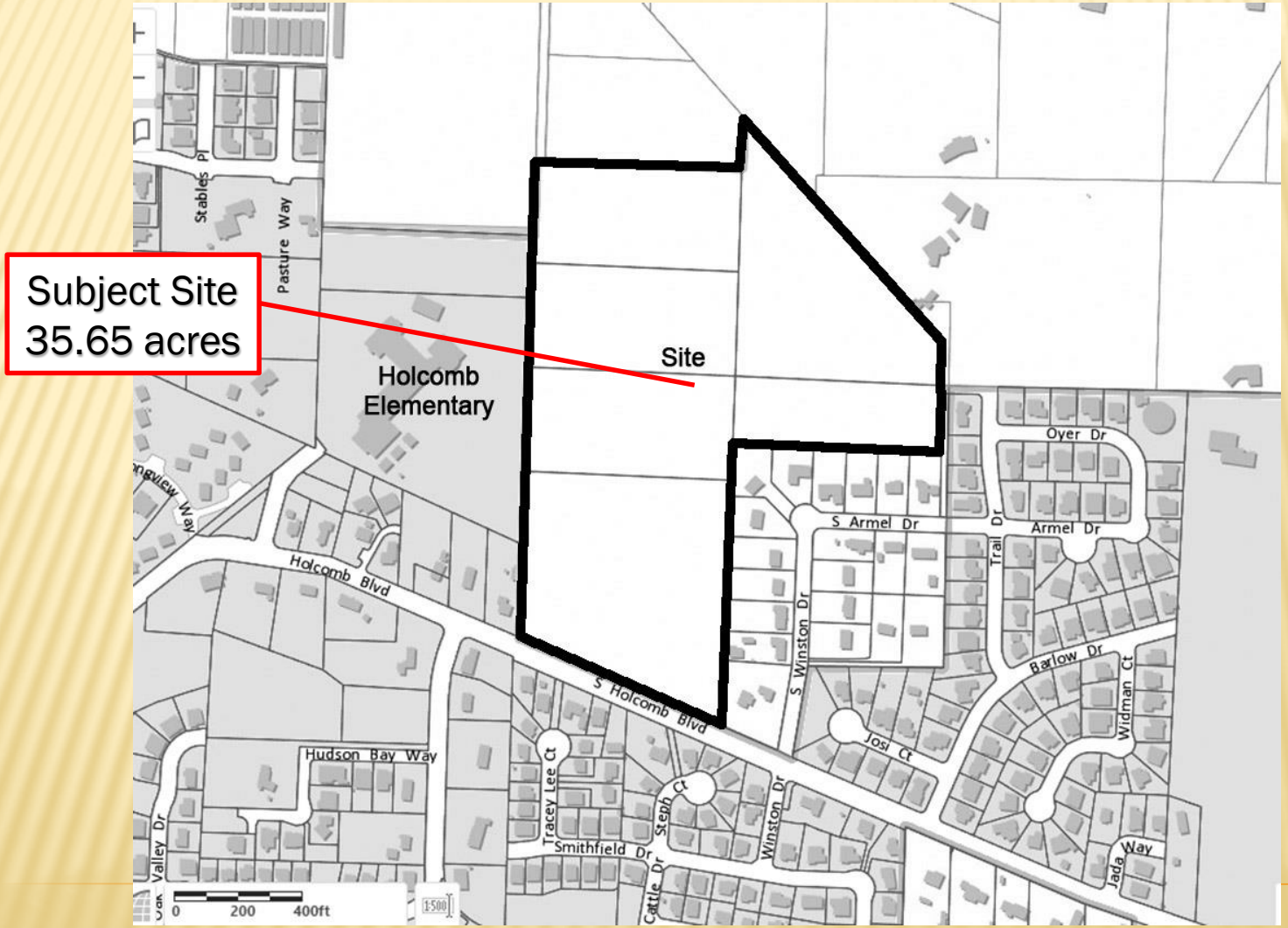
Very truly yours,

Michael C. Robinson

MCR:rsr

cc: Mr. Mark Handris (via email)
Mr. Darren Gustdorf (via email)
Mr. Rick Givens (via email)
Mr. Pete Walter (via email)
Ms. Carrie Richter (via email)

CITY OF OREGON CITY
ANNEXATION AND REZONING REQUEST - AN-16-0004 / ZC-16-0001
VICINITY MAP



PLANNING FILE: AN-16-0004 / ZC 16-0001

APPROVAL PROCESS

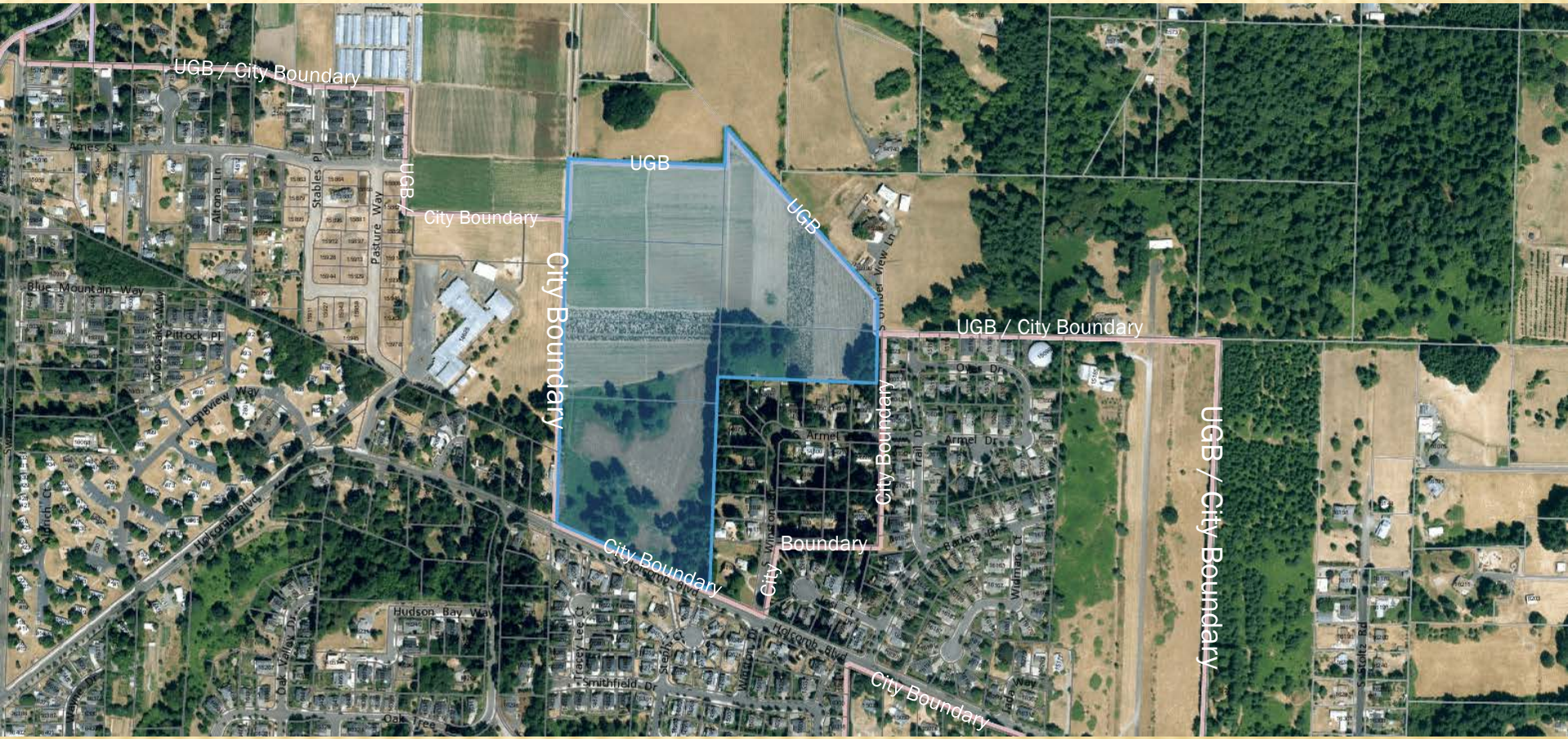
- Please be advised that this is a Type IV proceeding. All new evidence must be submitted before the Planning Commission closes the public record.
- The City Commission's review will be on the record and limited to evidence that was submitted before the Planning Commission.
- After considering the recommendation by the Planning Commission, the City Commission will make a determination as to whether the application has or has not complied with the factors set forth in section 14.04.060 of the Oregon City Municipal Code.

HEARINGS

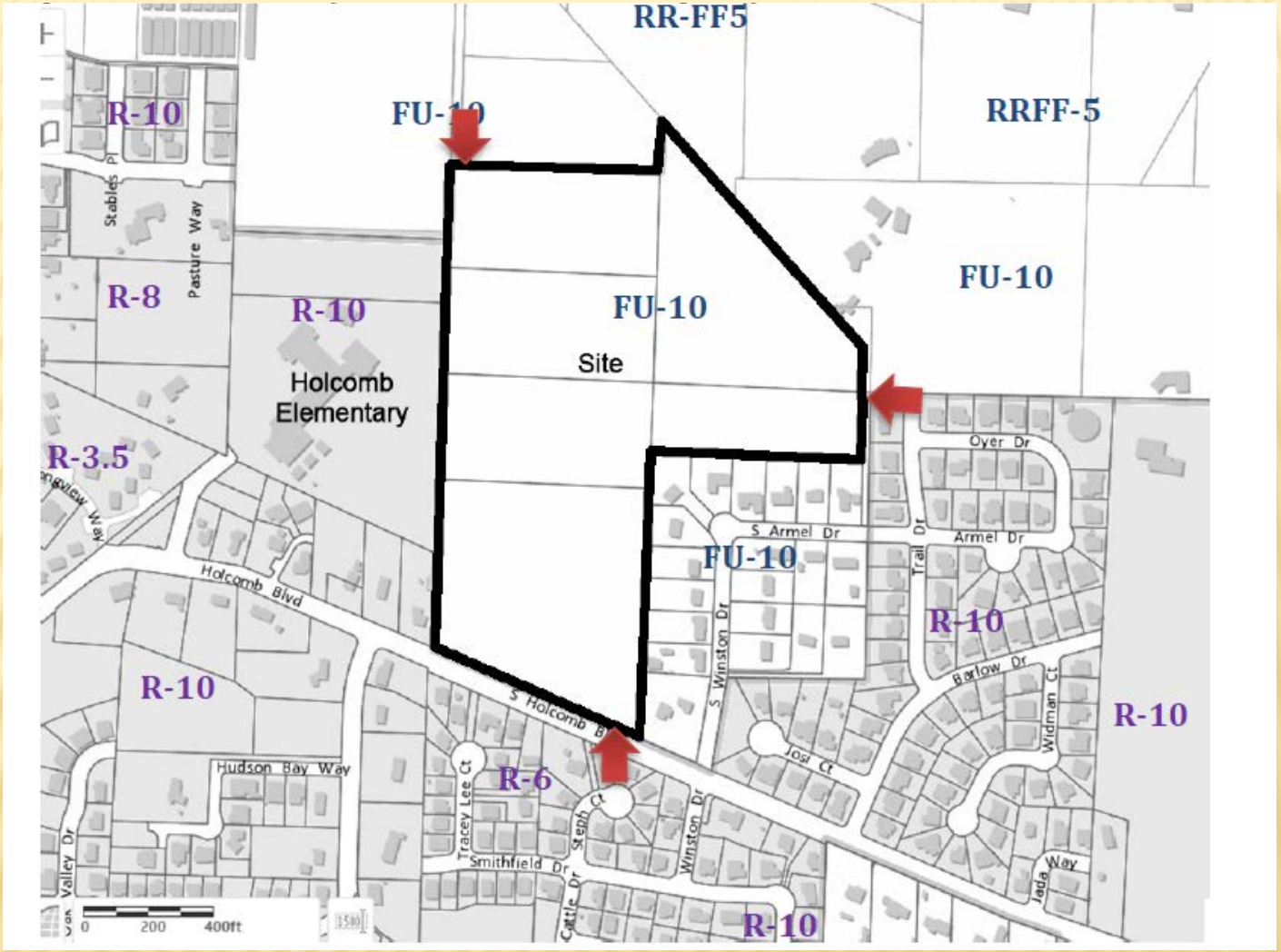
- Initial Public Hearing was November 14, 2016
- Application was revised to include Zone Change
- Continued Hearings:
  - PC: Nov. 14th 2016, Jan. 9th 2017, Feb. 13th, 2017
  - CC: Dec. 7th 2016, Feb. 1st, 2017, March 1st, 2017

Please Note: The March 1, 2017 City Commission hearing on this item will be continued to March 15, 2017 and the City Commission may decide not take testimony on March 1, pending a recommendation from the Planning Commission.

AERIAL PHOTO (2015)



ADJACENT ZONING AND ACCESS



PLANNING FILE: AN-16-0004 / ZC 16-0001

SUMMARY OF APPLICATION

1. 35.65 acres, 6 tax lots, zoned Future Urban FU-10, currently vacant
2. Within 1979 Urban Growth Boundary
3. **Not** within the Park Place Concept Plan (area south of Holcomb)
4. County FU-10 Zoning (Future Urban 10 acre min.)
5. Oregon City Comp. Plan designation of LR (Low Density Residential)
6. Corresponding Oregon City zoning is R-10 upon annexation.
7. No development is proposed at this time.
8. Applicant initially applied for annexation and then revised the application to request R-10 zoning per OCMC 17.68.025
9. Applicant has submitted a Traffic Impact Analysis with Transportation Planning Rule compliance findings.

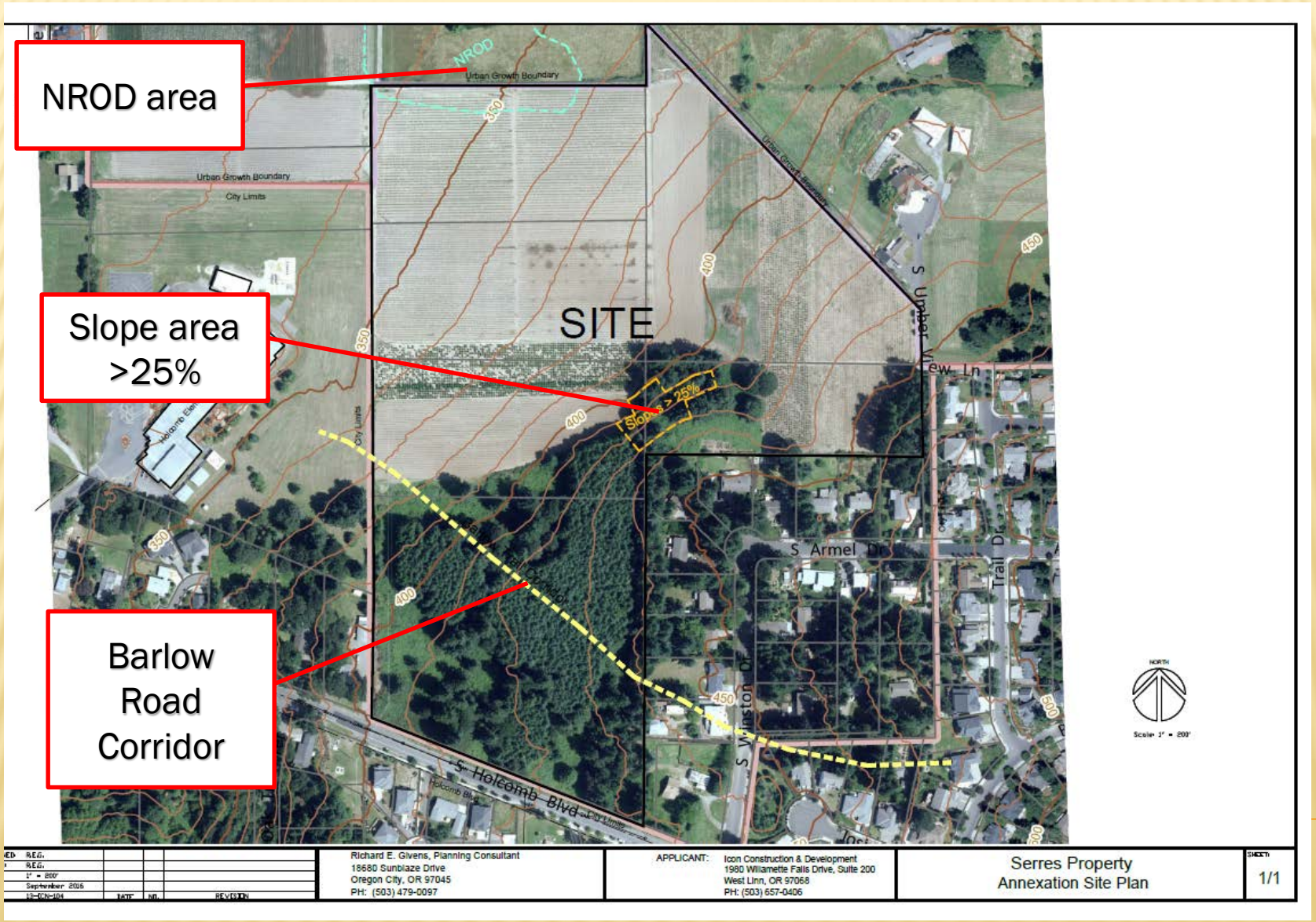
PLANNING FILE: AN-16-0004 / ZC 16-0001

ANNEXATION FACTORS

1. Adequacy of access to the site.
2. Conformity of the proposal with the City's Comprehensive Plan.
3. Adequacy and availability of public facilities and services to service potential development.
4. Compliance with applicable sections of Oregon Revised Statutes Chapter 222 and Metro Code 3.09.
5. Natural hazards identified by the City, such as wetlands, floodplains and steep slopes.
6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by urbanization of the subject property at the time of annexation.
7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of annexation.

PLANNING FILE: AN-16-0004 / ZC 16-0001

INVENTORIED NATURAL, HAZARD AND HISTORIC RESOURCES



PLANNING FILE: AN-16-0004 / ZC 16-0001

ZONE CHANGE CRITERIA

17.68.025 - Zoning changes for land annexed into the city.

*A. Notwithstanding any other section of this chapter, when property is annexed into the city from the city/county dual interest area with any of the following comprehensive plan designations, the property **shall be rezoned** upon annexation to the corresponding city zoning designation as follows:*

Plan Designation	*Zone*
Low-Density Residential	*R-10*

1. City is required to apply the R-10 Zone upon Annexation without discretion
2. TSP / TPR Compliance is required for a Zone Change
3. Conditions of Approval apply to the Zone Change

PLANNING FILE: AN-16-0004 / ZC 16-0001

ZONE CHANGE CRITERIA

Excerpt from Recommended Findings, Page 36, 2nd Para.

- *OCMC 17.68.025.*A requires a concurrent zone change when the lands subject to annexation are designated by an acknowledged City Comprehensive Plan.
- Use of the term “shall” suggests that re-zoning is mandatory and cannot be subject to the highly discretionary criteria contained within OCMC 17.68.020. Such an approach makes sense because R-10 development was fully contemplated and planned for in the City’s Comprehensive Plan and utility master plans. This makes the act of re-zoning largely ministerial.
- The discretionary Zone Change criteria are not applicable, but as a practical matter, they mirror the annexation factors and as a result, would be satisfied, with the exception of the transportation impacts which are dealt with through a condition of approval.

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PUBLIC FACILITIES AND SERVICES: WATER, SEWER, STORM

1. Water Distribution Master Plan (2012)
2. Sanitary Sewer Master Plan (2014)
3. Stormwater and Grading Design Standards (2015)

- The annexation area was included in the Public Facilities plans listed above.
- Each of the above adopted public facilities plans accounted for the increased demand that would be generated in the future by the zone change, and identifies recommended improvements intended to serve the area.
- Future development of the annexed properties will be required to construct or pay fee-in-lieu of construction of all necessary city public facilities to serve the subject site, as well as paying applicable System Development Charges.
- See Staff Report for discussion of specific improvements.

PLANNING FILE: AN-16-0004 / ZC 16-0001

PUBLIC FACILITIES AND SERVICES: TRANSPORTATION

1. Applicant provided a TIA / TPR analysis which complies with the City's and ODOT's guidelines to support the zone change
2. Transportation System Plan (2013) Identifies specific improvements to serve the site.
3. TSP is implemented through the City Code section 12.04.
4. Development must provide on-site and off-site mitigation based on their impacts.
5. The submitted TIA assumes future development on the site with 121 homes. The TIA analyzed three intersections impacted by the zone change.
6. Key intersections will fail to meet adopted performance standards at the intersections of Highway 213/Redland Road and Redland Road/Holcomb Boulevard/Abernethy Road.
7. Replinger and Associates (City's traffic consultant) recommends Condition #14.

PLANNING FILE: AN-16-0004 / ZC 16-0001

TRANSPORTATION SYSTEM – CONDITION OF APPROVAL #14

- Condition #14 requires that only development permitted under the current zoning will be allowed until elements such as financially constrained projects and alternative mobility standards are identified and adopted through the OR-213 Refinement Plan.
- Furthermore, these solutions will be implemented through amendments to OCMC 12.04.
- This ensures that additional trips allowed through the zone change are accounted for in the City's Transportation System Plan and implementing ordinances before the new zoning can go into effect.

The complete text of Condition #14 is provided in the recommended findings.

PLANNING FILE: AN-16-0004 / ZC 16-0001

POLICE / FIRE AND EMERGENCY / SCHOOLS

1. Oregon City Police Department will serve the property upon annexation.
2. Clackamas Fire District #1 will continue to provide Fire and EMT service.
3. The site is already within Oregon City School District.

The City provided notice of the annexation to all affected agencies and has received no comments objecting to the proposal.

PLANNING FILE: AN-16-0004 / ZC 16-0001

PUBLIC FACILITIES AND SERVICES: PARKS, TRAILS AND OPEN SPACE

1. 1999 and 2008 Parks Master Plan do not indicate specific need for parks and open space within the annexation property
2. Park Place neighborhood in general is listed as “underserved” by parks and recreation facilities based on level-of-service studies
3. Trails Master Plan indicates a future trail system for the property, which could include Barlow Road, through a combination of trails and on-street paths
4. Nearby Park Place Concept Plan south of Holcomb Blvd indicates a future large regional park 8-10 acres
5. Developers will contribute Parks SDCs along with development exactions and dedications permitted by code

PLANNING FILE: AN-16-0004 / ZC 16-0001

ADDITIONAL CONSIDERATIONS

1. SB 1573 with respect to voter approval
2. Refinement Plan for 213
3. Alternative Mobility Study

PLANNING FILE: AN-16-04 / ZC 16-01

PUBLIC INVOLVEMENT AND COMMENTS

- Park Place Neighborhood Meetings (2)
- Public Notices (2)
- Public Comments at PC and CC entered into record.
- Written Comments Received today (2.27.2017):
- Csergai
- Mazik
- Krumm
- Salinas
- Marchione

Written comments received include concerns about traffic congestion, school capacity, property taxes, voter approval (SB 1573), air quality, noise, topography, parks, sewer and water capacity.

PLANNING FILE: AN-16-0004 / ZC 16-0001

STAFF RECOMMENDATION

1. Make a recommendation on Proposal No. AN-16-0004 / ZC-16-0001 to the City Commission regarding how the proposal has or has not complied with the factors set forth in Section 14.04.060. Staff has prepared draft Findings and stands ready to adjust them as needed.
2. If the Planning Commission sends forward a positive recommendation, then the staff further recommends that the Planning Commission forward the proposed findings and reasons for decision (1) through (14) for adoption by the City Commission.

12-1-2012

Oregon City School District Enrollment Forecasts, 2012-13 to 2021-22

Portland State University. Population Research Center

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Vivian Siu
Portland State University

Kevin Rancik
Portland State University

OREGON CITY SCHOOL DISTRICT

ENROLLMENT FORECASTS

2012-13 TO 2021-22

Portland State UNIVERSITY

Population Research Center

DECEMBER, 2012

OREGON CITY SCHOOL DISTRICT

ENROLLMENT FORECASTS

2012-13 TO 2021-22

Prepared By

Population Research Center

Portland State University

DECEMBER, 2012

Project Staff:

Charles Rynerson, Research Associate, co-Principal Investigator

Vivian Siu, Research-GIS Analyst, co-Principal Investigator

Kevin Rancik, GIS Analyst

CONTENTS

TABLES AND CHARTS

TABLES AND CHARTS (continued)

PREFACE

The main body of this report presents Oregon City School District (OCSD) district-wide and individual school forecasts prepared by the Portland State University Population Research Center (PRC) for the 2012-13 to 2021-22 school years. The forecasts were prepared in March, 2012, before the school board's April 16 vote to close Mt. Pleasant and King Elementary Schools and move 6th grade to middle schools. Therefore, the school forecasts represent the *status quo* as of March, including forecasts for the closed schools and for middle schools consisting of 7th and 8th grade only.

A complete report was not issued with the March forecasts, because PRC's intention was to redistribute the district-wide forecasts based on the new school boundaries upon receipt of digital boundary files reflecting the changes, and then base the report on the updated school forecasts. The OCSD school board approved new boundaries on May 14, 2012, but digital files in the ArcGIS shapefile format used by PRC were not available from Clackamas County GIS until October, 2012. Because the reconfiguration was complete by that time and the new school year had begun, it made no sense to redistribute the March forecasts that did not incorporate the latest district-wide enrollment figures. Instead, an upcoming study will included district-wide and individual school forecasts using Fall 2012 enrollments. Preliminary district-wide forecasts based on Fall 2012 enrollments are included in this report.

The March 2012 forecasts were the 6th consecutive forecast series that PRC prepared for OCSD. The K-12 total in four of the previous five forecasts was within one half of one percent of actual enrollment in the first year of the forecast. The largest one year K-12 total forecast error among those five forecasts prepared between 2007 and 2011 was 0.9 percent. Unlike these forecasts, the March 2012 forecasts were less accurate for a one year horizon. PRC forecast a loss of 12 students between Fall 2011 and Fall 2012. However, a much greater enrollment decline of 117 students occurred, resulting in a K-12 forecast error of 1.4 percent. Differences between each one year forecast and actual enrollments are shown in Table P1.

The grade-by-grade comparison of the one year forecast and actual Fall 2012 enrollments in Table P2 shows that the enrollment shortfall occurred primarily at the elementary level. For grades K-5 overall, PRC forecast an increase of 36 students from Fall 2011 to Fall 2012; the

Table P1
One Year Enrollment Forecasts
Compared to Actual K-12 Enrollments

	K-12 Forecast Minus K-12 Actual Enrollment		
Year	Difference	Forecast	Absolute Percentage Error
2007-08[1]	-30	LOW	*0.4%*
2008-09[2]	39	HIGH	*0.5%*
2009-10[3]	65	HIGH	*0.9%*
2010-11[4]	-31	LOW	*0.4%*
2011-12[5]	13	HIGH	*0.2%*
2012-13[6]	105	HIGH	*1.4%*

1. *Forecast prepared April 2007.*
2. *Forecast prepared March 2008.*
3. *Forecast prepared May 2009.*
4. *Forecast prepared June 2010.*
5. *Forecast prepared June 2011.*
6. *Forecast prepared March 2012.*

Table P2
Fall 2012 Enrollment Compared to March 2012 Forecast
By Grade Level

	2011-12	2012-13	2012-13 forecast[1]		
Grade	Actual	Actual	Fcst.	Diff.	Error
K	557	533	558	25	*4.7%*
1	545	559	587	28	*5.0%*
2	572	547	550	3	*0.5%*
3	623	566	576	10	*1.8%*
4	558	580	627	47	*8.1%*
5	568	534	561	27	*5.1%*
6	630	576	572	-4	*-0.7%*
7	631	597	615	18	*3.0%*
8	645	626	628	2	*0.3%*
9	650	639	654	15	*2.3%*
10	586	641	632	-9	*-1.4%*
11	574	584	552	-32	*-5.5%*
12	555	598	570	-28	*-4.7%*
UN[2]	3	0	3	3	
Total	**7,697**	**7,580**	**7,685**	**105**	***1.4%***
MAPE[3]					***3.3%***

1. *Forecasts for 2012-13 by PSU-PRC, baseline 2011-12 enrollment, prepared March 2012.*
2. *Ungraded secondary enrollment.*
3. *Mean absolute percent error for individual grades K-12.*

decrease of 104 students that occurred resulted in elementary enrollment 140 students, or 4.2 percent below the forecast. For secondary grades overall under the new configuration (6^{th}-12^{th} grade and ungraded secondary enrollment) actual enrollment was 35 students, or 0.8 percent *higher* than the PRC forecast.

In any long-range forecast there are likely to be individual years in which enrollment deviates from the forecast. However, the differences between actual and forecast elementary enrollments in the first year of the March 2012 forecasts are large enough to raise concern about the reliability of the forecast in subsequent years. Therefore, we have prepared preliminary district-wide forecasts for the 2013-14 to 2022-23 school years that incorporate enrollment trends observed through Fall 2012. Table P3 summarizes the K-12 total in these new forecasts for three different growth scenarios, and Table P4 shows school level enrollment (elementary, middle, and high) for the medium scenario. Detailed district-wide forecasts by individual grade for each year of the 10 year forecast horizon are presented in Appendix A, Tables A1, A2, and A3. The next demographic study prepared by PRC, to be completed in Spring 2013, will include final district-wide forecasts, with revisions if needed, and individual school forecasts using new boundaries and grade configurations.

Table P3

Historic and Preliminary Forecast Enrollment

Oregon City School District

	LOW		MIDDLE		HIGH	
School Year	Enrollment[1]	5 year growth	Enrollment[1]	5 year growth	Enrollment[1]	5 year growth
2002-03	7,672		7,672		7,672	
2007-08	7,939	267	7,939	267	7,939	267
2012-13	7,580	-359	7,580	-359	7,580	-359
2017-18 (fcst.)	7,480	-100	7,676	96	7,898	318
2022-23 (fcst.)	7,672	192	8,073	397	8,519	621
AAEG[2], 2012-13 to 2022-23	*0.1%*		*0.6%*		*1.2%*	

1. Includes OCSLA, Springwater, and CAIS. Does not include Alliance Academy.

2. Average Annual Enrollment Growth.

Source: Historic enrollment, Oregon City School District; Enrollment forecasts, Population Research Center, PSU. November 2012.

Table P4

Historic and Preliminary Middle Range Forecast Enrollment

Oregon City School District

	Actual			Forecast	
	2002-03	**2007-08**	**2012-13**	**2017-18**	**2022-23**
Grades K-5	3,756	3,748	3,319	3,500	3,705
5 year change		*-8*	*-429*	*181*	*205*
		-0.2%	*-11.4%*	*5.5%*	*5.9%*
Grades 6-8	1,921	1,867	1,799	1,808	1,875
5 year change		*-54*	*-68*	*9*	*67*
		-2.8%	*-3.6%*	*0.5%*	*3.7%*
Grades 9-12	1,995	2,324	2,462	2,368	2,493
5 year change		*329*	*138*	*-94*	*125*
		16.5%	*5.9%*	*-3.8%*	*5.3%*
Total	**7,672**	**7,939**	**7,580**	**7,676**	**8,073**
5 year change		***267***	***-359***	***96***	***397***
		3.5%	***-4.5%***	***1.3%***	***5.2%***

Includes OCSLA, Springwater, and CAIS. Does not include Alliance Academy.
Actual: Oregon City School District, September 30 quarterly report information.
Forecast: Population Research Center, PSU, November 2012.

INTRODUCTION

The Portland State University Population Research Center (PRC) has prepared district-wide and individual school enrollment forecasts for the Oregon City School District (OCSD) annually for the past six years. This study includes enrollment forecasts for the District and for individual schools for the 10 years from 2012-13 to 2021-22. Information about OCSD enrollment trends and local area population, housing, and economic trends are updated, but some of the historic analysis from the previous reports may remain the same. Information sources include historic enrollment from OCSD, demographic, housing, and employment data from the U.S. Census Bureau, employment trends from the Oregon Employment Department, birth data from the Oregon Center for Health Statistics, geographic shape files from Clackamas County and Metro, city and county population estimates produced by PRC, housing development and planning data from the City of Oregon City and Clackamas County, and residential capacity data from Metro.

The District serves the entire city of Oregon City, a few blocks in the City of Gladstone, and portions of unincorporated Clackamas County, notably the Jennings Lodge community north of Gladstone and the Redland and Beavercreek communities east and southeast of Oregon City. Land use plans have recently been prepared for several hundred acres of unincorporated areas adjacent to the City of Oregon City that were added to the Urban Growth Boundary within the past several years. These areas are being incrementally annexed into the City and residential development within the area will contribute to OCSD enrollment in the long run, though the timing is uncertain.

In the next three sections, overviews of local area population and housing trends, the relationship between housing and enrollment, and historic OCSD enrollment trends will be presented. Next, the methodology for the district-wide and individual school enrollment forecasts is described followed by the results of the forecasts. The final section contains a brief discussion of the nature and accuracy of forecasts. Appendix A contains detailed enrollment forecasts by grade level; Appendix B contains a five page census profile for the District.

POPULATION, EMPLOYMENT, AND HOUSING TRENDS

Between 2000 and 2010, total population within the OCSD grew by 14 percent, from 48,098 persons to 54,670. This growth rate was greater than Clackamas County's 11 percent and similar to the Portland metropolitan area's 15 percent growth in the decade. Numeric and percentage growth in OCSD, Clackamas County, and the Portland metropolitan area were smaller in the 2000s than in the 1990s. Between 1990 and 2000, total population within the OCSD grew by 24 percent, Clackamas County grew by 21 percent and the Portland metropolitan area grew by 27 percent.

The City of Oregon City grew faster than the District, the County, and the metro area in both the 1990s and 2000s. As a result, the share of the District's population living within the City of Oregon City grew from 38 percent in 1990 to 54 percent in 2000 and 58 percent in 2010. The 1990, 2000, and 2010 populations of the District, the cities of Oregon City and Gladstone, the County and the metropolitan region are shown in Table 1.

Table 1
City and Region Population, 1990, 2000, and 2010

				Avg. Annual Growth Rate	
	1990	2000	2010	1990-2000	2000-2010
City of Oregon City[1]	14,698	25,754	31,859	*5.8%*	*2.2%*
City of Gladstone	10,152	11,438	11,497	*1.2%*	*0.1%*
OCSD Portion[2]	*300*	*384*	*586*	*2.5%*	*4.3%*
OCSD Total[3]	38,908	48,098	54,670	*2.1%*	*1.3%*
OCSD Unincorporated	23,910	21,960	22,225	*-0.8%*	*0.1%*
Clackamas County	278,850	338,391	375,992	*2.0%*	*1.1%*
Portland-Vancouver-Hillsboro MSA[4]	1,523,741	1,927,881	2,226,009	*2.4%*	*1.4%*

1. A portion of the City of Oregon City's population growth was due to the annexation of 284 persons between 1990 and 2000 and 78 persons between 2000 and 2010.

2. The 1990 population of OCSD within Gladstone is an estimate because 1990 census blocks were not delineated by school district boundaries.

3. School District population determined by PSU-PRC based on aggregation of census blocks within the CSD boundary shapefiles. The 2010 CSD population published by the Census Bureau is 54,748.

4. Portland-Vancouver-Hillsboro MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 1990, 2000, and 2010 censuses. Block data aggregated by PSU-PRC.

The District is part of the Portland metropolitan area labor market and most residents commute outside of the District to work, so population growth in the area depends to a great extent on the strength of the metro area's economy. Recent data show that 22 percent of the OCSD workers have primary jobs within the District itself. Another 34 percent worked elsewhere in Clackamas County, and most of the rest worked in Multnomah (19 percent), Washington (8 percent), or Marion (3 percent) counties. Table 2 reports the number and share of workers by place of work.[1]

Table 2
Where OCSD Residents Are Employed

Job Located Within*	Workers	Share
Clackamas County	8,144	*56%*
Oregon City School District	3,195	*22%*
City of Oregon City	1,986	*14%*
Multnomah County	2,751	*19%*
City of Portland	2,165	*15%*
Washington County	1,213	*8%*
Marion County	488	*3%*
All other locations	1,921	*13%*
Total Primary Jobs	**14,517**	***100%***

**Note: Indentation indicates that the area is also included wihin the area above it. For example, workers in the City of Oregon City are also counted in the Oregon City School District. Portions of the City of Portland are outside of Multnomah County, but few jobs are located in those areas.*

Source: US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2010). Jobs covered by unemployment insurance, generally excluding federal government, agricultural, self-employed and domestic workers. Includes at most one (primary) job per resident.

Between 2004 and 2007 Clackamas County added 12,200 jobs, nine percent over the three year period. Growth slowed in early 2008, and in October 2008 the county began to post year-to-year job losses. By 2010, employment had fallen below its 2004 level, mainly due to the loss of 11,000 jobs between 2008 and 2009. A slight growth of 1,100 jobs was note between 2010 and

[1]U.S. Census Bureau, LED Origin-Destination Database (2nd quarter 2010). Commute shed report for residents of OCSD. Includes workers at firms covered by unemployment insurance (excludes most agricultural jobs and self-employed). http://lehdmap.did.census.gov/.

2011; however, nonfarm employment in Clackamas County remains at about the same level as 2004. [2]

Clackamas County's unemployment rate rose from 4.6 percent in May 2008, about one percentage point *below* the U.S. rate, to 11.2 percent in May 2009, nearly two percentage points *above* the U.S. rate. The Portland metro area's unemployment rate increase of 6.7 percentage points during that period was the biggest increase among the nation's large metro areas. Typically, when the Portland area's unemployment rate is higher than the U.S. rate, population growth slows as a result of fewer people moving to the region. Recently however, the seasonally adjusted unemployment rate in Clackamas County fell *below* the nation's rate—in January 2012, the unemployment rate in Clackamas County was at 8.1 percent, compared to 8.5 percent for the nation as a whole.

The Oregon Employment Department offered this assessment of Clackamas County employment growth in October 2011:

> Economists predicted that the nation's jobs recovery would be sporadic in the early stages, and we're seeing that in [Clackamas County]. After stabilizing in mid-2010, the area's economy picked up steam late last fall and through the winter. Growth slowed to a crawl this past spring and we remain in a holding pattern into the fall months. At the end of the third quarter of 2011, private sector employment is up just 400 jobs compared to one year ago. Gains in manufacturing and educational and health services have been offset by losses in construction and financial activities. Meanwhile, the unemployment rate has dropped below nine percent.[3]

Between 2005 and 2008 there was a gradual increase each year in births to residents of the OCSD. Births in the OCSD declined sharply in 2009 and remained stable in 2010. In the U.S. and Oregon the number of births peaked in 2007 and has fallen for three consecutive years. Provisional and preliminary data indicated that birth totals fell more than seven percent in the U.S. and Oregon between 2007 and 2010.[4] The Pew Research Center's analysis of multiple

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[2] "Current Employment by Industry," Oregon Employment Department, OLMIS. Average annual non-farm employment in Clackamas County was 135,900 in 2004, 148,500 in 2007, 135,100 in 2010, and 136,200 in 2011.

[3] "Recent Trends, Region 15." Oregon Employment Department, OLMIS, October 1, 2011.

[4] "Recent Trends in Births and Fertility Rates Through 2010." NCHS Health E-Stat, June 2011; "Month of Occurrence and County of Residence, Oregon Resident Births, 2010, Preliminary." Oregon Health Authority, Center for Health Statistics, date unknown.

economic and demographic data sources confirms the close correlation between the economic downturn and the nation's fertility downturn.[5] The number of OCSD births each year from 1990 to 2010 is reported in Table 3. In the "Enrollment Forecasts" section of this report, we will examine the relationship between births, migration, and subsequent school enrollments.

Table 3
Annual Births, 1990 to 2010
Oregon City School District

Year	Births
1990	642
1991	601
1992	596
1993	584
1994	598
1995	628
1996	683
1997	692
1998	672
1999	644
2000	631
2001	646
2002	642
2003	617
2004	630
2005	612
2006	631
2007	657
2008	679
2009	580
2010	592

Source: PSU-PRC estimates using Oregon Center for Health Statistics zip code data and geocoded birth records.

Housing Growth and Characteristics

During the 2000 to 2010 period, the District added about 3,500 housing units, as shown in Table 4. The smaller increase of about 3,000 households (occupied housing units) was due to an increase in vacancy rates, from 5.0 percent in 2000 to 6.3 percent in 2010. The housing unit and

[5] "In a Down Economy, Fewer Births." Pew Research Center, Pew Social & Demographic Trends, October 2011.

household growth was smaller in the 2000s than in the 1990s, when the District added about 4,500 units and 4,000 households.

In both the 1990s and 2000s the number of households with children under 18 grew more slowly than the number of households without children, so the share of households with children fell from 43 percent in 1990 to 38 percent in 2000 and 34 percent in 2010. The average number of persons per household also decreased, from 2.81 in 1990 to 2.67 in 2000 and 2.61 in 2010.

Table 4
Oregon City School District
Housing and Household Characteristics, 1990, 2000, and 2010

	1990	2000	2010	Change '90 to '00	Change '00 to '10
Housing Units	14,042	18,566	22,081	4,524	3,515
Households	13,656	17,641	20,684	3,985	3,043
Households with children under 18	5,865	6,727	6,981	862	254
share of total	*43%*	*38%*	*34%*		
Households with no children under 18	7,791	10,914	13,703	3,123	2,789
share of total	*57%*	*62%*	*66%*		
Household Population	38,381	47,181	54,048	8,800	6,867
Persons per Household	2.81	2.67	2.61	-0.14	-0.06

Source: U.S. Census Bureau, 1990, 2000, and 2010 Censuses; data aggregated to OCSD boundary by Portland State University Population Research Center. 2010 household characteristics data will be available in summer 2011.

To track recent housing change, we use three sets of data that are consistent with each other but relate to different stages in the development process. In this section we present them chronologically. First, developers submit land use applications to local jurisdictions in order to subdivide or partition residential land, creating new tax lots for single family development or to gain site development review for multi-family development. After the land use approvals are attained, building permits are issued, and then homes are built and ultimately appear on the tax roles. All of these steps create public records, which are compiled for the District and its attendance areas.

Updating the inventory of land use changes is an ongoing process incorporating information provided by Clackamas County and the City of Oregon City. New information is added and older

Table 5
Active and Proposed Single Family Subdivisions
Oregon City School District, Spring 2012

Year*	Elementary Area *(2011-12)*	Subdivision Name	Jurisdiction	Lots
2006	Holcomb	Gilbert Meadows (Z0738-06)	Clackamas Co.	9
	Can L./Jenn	Samson Court (Z0685-06)	Clackamas Co.	4
	Holcomb	Toman Heights (TP 06-01)	City of O.C.	8
	Beavercreek	The Landing (formerly Sequoia Landing) (TP 06-03; row homes)	City of O.C.	198
	Mount Pleasant	Aubrey's Meadow (TP 06-05)	City of O.C.	4
	John McLoughlin	McCarver Landing (TP 06-06)	City of O.C.	26
	Gaffney Lane	Caufield Place Townhomes (TP 06-07)	City of O.C.	94
	Redland	Maple Lane (TP 06-11)	City of O.C.	8
2007	Can L./Jenn	Marie Meadows (Z0121-07)	Clackamas Co.	4
	Redland	Crabtree Terrace (TP 07-05)	City of O.C.	81
	Redland	Wild Horse (TP 07-09)	City of O.C.	4
	King	Cornerstone Townhomes (TP 07-10)	City of O.C.	23
2008	Can L./Jenn	4221 SE Hull Ave (Z0026-08)	Clackamas Co.	25
	Can L./Jenn	Diane's Den (Z0668-08)	Clackamas Co.	5
	Redland	15956 S. Redland Rd (Z0570-08)	Clackamas Co.	4
	Beavercreek	Edgemont Estates (EX 08-02 of TP 07-01)	City of O.C.	9
	John McLoughlin	Pavillion Park (TP 08-05; was SunStone Ridge)	City of O.C.	95
2009	Beavercreek	Samson Estates (Z0477-09)	Clackamas Co.	7
	Holcomb	Altona Ridge (EX 09-04 of TP 07-02)	City of O.C.	6
	Holcomb	Sunset Meadows (was Camellia Place II) (EX 09-05 of TP 07-07)	City of O.C.	9
	John McLoughlin	Rachelle Estates (EX 09-10 of TP 06-08)	City of O.C.	9
	Gaffney Lane	Caufield Place II (TP 09-01)	City of O.C.	4
	Beavercreek	Gus Meadows (TP 09-02)	City of O.C.	4
2010	Holcomb	Edgecliff (EX Z0205-10 of Z0067-09)	Clackamas Co.	37
	Holcomb	Cherri Meadows (EX 10-04 of TP 08-02)	City of O.C.	5
	Redland	Thayer Road (TP 10-01)	City of O.C.	68
2011	John McLoughlin	Anastyn Estates (TP 11-02)	City of O.C.	19
	Redland	Walnut Glen (TP 11-01; was Lofgren Acres)	City of O.C.	18
2012 (Jan-Mar)		None		0

**Note: "Year" is the latter of initial submission or most recent extension. Approval, final plat, construction and occupancy may be in later years.*

Sources: Compiled by Population Research Center, PSU; primary information from City and County planning departments and from previous OCSD demographic studies. Some information updated from tax assessor maps. The number of lots sometimes changes between initial approval and final plat, so lot counts in this table may differ slightly from those published elsewhere.

Table 6
Active and Proposed Multiple Family Developments
Oregon City School District, Spring 2012

Year[1]	Elementary Area *(2011-12)*	Development Name	Jurisdiction	Units
2010	Can L./Jenn	The Cove (TP 08-11, DP 10-01)	City of O.C.	220
	Holcomb	Clackamas Heights (CP 10-02)[2]	City of O.C.	283
2011	Beavercreek	The Landing (SP 11-15)	City of O.C.	117
2012 (Jan-Mar)		None		0

1. "Year" generally indicates the year that of initial application for a land use change or site plan. Approval, construction and occupancy may be in later years.

2. The redevelopment plan includes the demolition of 100 existing units, for a net increase of 183 units upon completion.

Sources: Compiled by Population Research Center, PSU; primary information from City and County planning departments and from previous OCSD demographic studies.

information from previous reports may be adjusted to account for development name changes, lot or unit counts, or other corrections. Tables 5 and 6 present lists of residential land use applications submitted since 2006 that have been approved or are pending. Some developments that were included in previous reports have been withdrawn or are void, and are no longer included. Also, developments that were completed by the end of 2011 no longer appear in the list. During the housing slump between 2008 and 2010, several of the applications for single family subdivisions were extensions of previous approvals. Future reports will reassess whether these developments moved forward, or whether those extensions expired.

Following in chronological order, after subdivision plats are complete and building lots are created, new homes are authorized by building permits. Residential building permit activity within the City of Oregon City each of the past 16 years is presented in Table 7. Although growth slowed after 2007, the roughly 100 or more single family homes permitted each year from 2008 to 2011 represented more development than occurred in most cities in the region, and the 2012 total for both single and multi-family units is on pace to exceed any of the previous 10 years.

Table 7
Housing Units Authorized by Building Permits

Year Permit Issued	City of Oregon City	
	Single Family	Multiple Family
1996	347	318
1997	232	78
1998	287	41
1999	465	8
2000	334	6
2001	311	19
2002	250	0
2003	259	24
2004	208	12
2005	214	0
2006	267	19
2007	237	0
2008	95	0
2009	103	4
2010	109	5
2011	137	0
2012 (Jan-Oct)	264	117

Source: U.S. Census Bureau, Residential Construction Branch. Data available online at http://censtats.census.gov/bldg/bldgprmt.shtml.

Finally, after homes are completed they appear in tax assessor records. Tax assessor data provided by the Clackamas County Geographic Information Systems (GIS) Department — spatially aligned with the District's attendance area boundaries — indicates that during the 1990s, about 2,800 single family homes were built in the District. In the 11 years between 2000 and 2010, over 3,000 more single family homes were added.

The City of Oregon City accounted for 2,410 (79 percent) of the homes built since 2000, while the Clackamas County unincorporated area accounts for nearly all of the rest. There have been 22 homes built since 2000 in the small OCSD portion of the City of Gladstone. Homes that are demolished, removed, or replaced are not subtracted from the number of new homes, so the *net* change in the District's housing stock is lower than the number of new homes.

Table 8 reports 11 years of new single family homes by attendance area and year built. Attendance areas are based on 2011-12 boundaries. The greatest numbers of new homes have been built in the past decade in the John McLoughlin attendance area, followed by Redland, Beavercreek, and Holcomb, respectively. The largest recently platted subdivisions are in John

McLoughlin, Redland, and Beavercreek. Therefore, these areas are likely to continue to lead the District in single family homebuilding in the near future.

Table 8
Oregon City School District
Single Family Homes Built 2000 to 2010 by Attendance Area

Elementary School Area*	Year Built											2000-10 Total
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Beavercreek	54	45	23	34	66	78	36	55	43	12	4	**450**
Candy L./Jen. L.	8	20	9	21	9	5	16	23	9	10	2	**132**
Gaffney Lane	117	70	44	15	16	47	30	9	3	20	17	**388**
Holcomb	24	32	74	67	76	76	32	36	6	3	21	**447**
John McLoughlin	150	175	114	156	26	46	90	67	12	10	60	**906**
King	4	5	4	2	8	8	12	20	2	5	3	**73**
Mt Pleasant	6	4	2	6	1	3	8	42	28	34	23	**157**
Redland	31	26	43	57	66	43	100	53	27	27	21	**494**
Middle School Area*												
Gardiner	277	254	164	179	51	104	140	138	45	69	103	**1524**
Ogden	117	123	149	179	217	202	184	167	85	52	48	**1523**
District Total	**394**	**377**	**313**	**358**	**268**	**306**	**324**	**305**	**130**	**121**	**151**	**3047**

**Note: 2011-12 attendance areas.*

Source: Tax assessor data compiled in Metro's Regional Land Inventory System (RLIS). Housing identified based on parcel attributes and compiled by attendance area by PSU-PRC.

ENROLLMENT AND HOUSING

How many children are expected to live in future new homes and attend OCSD schools? Each development is unique; the number of resident public school students per home may depend on factors including affordability, proximity to schools, the number of bedrooms, and the presence or absence of child-friendly amenities within the development and in the surrounding neighborhood. However, district-wide average student generation rates may be useful as a baseline for estimating potential student generation from planned and proposed developments. Furthermore, measuring the number of students in older homes helps to explain the "aging in place" phenomenon that can lead to enrollment losses as families age.

Using data from Metro, we compiled a current housing inventory in a spatial file based on parcels that differentiates single family homes, apartments, condominiums, and manufactured home parks. We then combined this file with student address points from Fall 2011 in order to quantify the number of students by housing type.

For District homes built between 2000 and 2010, the average number of OCSD K-12 students per single family home was 0.50, or about one student in every two homes. The rates are within the range of rates that we have measured for new single family homes in recent studies for other area school districts.[6] Homes built in the 1990s, now 11 to 21 years old, are home to slightly older families with fewer school age children — 0.39 K-12 students per home. Homes built before 1990 have an even lower average of just 0.33 OCSD K-12 students per home.

Table 9 includes these rates by age of single family home as well as rates for other types of homes. In the most recent decade, a growing number of lots in new subdivisions are designed for attached or nearly attached ("skinny") row homes. Only a few subdivisions of attached row homes had been built by 2010, but more had been platted and ready to be developed. The row home developments built thus far generate fewer OCSD students per home (0.30) than detached homes built at about the same time (0.51). Among other types of housing, rental

[6] For example, 0.69 in the Canby School District, 0.47 in the Hillsboro School District, 0.66 in the North Clackamas School District, 0.84 in the Sherwood School District, and 0.55 in the Tigard-Tualatin School District.

apartments had higher student generation rates (0.26) than condominium units (0.17) or manufactured homes (0.20).

Table 9
Average Number of OCSD Students per Home, Fall 2011
By Housing Type and Grade Level

	Grade Level			
	K-6	**7-8**	**9-12**	**K-12**
Single family homes built 2000-2010	0.28	0.08	0.14	**0.50**
detached homes built 2000-2010	*0.28*	*0.08*	*0.14*	***0.51***
row homes built 2000-2010	*0.15*	*0.03*	*0.12*	***0.30***
Single family homes built 1990-1999	0.18	0.07	0.14	**0.39**
Single family homes built before 1990	0.16	0.05	0.11	**0.33**
Condominiums	0.12	0.01	0.03	**0.17**
Apartments	0.16	0.04	0.06	**0.26**
Manufactured homes in M.H. Parks	0.09	0.03	0.08	**0.20**

Source: Data compiled by PSU-PRC, using OCSD student data, geographic shape files including tax lot attribute data from Metro, and a multi-family housing inventory from Metro.

The student generation rates shown in Chart 1 illustrate the "aging in place" that occurs in single family homes. On average, the homes that are 11-21 years old are home to fewer elementary age children than homes that are less than 11 years old. However, they are home to a similar number of high school children, on average. As the children graduate from high school, the homes built in the 1990s will soon have fewer K-12 residents, much like the homes built before 1990 that are now more than 21 years old. Although younger families may eventually occupy the older homes, owner-occupied homes turn over to new owners very gradually, and the new owners will represent a diverse mix of households that may not include as many families with children as the newer tract homes.

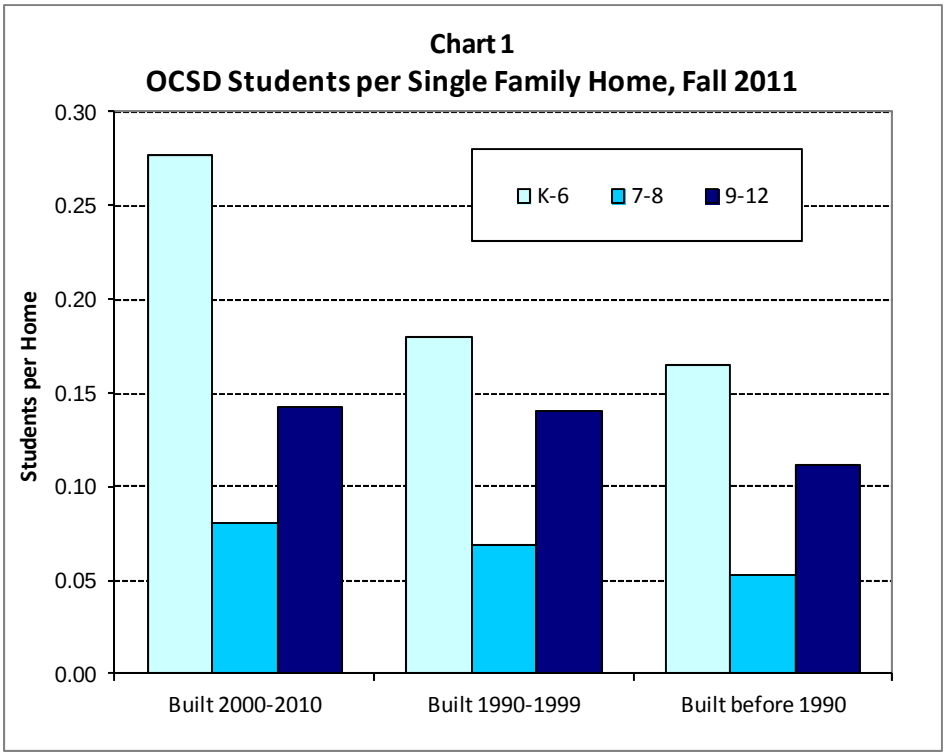


Chart 1
OCSD Students per Single Family Home, Fall 2011
Students per Home
0.30
0.25
0.20
0.15
0.10
0.05
0.00
K-6
7-8
9-12
Built 2000-2010
Built 1990-1999
Built before 1990

ENROLLMENT TRENDS

Note: Charter schools are included in district-wide enrollment, with the exception of Alliance Charter Academy. This provides the best fit for long term analysis of enrollment and demographics, because while the Springwater Environmental Sciences School, Oregon City Service Learning Academy (OCSLA), and the Clackamas Academy of Industrial Sciences (CAIS) provide unique curriculums and academic environments, the majority of their students are OCSD residents who are likely to have attended other OCSD schools if the charter schools did not exist. In contrast, Alliance enrolls many residents from other districts as well as students who were previously home schooled, so its initial enrollment and subsequent growth is not closely related to school age population trends within the OCSD.

After reaching almost 8,000 students during early 2000s, the K-12 enrollment in the Oregon City School District declined in six out of seven years between 2004-05 and 2011-12. The K-12 total in Fall 2011 was 7,697 students, 299 students (4 percent) lower than its peak in 2004-05 but still 287 students (4 percent) greater than 10 years ago in 2001-02.

The District's elementary (K-6th) enrollment peaked about a decade ago, in the early 2000s. Secondary enrollment trends followed chronologically: grades 7-8 peaked in 2003-04, and high school enrollment peaked in 2005-06. These trends are not unique to Oregon City. Many districts in Oregon have had followed similar paths, due primarily to lower fertility rates and an aging population. While elementary enrollment has fallen significantly from its peak, and was lower in 2011-12 than 10 years previous, secondary enrollments have recovered somewhat and remain higher than their 2001-02 level.

Table 10 summarizes the enrollment history for the District by grade level annually for the 10 year period from 2001-02 to 2011-12.

Table 10

Oregon City School District, Enrollment History, 2001-02 to 2011-12[1]

Grade	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
K	568	645	615	584	541	535	548	567	569	517	557
1	596	612	643	635	617	579	588	592	594	571	545
2	613	601	605	654	658	640	613	580	562	610	572
3	602	630	594	611	664	652	663	628	582	565	623
4	632	638	616	599	605	661	661	656	617	563	558
5	616	630	659	633	594	633	675	662	642	626	568
6	654	644	627	675	627	615	624	670	665	670	630
7	625	662	662	637	651	619	633	573	645	656	631
8	575	615	658	663	622	656	610	622	575	638	645
9	549	606	649	669	658	623	638	614	633	591	650
10	536	529	593	606	623	611	592	606	581	618	586
11	399	481	506	545	562	564	566	562	554	556	574
12	445	379	501	485	524	543	528	546	543	569	555
US[2]	0	0	0	0	7	0	0	0	2	1	3
Total	**7,410**	**7,672**	**7,928**	**7,996**	**7,953**	**7,931**	**7,939**	**7,878**	**7,764**	**7,751**	**7,697**
Annual change		*262*	*256*	*68*	*-43*	*-22*	*8*	*-61*	*-114*	*-13*	*-54*
		3.5%	*3.3%*	*0.9%*	*-0.5%*	*-0.3%*	*0.1%*	*-0.8%*	*-1.4%*	*-0.2%*	*-0.7%*
K-6	4,281	4,400	4,359	4,391	4,306	4,315	4,372	4,355	4,231	4,122	4,053
7-8	1,200	1,277	1,320	1,300	1,273	1,275	1,243	1,195	1,220	1,294	1,276
9-12	1,929	1,995	2,249	2,305	2,374	2,341	2,324	2,328	2,313	2,335	2,368

	2001-02 to 2006-07		2006-07 to 2011-12		2001-02 to 2011-12	
	5 yr. chg.	**Pct.**	**5 yr. chg.**	**Pct.**	**10 yr. chg.**	**Pct.**
K-6	34	*1%*	-262	*-6%*	-228	*-5%*
7-8	75	*6%*	1	*0%*	76	*6%*
9-12	412	*21%*	27	*1%*	439	*23%*
Total	**521**	***7%***	**-234**	***-3%***	**287**	***4%***

1. Includes Springwater and OCSLA charter schools. Does not include Alliance Academy.

2. "US" is ungraded secondary; included in grade 9-12 totals.

Source: Oregon City School District, September 30 quarterly report information.

Private School Enrollment, Home School, and Inter-District Transfers

The major private schools in Oregon City are the North Clackamas Christian School, enrolling 236 students in grades K-12 in 2011-12, and St. John the Apostle Catholic School, enrolling about 235 students in grades K-8, and constrained from growth in the near future by their current facility size. Just outside of the OCSD boundaries, Rivergate Adventist Elementary School in Gladstone enrolls about 135 students in grades K-8.

School-age students attending private schools account for part of the gap between OCSD enrollment and child population. The best source for private school enrollment by residence is Census data. The 2000 Census and the more recent American Community Survey (ACS) included questions about school enrollment by level and by type (public or private).[7] In 2000, 11 percent of K-12 students living in the District were enrolled in private schools. The ACS estimate from surveys conducted from 2006 to 2010 indicates that eleven percent of OCSD K-12 students were enrolled in private schools. However, the ACS has a smaller sample size than the Census long form, thus with larger margins of error. The shares of OCSD residents attending private schools were slightly higher than the private school shares for the rest of Clackamas County. Although the OCSD's private school share was stable in the past decade, it increased from five percent in 1990 to the eleven percent seen in 2000 and 2006-2010.

Another disparity between CSD enrollment and child population can be attributed to home-schooling. Home schooled children age 7 to 18 living in the District are required to register with the Clackamas Educational Service District (CESD), though the statistics kept by the CESD are not precise because students who move out of the area are not required to drop their registration. Students who enroll in public schools after being registered as home schooled are dropped from the home school registry.

Table 11 shows these data by grade level. Recently (January 2012), there were 390 OCSD residents registered, about half of whom were high school age. The recent number of registered home school students represented about four percent of OCSD's 1st to 8th grade population and eight percent of its 9th to 12th grade population.

[7] Census 2000 Table P36 and ACS 2006-10 Table B14002 provide information on school enrollment by grade level and school type.

Table 11

Home School Students Residing in OCSD[1]

	Grade 1-6	Grade 7-8	Grade 9-12	Total
2006-07[2]	154	84	200	**438**
2007-08[3]	146	68	219	**433**
2008-09[4]	149	65	214	**428**
2010-11[5]	127	85	174	**386**
2011-12[6]	112	85	193	**390**

1. Residents of OCSD age 7-18 enrolled with Clackamas Education Service District.

2. February 23, 2007.

3. January 17, 2008.

4. February 2, 2009.

5. March 1, 2011.

6. January 20, 2012.

Source: Clackamas Education Service District

Private schools and home schooling help to explain the difference between the number of school-age children living in the District and the number attending District schools. Both represent "outflow" from the District. That is, children eligible but not attending District schools. The other "outflow" consists of District residents who attend public schools in other school districts. There is also a related "inflow" of residents from other districts.

Under Oregon's inter-district transfer rules that were in place in 2011-12, students who wanted to attend a public school outside of their resident district had to gain approval from their home district and the district that they want to attend, and that approval must be renewed each year. In Fall 2011, 38 students attended OCSD schools with inter-district transfers, while 85 OCSD residents transferred to schools in other districts, for a net outflow of 47 students. As shown in Table 12, there has been a gradual increase in enrollment loss due to inter-district transfers in the last three years.

Although inter-district transfers may still be granted under the old policy, Oregon has added a new policy for the 2012-13 school year, under which students may transfer without approval of their home district to a district that designates available spaces at its schools. The OCSD has adopted the policy and designated spaces at Oregon City High School, Gardiner and Ogden Middle Schools, and Jennings Lodge and Candy Lane Elementary Schools. The deadline for application was April 1, after these forecasts were prepared, and additional enrollment due to

the new policy was not factored into the forecasts. Future forecasts will assess the impact from open enrollment.

Table 12
Inter-District Transfers

	K-5	6-8	9-12	Total
2009-10				
Into Oregon City S.D.	7	5	11	23
Out of Oregon City S.D.	23	13	20	56
Net	**-16**	**-8**	**-9**	**-33**
2010-11				
Into Oregon City S.D.	11	7	13	31
Out of Oregon City S.D.	22	20	30	72
Net	**-11**	**-13**	**-17**	**-41**
2011-12				
Into Oregon City S.D.	16	7	15	38
Out of Oregon City S.D.	27	17	41	85
Net	**-11**	**-10**	**-26**	**-47**

Source: Oregon City School District

Neighboring Districts

Table 13 displays several facts about OCSD demographic and enrollment trends in comparison to three other nearby Clackamas County school districts. The overall enrollment growth or decline in each district is influenced by housing construction, and also by the district's unique demographics. The portion of the North Clackamas S.D. east of I-205 has been one of the fastest growing parts of the metro area for the past two decades. Consequently, while NCSD has recently experienced slight enrollment decline, it has fared better than other Clackamas County districts. Housing development within the OCSD was much greater in the late 1990s and early 2000s than in the early 1990s or late 2000s, and that is reflected in the different enrollment growth rates by period. Significant enrollment losses have occurred since the early 2000s in both Canby and Gladstone as relatively small classes have entered elementary grades.

Table 13
Selected Clackamas County School Districts
Demographic and Enrollment Highlights, 1990 to 2011

	Oregon City	Canby	Gladstone	North Clackamas
Enrollment growth, **1990-91 to 1995-96**	-1%	13%	12%	13%
Enrollment growth, **1995-96 to 2000-01**	6%	9%	5%	8%
Enrollment growth, **2000-01 to 2005-06**	8%	-1%	-8%	14%
Enrollment growth, **2005-06 to 2011-12**	-3%	-10%	-6%	1%
Latino enrollment, **2011-12**	11%	27%	15%	16%
Grades 9-12 enrollment, **2011-12**	31%	33%	35%	32%
Population growth, **1990 to 2000**	24%	18%	15%	26%
Population growth, **2000 to 2010**	14%	10%	-2%	15%
Multi-family housing share, **2000**	23%	24%	26%	38%
Population share under age 18, **1990**	28.6%	27.0%	26.4%	23.6%
Population share under age 18, **2000**	26.3%	26.9%	26.0%	24.4%
Population share under age 18, **2010**	23.8%	24.1%	23.4%	23.3%
Population rural, **2000**	16.5%	35.6%	0.0%	1.0%

Data assembled by Population Research Center, PSU, from several sources: U.S. Census Bureau; Canby S.D.; Oregon City S.D.; North Clackamas S.D.; OR Dept. of Education; U.S. Dept. of Education.

Enrollment Trends at Individual Schools: Elementary Schools

Elementary schools that had the largest enrollment losses between 2010-11 and 2011-12 either had large declines in kindergarten enrollment, a large 6th grade class exiting, or both, reflecting the trend that caused district-wide K-6th enrollment to decline. Redland elementary had a net loss of 28 students due to a small incoming kindergarten class of 58 students in Fall 2011 and a large 6th grade cohort (106 students) in Fall 2010 promoted to middle school. At Holcomb, which lost 24 students, the Fall 2011 kindergarten class was 37 students smaller than the Fall 2010 6th grade class. Candy Lane, which lost 20 students overall, had a much smaller incoming 4th grade class in Fall 2011 than in Fall 2010. Smaller losses of three to nine students occurred at Beavercreek, Gaffney Lane, and Jennings Lodge. Enrollments at John McLoughlin, King, and Mt. Pleasant experienced slight gains ranging between three and eight students.

Enrollment Trends at Individual Schools: Secondary Schools

There was a 1.8 percent decrease in district-wide enrollment in 7th and 8th grade between 2010-11 and 2011-12. Gardiner lost eight students and Ogden lost 15 students. Gardiner's enrollment at 625 students in Fall 2011 was a slight drop after two consecutive years of enrollment growth. Enrollment at Ogden was 608 students in Fall 2011, after declining for a third consecutive year. Because the District's middle schools only include two grades, enrollments are subject to annual fluctuation based on the size of the incoming 7th grade class relative to the previous year's 8th grade class.

Oregon City High School gained enrollment each year beginning in 2000-01 (including the Moss Freshman Campus prior to 2003), reaching a peak of 2,374 students in 2005-06. During the six years of growth, high school enrollment swelled by 477 students. In 2011-12, OCHS enrolled 2,200 students, 174 fewer than the 2005-06 peak and six students more than in 2010-11. However, when OCHS's enrollment peaked in 2005-06 there were no charter high schools in the District. If OCSLA's 102 students and CAIS's 66 students were added to OCHS's 2011-12 enrollment, overall high school enrollment has only fallen by six students since 2005-06.

Table 14 shows the total enrollments and five-year enrollment changes at each of the District's schools from 2006-07 to 2011-12.

Table 14
Enrollment History for Individual Schools, 2006-07 to 2011-12

	Historic Enrollment						Change 2006-07 to 2011-12	
School	**2006-07**	**2007-08**	**2008-09**	**2009-10**	**2010-11**	**2011-12**	**Number**	**Percent**
Beavercreek	494	454	462	461	441	432	-62	*-13%*
Candy Lane	221	243	267	223	202	182	-39	*-18%*
Gaffney Lane	590	575	574	547	573	570	-20	*-3%*
Holcomb	427	456	487	577	566	542	115	*27%*
Jennings Lodge	312	319	293	334	296	293	-19	*-6%*
John McLoughlin	579	582	591	565	554	557	-22	*-4%*
King	402	419	406	409	369	375	-27	*-7%*
Mt. Pleasant	400	391	395	385	395	403	3	*1%*
Park Place	259	286	268	0	0	0	-259	
Redland	546	522	466	576	572	544	-2	*0%*
Elementaries	**4,230**	**4,247**	**4,209**	**4,077**	**3,968**	**3,898**	**-332**	***-8%***
Gardiner	611	578	557	560	633	625	14	*2%*
Ogden	664	665	638	643	623	608	-56	*-8%*
Middle Schools	**1,275**	**1,243**	**1,195**	**1,203**	**1,256**	**1,233**	**-42**	***-3%***
Oregon City HS	**2,259**	**2,222**	**2,231**	**2,231**	**2,194**	**2,200**	**-59**	***-3%***
Subtotal	**7,764**	**7,712**	**7,635**	**7,511**	**7,418**	**7,331**	**-433**	***-6%***
CAIS	0	0	0	0	53	66	66	
OCSLA	82	102	97	82	88	102	20	*24%*
Springwater	85	125	146	171	192	198	113	*133%*
Charters*	**167**	**227**	**243**	**253**	**333**	**366**	**199**	***119%***
Grand Total*	**7,931**	**7,939**	**7,878**	**7,764**	**7,751**	**7,697**	**-234**	***-3%***

**Note: Does not include Alliance Academy.*

Source: Oregon City School District, September 30 quarterly report information.

ENROLLMENT FORECASTS

District-wide Long-range Forecast Methodology

To ensure that enrollment forecasts are consistent with the dynamics of likely population growth within the District, a grade progression enrollment model is combined with a demographic cohort-component model used to forecast population for the District by age and sex. The components of population change are births, deaths, and migration. Using age-specific fertility rates, age-sex specific mortality rates, age-sex specific migration rates, estimates of recent net migration levels, and forecasts of future migration levels, each component is applied to the base year population in a manner that simulates the actual dynamics of population change.

The 2000 and 2010 Census results are used as a baseline for the population forecasts. By "surviving" the 2000 population and 2000s births (estimating the population in each age group that would survive to the year 2010) and comparing the "survived" population to the actual 2010 population by age group, we are able to estimate the overall level of net migration between 2000 and 2010 as well as net migration by gender and age cohort. The net migration data was used to develop initial net migration rates, which were used as a baseline for rates used to forecast net migration for the 2010 to 2030 period.

We estimated the number of births to women residing within the District each year from 1999 to 2010, using data from the Oregon Department of Human Services, Center for Health Statistics. Detailed information including the age of mothers is incorporated in the establishment of age-specific fertility rates (ASFRs) for both 2000 and 2010. The 2010 rates were based on 2009 births, because final 2010 data was not yet available. The 2010 ASFRs will be updated in the next forecast for OCSD.

The total fertility rate (TFR) is another measure for fertility; it is an estimate of the number of children that would be born to the average woman during her child-bearing years based on age-specific fertility rates observed at a given time. The estimated TFRs for the District decreased from 1.98 in 2000 to 1.87 in 2010. A similar drop in TFRs was observed in Clackamas County, and the State during the past decade. In 2000, the TFRs were 2.02 for Clackamas County and 1.98 for

the State; while in 2010, the estimated TFRs were 1.89 for Clackamas County and 1.82 for the State.

State and national long term trends indicate declining fertility rates for women under 30 and increasing rates for women 30 and over, but fertility rates in the 2009 to 2010 period have been unusually low, likely due to the poor economy. Provisional and preliminary data indicated that birth totals fell more than seven percent in the U.S. and Oregon between 2007 and 2010.[8] The Pew Research Center's analysis of multiple economic and demographic data sources confirms the close correlation between the economic downturn and the nation's fertility downturn.[9] Because of the current unusually low rates, we increased rates slightly by 2015 for all age groups 25 and over, and the District's TFR is expected to rebound from 1.87 in 2010 to 1.95 in 2015 and 1.98 in 2020.

Table 15 shows historic births from 2000 to 2010 as well as forecasts from 2011 until 2016, the period that will have an impact on the enrollment forecasts presented in this study. The number of births in OCSD fluctuated between 580 and 680 in the 2000s, with a peak in 2007 to 2008 and a much lower number in 2009 and 2010. Births are forecast to increase gradually, but they do not recover to their 2008 level by 2016.

[8] "Recent Trends in Births and Fertility Rates Through 2010." NCHS Health E-Stat, June 2011; "Month of Occurrence and County of Residence, Oregon Resident Births, 2010, Preliminary." Oregon Health Authority, Center for Health Statistics, date unknown.

[9] "In a Down Economy, Fewer Births." Pew Research Center, Pew Social & Demographic Trends, October 2011.

Table 15
Estimated and Forecast Births
Oregon City School District

Year	Births
2000	631
2001	646
2002	642
2003	617
2004	630
2005	612
2006	631
2007	657
2008	679
2009	580
2010	592
2011 (forecast)	603
2012 (forecast)	610
2013 (forecast)	617
2014 (forecast)	626
2015 (forecast)	637
2016 (forecast)	644

Source: 1990-2010 birth data from Oregon Center for Health Statistics allocated to OCSD boundary by PSU-PRC. 2011-2016 forecasts, PSU-PRC.

Historic school enrollment is linked to the population forecast in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-2010 school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment to population, is an estimate of the share of area children who are enrolled in OCSD schools. Assumptions for capture rates based on census data are used to bring new kindergarten and first grade students into the District's enrollment. If there is evidence that capture rates have changed since the time of the census, they may be adjusted in the forecast.

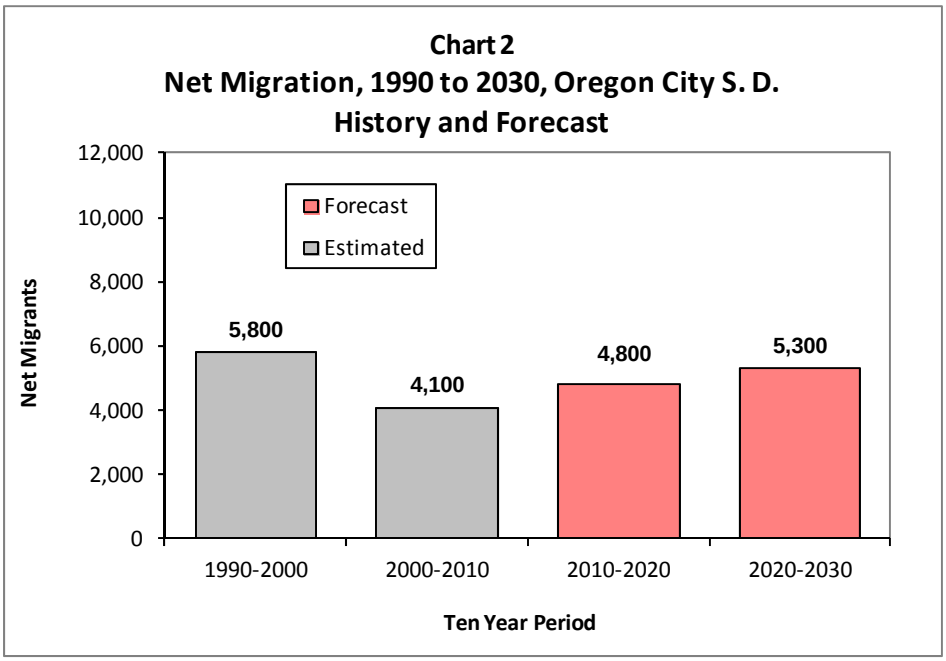
The other way that historic population and enrollment are linked is through migration. Annual changes in school enrollment by cohort closely follow trends in the net migration of children in the District's population. Once the students are in first grade, a set of baseline rates are used to move students from one grade to the next. A grade progression rate (GPR) is the ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. Baseline rates, usually 1.00 for elementary grades, represent a scenario under which there is no

change due to migration. Enrollment change beyond the baseline is added (or subtracted, if appropriate) at each grade level depending on the migration levels of the overall population by single year of age. For the cohort transitioning from 6th to 7th grade, a lower baseline rate of 0.97 reflects the number of students going to Gladstone under the Student Choice Plan.

Population Forecast

Census data reported in the "Population and Housing Trends" section showed that the District added about 2,600 fewer residents in the 2000s than in the 1990s. Most of the difference was due to a lower level of positive net migration (more people moving in than moving out). Natural increase (births minus deaths) has also contributed less to population growth since 2000 due to an aging population and lower fertility.

For the following decade, 2010 to 2020, assumptions about growth are based on long term historic trends as well as forecasts prepared by the State, Metro, and the City of Oregon City. Population growth due to net migration is forecast to be slightly higher in the 2010 to 2020 and 2020 to 2030 periods than in the 2000 to 2010 period. Chart 2 shows the 1990 to 2010 estimates and 2010 to 2030 forecast of OCSD population growth attributable to net migration.



The district-wide population forecast by age group is presented in Table 16. The 2010 population for the OCSD was 54,670, an increase of 6,572 persons from the 2000 Census (1.3 percent average annual growth rate, or AAGR). The forecast for 2020 population in the OCSD is 60,502, an increase of 5,832 persons from the 2010 Census (1.0 percent AAGR). The 2030 population forecast is 65,323, an additional increase of 4,820 persons.

Table 16
Population by Age Group
Oregon City School District, 2000 to 2030

	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2010 to 2030 Change	
					Number	Percent
Under Age 5	3,481	3,186	3,374	3,527	341	*11%*
Age 5 to 9	3,621	3,522	3,490	3,748	226	*6%*
Age 10 to 14	3,510	3,904	3,711	3,854	-50	*-1%*
Age 15 to 17	2,037	2,394	2,335	2,285	-109	*-5%*
Age 18 to 19	1,302	1,432	1,418	1,393	-39	*-3%*
Age 20 to 24	2,946	3,044	3,386	3,221	177	*6%*
Age 25 to 29	3,073	3,066	3,511	3,449	383	*12%*
Age 30 to 34	3,460	3,473	3,584	3,987	514	*15%*
Age 35 to 39	3,891	3,659	3,651	4,180	521	*14%*
Age 40 to 44	3,990	3,938	3,953	4,078	140	*4%*
Age 45 to 49	3,928	4,233	3,981	3,973	-260	*-6%*
Age 50 to 54	3,634	4,170	4,116	4,131	-39	*-1%*
Age 55 to 59	2,636	4,161	4,483	4,217	56	*1%*
Age 60 to 64	1,707	3,558	4,084	4,030	472	*13%*
Age 65 to 69	1,309	2,407	3,809	4,101	1,694	*70%*
Age 70 to 74	1,149	1,551	3,237	3,703	2,152	*139%*
Age 75 to 79	1,053	1,079	1,982	3,149	2,070	*192%*
Age 80 to 84	699	869	1,174	2,454	1,585	*182%*
Age 85 and over	672	1,024	1,223	1,843	819	*80%*
Total Population	**48,098**	**54,670**	**60,502**	**65,323**	**10,653**	***19%***
Total age 5 to 17	9,168	9,820	9,536	9,887	67	*1%*
share age 5 to 17	*19.1%*	*18.0%*	*15.8%*	*15.1%*		

		2000-2010	2010-2020	2020-2030
Population Change		**6,572**	**5,832**	**4,820**
Percent		*14%*	*11%*	*8%*
Average Annual		*1.3%*	*1.0%*	*0.8%*

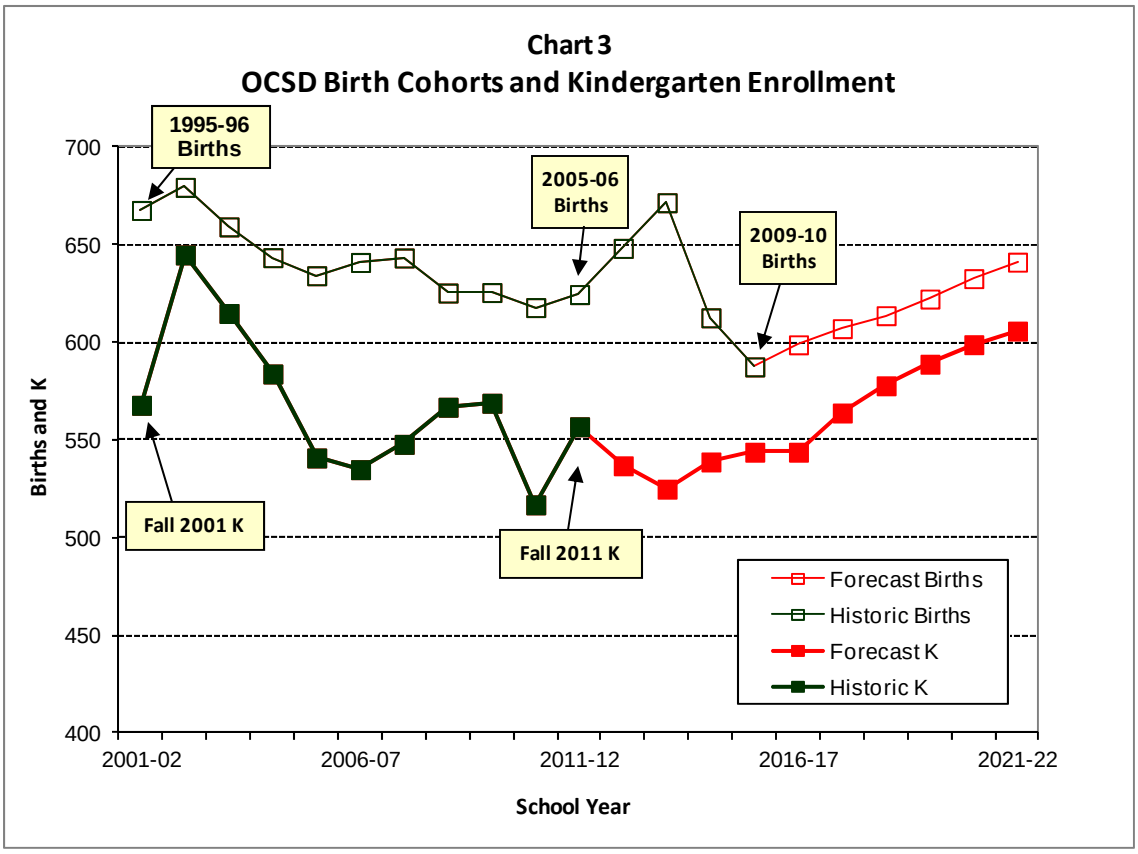
Source: U.S. Census Bureau, 2000 and 2010 Censuses; data aggregated to OCSD boundary by Portland State University Population Research Center. PSU-PRC Forecasts, 2020 and 2030.

School-age population (5 to 17) increased by 652 persons between 2000 and 2010. Because the seven percent increase in school age population was less than the 14 percent increase in total population, school age population fell as a share of total population, from 19.1 percent to 18.0

percent. Between 2010 and 2020 school age population is expected to decline by three percent, resulting in an even lower share of 15.8 percent in 2020. By 2030, the fastest growing age groups are the "baby boom" generation in its late 60s and above. Population age 65 and older in the District is forecast to account for 78 percent of the District's population growth between 2010 and 2030.

District-wide Enrollment Forecast

Chart 3 compares the historic and forecast number of births in the District with the historic and forecast number of OCSD kindergarten students. Births correspond to kindergarten cohorts (September to August). Many children move into and out of the District between birth and age five, and not all District residents attend OCSD kindergartens, so the difference between lagged births and OCSD kindergarten enrollment represents a combination of net migration and the kindergarten capture rate. In the most recent eight years the ratio of kindergarten enrollment to births five years earlier has fluctuated between 0.83 and 0.91, evidence of in-migration in most years, given that not all District residents attend OCSD kindergartens.



Kindergarten and first grade capture rates are shown in Table 17. The higher rates for first grade reflect the fact that additional residents enter OCSD schools after completing their kindergarten year in private schools. Beginning in 2015-16, the kindergarten capture rate is higher, reflecting the expected adoption of full day kindergarten at all schools.

Table 17
Estimated and Forecast Capture Rates*
Oregon City School District

School Year	Kindergarten	Grade 1
1999-2000 (census)	0.82	0.86
2009-2010 (census)	0.84	0.84
2019-2020 (forecast)	0.86	0.88

**The ratio of enrollment in District schools to total population in the District.*

The historic GPRs in Table 18 show that in spite of the decline in enrollment since the mid-2000s, the OCSD typically gained students due to migration at every elementary grade level during the past decade. The GPR is the ratio of enrollment in a specific grade in one year to the enrollment of the same age cohort in the previous year; for example, the number of students enrolled in second grade this year divided by the number of students enrolled in first grade last year. Rates for some grades are notably higher because new students enter the District from private schools at particular grades. It is common to see higher GPRs for the K-1st and 8th-9th grade transitions. In grades 10, 11, or 12, low GPRs can indicate that students are leaving high school or being retained at lower grade levels. But for most elementary grades, if net migration is zero, one can expect GPRs very close to 1.00. Average rates of 1.01 or 1.02 for elementary grades during the six year period between 2001-02 and 2007-08 indicate one to two percent gains due to net migration each year.

In the most recent four years, the District has experienced little or no growth due to migration. Average rates for the 2007-08 to 2011-12 period range from 0.95 to 1.01 for 1st to 8th grade, indicating no net gain or slight loss. The GPRs calculated from the enrollment forecast imply a return to net migration levels similar to the early and mid-2000s in the course of the forecast horizon.

Table 18

Grade Progression Rates[1]
Oregon City S.D. History and Forecast

Grade Transition	Historic Average: 2001-02 to 2007-08	Historic Average: 2007-08 to 2011-12	Baseline (without the influence of migration)	Forecast Average: 2011-12 to 2021-22
K-1	1.06	1.05	--[2]	1.06
1-2	1.02	0.99	1.00	1.02
2-3	1.01	1.01	1.00	1.02
3-4	1.01	0.98	1.00	1.02
4-5	1.02	1.00	1.00	1.01
5-6	1.01	1.01	1.00	1.01
6-7	1.01	0.95	0.97	0.98
7-8	0.99	0.99	0.99	1.00
8-9	1.02	1.02	1.01	1.02
9-10	0.95	0.97	0.97	0.98
10-11	0.92	0.94	0.94	0.95
11-12	0.97	0.99	0.99	1.00

1. Ratio of enrollment in an individual grade to enrollment in the previous grade the previous year.

2. The enrollment forecast model uses capture rates for first grade; K-1 baseline GPRs are not used.

Overall K-12 enrollment is forecast to increase by 387 students (five percent) in the next 10 years. K-12 enrollment loss of 12 students (0.2 percent) is forecast for 2012-13 and only moderate growth, averaging 0.6 percent annually, is forecast for the remaining nine years of the forecast. K-6 enrollments begin to grow gradually after 2012-13, but grades 7-8 enrollments remain flat or decline until 2017-18, begin to grow in between 2017-18 and 2019-20, and decline slightly in the last two years of the forecast horizon. High school enrollment changes very little throughout the 10 year forecast period.

Table 19 contains annual district-wide forecasts by grade level for the Oregon City School District.

Table 19

Oregon City S.D., Enrollment Forecasts, 2012-13 to 2021-22

	Actual	Forecast									
Grade	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**
K	557	558	542	557	555	553	569	585	596	605	612
1	545	587	594	584	599	581	582	599	615	624	632
2	572	550	597	610	599	612	597	598	616	630	638
3	623	576	557	611	623	610	626	611	612	628	641
4	558	627	583	568	622	633	622	638	623	622	638
5	568	561	633	593	577	631	644	633	649	628	626
6	630	572	568	647	605	587	645	658	647	650	629
7	631	615	561	562	639	596	581	638	651	629	632
8	645	628	615	565	565	641	600	585	642	646	624
9	650	654	639	629	577	576	655	613	598	652	655
10	586	632	637	625	615	563	563	641	599	584	637
11	574	552	597	604	592	582	533	533	607	567	552
12	555	570	549	596	602	590	581	532	532	605	565
US*	3	3	3	3	3	3	3	3	3	3	3
Total	**7,697**	**7,685**	**7,675**	**7,754**	**7,773**	**7,758**	**7,801**	**7,867**	**7,990**	**8,073**	**8,084**
Annual change		*-12* *-0.2%*	*-10* *-0.1%*	*79* *1.0%*	*19* *0.2%*	*-15* *-0.2%*	*43* *0.6%*	*66* *0.8%*	*123* *1.6%*	*83* *1.0%*	*11* *0.1%*
K-6	4,053	4,031	4,074	4,170	4,180	4,207	4,285	4,322	4,358	4,387	4,416
7-8	1,276	1,243	1,176	1,127	1,204	1,237	1,181	1,223	1,293	1,275	1,256
9-12	2,368	2,411	2,425	2,457	2,389	2,314	2,335	2,322	2,339	2,411	2,412

	2011-12 to 2016-17		**2016-17 to 2021-22**		**2016-17 to 2021-22**	
	5 yr. chg.	**Pct.**	**5 yr. chg.**	**Pct.**	**10 yr. chg.**	**Pct.**
K-6	154	*4%*	209	*5%*	363	*9%*
7-8	-39	*-3%*	19	*2%*	-20	*-2%*
9-12	-54	*-2%*	98	*4%*	44	*2%*
Total	**61**	***1%***	**326**	***4%***	**387**	***5%***

**Note: "US" is ungraded secondary; included in grade 9-12 totals.*

Population Research Center, Portland State University, March 2012.

Individual School Forecasts

Forecasts for individual schools are consistent with the district-wide forecast. In the forecasts, the only program changes anticipated for OCSD schools are the addition of CAIS' 12th grade in 2012-13. Other program changes, open enrollment, school choice policies, boundary adjustments, or other decisions about individual schools and the students they serve could impact enrollment in ways that these forecasts do not anticipate. The individual school forecasts depict what future enrollments might be if facilities, programs, and boundaries remain unchanged.

The methodology relies on unique sets of grade progression rates for each school and the ratio of kindergarten enrollment to lagged births within each school's attendance area. New kindergarten classes are forecast each year based on recent kindergarten enrollments and their relationships to corresponding birth cohorts within their attendance areas. Subsequent grades were forecast using GPRs influenced by district-wide rates, historic observations at individual schools, and future expected housing growth. The final forecasts for individual schools are controlled to match the district-wide forecasts.

Among the District's elementary schools, the greatest amount of growth occurs at Beavercreek, John McLoughlin, and Redland. In the short run, these schools may gain students due to single family housing development likely to occur in recently platted subdivisions. In the longer run, these elementary areas could grow due to future development within the Beavercreek Road, Park Place, and South End Concept Plan areas.

Enrollment changes at Gardiner and Ogden Middle Schools and OCHS depend largely on fluctuations in the size of individual classes advancing from lower grades. For example, enrollment losses at both middle schools are forecast between the 2012-13 and 2013-14 school years, when the relatively small 2011-12 5th grade cohort enters 7th grade. Both middle schools and OCHS are forecast to have enrollments in the 2021-22 school year very close to their 2011-12 enrollments.

Table 20 presents the enrollment forecasts for each school, grouped by school level.

Table 20
Enrollment Forecasts for Individual Schools, 2012-13 to 2021-22

	Actual	Forecast										Change 2011-12 to 2021-22	
School	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**Number**	**Percent**
Beavercreek Elementary	432	434	445	467	468	467	491	505	508	511	510	78	*18%*
Candy Lane Elem. (4th-6th)	182	182	174	173	165	170	175	176	173	170	170	-12	*-7%*
Gaffney Lane Elementary	570	558	583	594	604	602	609	612	615	617	618	48	*8%*
Holcomb Elementary	542	545	536	534	542	558	558	565	572	579	584	42	*8%*
Jennings Lodge Elem. (K-3rd)	293	281	282	292	292	286	286	288	294	299	305	12	*4%*
John McLoughlin Elementary	557	564	560	584	588	607	621	622	631	638	647	90	*16%*
King Elementary	375	370	376	393	388	386	394	386	388	391	393	18	*5%*
Mt. Pleasant Elementary	403	400	406	420	406	402	420	409	408	409	412	9	*2%*
Redland Elementary	544	544	559	559	573	575	577	605	615	619	623	79	*15%*
Gardiner Middle School	625	620	583	533	588	621	581	636	681	638	625	0	*0%*
Ogden Middle School	608	579	548	551	573	572	556	543	568	593	587	-21	*-3%*
Oregon City High School	2,200	2,220	2,231	2,252	2,172	2,097	2,118	2,105	2,122	2,194	2,195	-5	*0%*
Subtotal	**7,331**	**7,297**	**7,283**	**7,352**	**7,359**	**7,343**	**7,386**	**7,452**	**7,575**	**7,658**	**7,669**	**338**	***5%***
CAIS	66	89	92	103	115	115	115	115	115	115	115	49	*74%*
OCSLA	102	102	102	102	102	102	102	102	102	102	102	0	*0%*
Springwater School	198	197	198	197	197	198	198	198	198	198	198	0	*0%*
Charter Subtotal*	**366**	**388**	**392**	**402**	**414**	**415**	**415**	**415**	**415**	**415**	**415**	**49**	***13%***
Total Enrollment*	**7,697**	**7,685**	**7,675**	**7,754**	**7,773**	**7,758**	**7,801**	**7,867**	**7,990**	**8,073**	**8,084**	**387**	***5%***

**Note: Does not include Alliance Academy.*

Actual: Oregon City School District, September 30 quarterly report information.

Forecast: Population Research Center, Portland State University, March 2012.

FORECAST ERROR AND UNCERTAINTY

Forecasts should be understood to represent a range of outcomes even though discrete numbers are provided. In general, forecast error varies according to the size of the population being forecast and the length of the forecast horizon. The smaller the population and the longer the forecast period, the larger the error is likely to be. In particular, the school level forecasts depend on assumptions about the distribution of housing and population growth in small areas within the District, so their relative errors are likely greater than the District-wide forecast error. The forecasts should be used as only one of many tools in the planning process. Due to the nature of forecasting, there is no way to estimate a confidence interval as one might for data collected from a survey. The best way to measure potential forecast error is to compare actual enrollments with previous forecasts that were conducted using similar data and methodologies.

Table 21 compares the actual OCSD enrollment by grade level in Fall 2011 with the 2011-12 forecasts prepared in Spring 2011 under the low, medium, and high scenarios. Actual K-12 enrollment was between the low and medium forecast totals, slightly closer to the medium forecast. In last year's medium forecast, enrollment loss of 41 students was forecast for 2011-12; the actual loss of 54 students resulted in K-12 enrollment 13 students, or 0.2 percent lower than the medium forecast. Medium scenario forecasts made last year for individual grades ranged from 24 students too high (7^{th} grade) to 23 students too low (10^{th} grade). Forecasts for eight of the 13 grades were within nine students of actual enrollments. As a measure of average error for individual grade levels, the mean absolute percent error (MAPE) is included in the table.

Forecasts for individual schools often have higher error rates than the district-wide errors, due to their relatively small size, fluctuations in incoming classes and transition grades, and greater mobility of families with younger children. Table 22 compares the actual OCSD enrollment by school in Fall 2011 with the 2011-12 forecasts prepared one year, two years, and three years earlier. The three year forecasts did not include charter schools, so the charter schools are not included in the table.

Table 21
Fall 2011 Enrollment Compared to Low, Medium, and High Forecasts
By Grade Level

		Medium forecast[1]			Low forecast[1]			High forecast[1]		
Grade	**Actual**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**
K	557	541	-16	*-2.9%*	534	-23	*-4.1%*	*549*	-8	*-1.4%*
1	545	551	6	*1.1%*	543	-2	*-0.4%*	*557*	12	*2.2%*
2	572	581	9	*1.6%*	577	5	*0.9%*	*585*	13	*2.3%*
3	623	619	-4	*-0.6%*	615	-8	*-1.3%*	*623*	0	*0.0%*
4	558	571	13	*2.3%*	568	10	*1.8%*	*575*	17	*3.0%*
5	568	567	-1	*-0.2%*	565	-3	*-0.5%*	*572*	4	*0.7%*
6	630	630	0	*0.0%*	628	-2	*-0.3%*	*636*	6	*1.0%*
7	631	655	24	*3.8%*	652	21	*3.3%*	*661*	30	*4.8%*
8	645	654	9	*1.4%*	652	7	*1.1%*	*660*	15	*2.3%*
9	650	653	3	*0.5%*	651	1	*0.2%*	*658*	8	*1.2%*
10	586	563	-23	*-3.9%*	561	-25	*-4.3%*	*565*	-21	*-3.6%*
11	574	583	9	*1.6%*	580	6	*1.0%*	*584*	10	*1.7%*
12	555	541	-14	*-2.5%*	539	-16	*-2.9%*	*542*	-13	*-2.3%*
UN	3	1	-2		1	-2		*1*	-2	
Total	**7,697**	**7,710**	**13**	***0.2%***	**7,666**	**-31**	***-0.4%***	**7,768**	**71**	***0.9%***
MAPE[4]				***1.7%***			***1.7%***			***2.0%***

1. Forecasts for 2011-12 by PSU-PRC, baseline 2010-11 enrollment, June 2011

2. Mean absolute percent error for individual grades K-12.

Table 22
Fall 2011 Enrollment Compared to Previous Forecasts
By Individual School

School	Actual	One year forecast[1]			Two year forecast[2]			Three year forecast[3]		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error[4]	Fcst.	Diff.	Error[4]
Beavercreek	432	441	9	*2.1%*	446	14	*3.2%*	*454*	22	*5.1%*
Candy Ln. (4th-6th)[4]	182	195	13	*7.1%*	209	27	*14.8%*	*260*	78	*12.8%*
Gaffney Lane	570	573	3	*0.5%*	532	-38	*-6.7%*	*564*	-6	*-1.1%*
Holcomb[4]	542	550	8	*1.5%*	574	32	*5.9%*	*508*	-34	*6.9%*
Jennings L. (K-3rd)[4]	293	295	2	*0.7%*	348	55	*18.8%*	*276*	-17	*12.8%*
John McLoughlin	557	551	-6	*-1.1%*	559	2	*0.4%*	*565*	8	*1.4%*
King	375	356	-19	*-5.1%*	392	17	*4.5%*	*369*	-6	*-1.6%*
Mt. Pleasant	403	394	-9	*-2.2%*	371	-32	*-7.9%*	*391*	-12	*-3.0%*
Park Place	0	--	--	--	--	--	--	*241*	241	*6.9%*
Redland[4]	544	552	8	*1.5%*	550	6	*1.1%*	*412*	-132	*6.9%*
Elementaries	**3,898**	**3,907**	**9**	***0.2%***	**3,981**	**83**	***2.1%***	**4,040**	**142**	***3.6%***
Gardiner	625	633	8	*1.3%*	586	-39	*-6.2%*	*585*	-40	*-6.4%*
Ogden	608	632	24	*3.9%*	648	40	*6.6%*	*676*	68	*11.2%*
Middle Schools	**1,233**	**1,265**	**32**	***2.6%***	**1,234**	**1**	***0.1%***	**1,261**	**28**	***2.3%***
Oregon City HS	2,200	2,153	-47	*-2.1%*	2,063	-137	*-6.2%*	*2198*	-2	*-0.1%*
District-run	**7,331**	**7,325**	**-6**	***-0.1%***	**7,278**	**-53**	***-0.7%***	**7,499**	**168**	***2.3%***
MAPE[5]				***2.4%***			***6.9%***			***5.9%***

1. Forecast for 2011-12 by PSU-PRC, baseline 2010-11 enrollment, June 2011

2. Forecast for 2011-12 by PSU-PRC, baseline 2009-10 enrollment, June 2010

3. Forecast for 2011-12 by PSU-PRC, baseline 2008-09 enrollment, May 2009

4. Forecasts prepared in 2009 did not incorporate Candy Lane and Jennings Lodge grade reconfiguration or Park Place closure; percentage error is calculated for the combined total of the schools affected by each change.

5. Mean absolute percent error for individual schools.

APPENDIX A

DISTRICT-WIDE PRELIMINARY

ENROLLMENT FORECASTS, 2013-14 TO 2022-23

Table A1

Oregon City S.D., PRELIMINARY Low Range Enrollment Forecasts, 2013-14 to 2022-23

	Actual	Forecast									
Grade	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**
K	533	512	531	528	526	538	549	554	559	561	561
1	559	554	539	557	545	542	555	565	568	573	573
2	547	563	565	551	569	557	554	567	575	578	581
3	566	557	579	583	568	587	574	571	582	590	591
4	580	564	560	584	588	573	592	579	574	584	591
5	534	583	571	568	593	597	582	601	586	580	589
6	576	542	596	585	582	607	611	596	613	598	591
7	597	567	538	592	581	578	603	607	590	607	591
8	626	600	574	545	600	589	586	611	613	596	612
9	639	634	610	584	555	610	600	596	621	622	605
10	641	627	623	600	574	546	600	590	586	610	611
11	584	629	616	613	590	564	537	590	580	576	599
12	598	584	631	618	615	592	566	539	592	581	577
US*	0	0	0	0	0	0	0	0	0	0	0
Total	**7,580**	**7,516**	**7,533**	**7,508**	**7,486**	**7,480**	**7,509**	**7,566**	**7,639**	**7,656**	**7,672**
Annual change		*-64*	*17*	*-25*	*-22*	*-6*	*29*	*57*	*73*	*17*	*16*
		-0.8%	*0.2%*	*-0.3%*	*-0.3%*	*-0.1%*	*0.4%*	*0.8%*	*1.0%*	*0.2%*	*0.2%*
K-5	3,319	3,333	3,345	3,371	3,389	3,394	3,406	3,437	3,444	3,466	3,486
6-8	1,799	1,709	1,708	1,722	1,763	1,774	1,800	1,814	1,816	1,801	1,794
9-12	2,462	2,474	2,480	2,415	2,334	2,312	2,303	2,315	2,379	2,389	2,392

	2012-13 to 2017-18		**2017-18 to 2022-23**		**2017-18 to 2022-23**	
	5 yr. chg.	**Pct.**	**5 yr. chg.**	**Pct.**	**10 yr. chg.**	**Pct.**
K-5	75	*2.3%*	92	*2.7%*	167	*5.0%*
6-8	-25	*-1.4%*	20	*1.1%*	-5	*-0.3%*
9-12	-150	*-6.1%*	80	*3.5%*	-70	*-2.8%*
Total	**-100**	***-1.3%***	**192**	***2.6%***	**92**	***1.2%***

**Note: "US" is ungraded secondary; included in grade 9-12 totals.*

Population Research Center, Portland State University, November 2012.

Table A2

Oregon City S.D., PRELIMINARY Middle Range Enrollment Forecasts, 2013-14 to 2022-23

	Actual	Forecast									
Grade	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**
K	533	527	542	540	540	557	570	577	590	596	598
1	559	562	556	573	561	560	578	593	597	610	614
2	547	569	576	570	588	575	574	593	607	610	621
3	566	561	586	594	588	606	593	592	611	624	625
4	580	568	565	591	599	593	611	598	596	614	626
5	534	587	577	575	601	609	603	622	607	604	621
6	576	546	603	593	591	618	626	620	638	622	617
7	597	571	544	601	591	589	616	625	617	634	617
8	626	604	581	554	612	601	599	627	634	625	641
9	639	637	617	593	566	625	614	612	640	646	636
10	641	629	629	609	586	559	617	606	604	631	636
11	584	631	621	621	601	579	552	609	598	596	622
12	598	587	636	626	626	605	583	556	613	602	599
US*	0	0	0	0	0	0	0	0	0	0	0
Total	**7,580**	**7,579**	**7,633**	**7,640**	**7,650**	**7,676**	**7,736**	**7,830**	**7,952**	**8,014**	**8,073**
Annual change		*-1*	*54*	*7*	*10*	*26*	*60*	*94*	*122*	*62*	*59*
		0.0%	*0.7%*	*0.1%*	*0.1%*	*0.3%*	*0.8%*	*1.2%*	*1.6%*	*0.8%*	*0.7%*
K-5	3,319	3,374	3,402	3,443	3,477	3,500	3,529	3,575	3,608	3,658	3,705
6-8	1,799	1,721	1,728	1,748	1,794	1,808	1,841	1,872	1,889	1,881	1,875
9-12	2,462	2,484	2,503	2,449	2,379	2,368	2,366	2,383	2,455	2,475	2,493

	2012-13 to 2017-18		2017-18 to 2022-23		2017-18 to 2022-23	
	5 yr. chg.	**Pct.**	**5 yr. chg.**	**Pct.**	**10 yr. chg.**	**Pct.**
K-5	181	*5%*	205	*6%*	386	*12%*
6-8	9	*1%*	67	*4%*	76	*4%*
9-12	-94	*-4%*	125	*5%*	31	*1%*
Total	**96**	***1%***	**397**	***5%***	**493**	***7%***

**Note: "US" is ungraded secondary; included in grade 9-12 totals.*

Population Research Center, Portland State University, November 2012.

Table A3

Oregon City S.D., PRELIMINARY High Range Enrollment Forecasts, 2013-14 to 2022-23

	Actual	Forecast									
Grade	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**
K	533	537	556	558	561	587	606	615	641	652	657
1	559	569	572	591	579	583	609	630	637	662	669
2	547	575	587	589	609	597	601	629	647	653	676
3	566	565	596	608	610	631	618	623	649	667	671
4	580	572	572	603	615	617	638	626	628	653	670
5	534	591	584	584	615	628	630	652	633	635	659
6	576	550	610	602	602	634	648	651	665	645	646
7	597	575	550	609	601	601	633	648	644	657	636
8	626	607	586	560	620	612	612	645	654	649	661
9	639	640	622	600	574	635	627	627	657	666	660
10	641	632	634	616	594	569	629	622	620	649	657
11	584	634	626	628	610	588	564	623	615	613	640
12	598	590	641	633	635	616	594	570	629	620	617
US*	0	0	0	0	0	0	0	0	0	0	0
Total	**7,580**	**7,637**	**7,736**	**7,781**	**7,825**	**7,898**	**8,009**	**8,161**	**8,319**	**8,421**	**8,519**
Annual change		*57*	*99*	*45*	*44*	*73*	*111*	*152*	*158*	*102*	*98*
		0.8%	*1.3%*	*0.6%*	*0.6%*	*0.9%*	*1.4%*	*1.9%*	*1.9%*	*1.2%*	*1.2%*
K-5	3,319	3,409	3,467	3,533	3,589	3,643	3,702	3,775	3,835	3,922	4,002
6-8	1,799	1,732	1,746	1,771	1,823	1,847	1,893	1,944	1,963	1,951	1,943
9-12	2,462	2,496	2,523	2,477	2,413	2,408	2,414	2,442	2,521	2,548	2,574

	2012-13 to 2017-18		2017-18 to 2022-23		2017-18 to 2022-23	
	5 yr. chg.	**Pct.**	**5 yr. chg.**	**Pct.**	**10 yr. chg.**	**Pct.**
K-6	324	*9.8%*	359	*9.9%*	683	*20.6%*
7-8	48	*2.7%*	96	*5.2%*	144	*8.0%*
9-12	-54	*-2.2%*	166	*6.9%*	112	*4.5%*
Total	**318**	***4.2%***	**621**	***7.9%***	**939**	***12.4%***

**Note: "US" is ungraded secondary; included in grade 9-12 totals.*

Population Research Center, Portland State University, November 2012.

APPENDIX B

OREGON CITY SCHOOL DISTRICT

2000 AND 2010 CENSUS PROFILE

2000 and 2010 Census Profile
Oregon City School District

Approximation based on census blocks

POPULATION	2000		2010		Change	
SEX AND AGE						
Total population	48,098	*100.0%*	54,670	*100.0%*	6,572	*13.7%*
Under 5 years	3,481	*7.2%*	3,186	*5.8%*	-295	*-8.5%*
5 to 9 years	3,621	*7.5%*	3,522	*6.4%*	-99	*-2.7%*
10 to 14 years	3,510	*7.3%*	3,904	*7.1%*	394	*11.2%*
15 to 19 years	3,339	*6.9%*	3,826	*7.0%*	487	*14.6%*
20 to 24 years	2,946	*6.1%*	3,044	*5.6%*	98	*3.3%*
25 to 29 years	3,073	*6.4%*	3,066	*5.6%*	-7	*-0.2%*
30 to 34 years	3,460	*7.2%*	3,473	*6.4%*	13	*0.4%*
35 to 39 years	3,891	*8.1%*	3,659	*6.7%*	-232	*-6.0%*
40 to 44 years	3,990	*8.3%*	3,938	*7.2%*	-52	*-1.3%*
45 to 49 years	3,928	*8.2%*	4,233	*7.7%*	305	*7.8%*
50 to 54 years	3,634	*7.6%*	4,170	*7.6%*	536	*14.7%*
55 to 59 years	2,636	*5.5%*	4,161	*7.6%*	1,525	*57.9%*
60 to 64 years	1,707	*3.5%*	3,558	*6.5%*	1,851	*108.4%*
65 to 69 years	1,309	*2.7%*	2,407	*4.4%*	1,098	*83.9%*
70 to 74 years	1,149	*2.4%*	1,551	*2.8%*	402	*35.0%*
75 to 79 years	1,053	*2.2%*	1,079	*2.0%*	26	*2.5%*
80 to 84 years	699	*1.5%*	869	*1.6%*	170	*24.3%*
85 years and over	672	*1.4%*	1,024	*1.9%*	352	*52.4%*
Median age (years)	35.8		39.5		3.7	
Under 18 years	12,649	*26.3%*	13,006	*23.8%*	357	*2.8%*
18 to 64 years	30,567	*63.6%*	34,734	*63.5%*	4,167	*13.6%*
65 years and over	4,882	*10.2%*	6,930	*12.7%*	2,048	*42.0%*
Male population	23,775	*100.0%*	27,081	*100.0%*	3,306	*13.9%*
Under 5 years	1,737	*7.3%*	1,661	*6.1%*	-76	*-4.4%*
5 to 9 years	1,852	*7.8%*	1,755	*6.5%*	-97	*-5.2%*
10 to 14 years	1,800	*7.6%*	2,005	*7.4%*	205	*11.4%*
15 to 19 years	1,716	*7.2%*	2,004	*7.4%*	288	*16.8%*
20 to 24 years	1,527	*6.4%*	1,644	*6.1%*	117	*7.7%*
25 to 29 years	1,550	*6.5%*	1,531	*5.7%*	-19	*-1.2%*
30 to 34 years	1,740	*7.3%*	1,755	*6.5%*	15	*0.9%*
35 to 39 years	1,948	*8.2%*	1,816	*6.7%*	-132	*-6.8%*
40 to 44 years	2,025	*8.5%*	1,962	*7.2%*	-63	*-3.1%*
45 to 49 years	1,894	*8.0%*	2,083	*7.7%*	189	*10.0%*
50 to 54 years	1,775	*7.5%*	2,110	*7.8%*	335	*18.9%*
55 to 59 years	1,335	*5.6%*	1,981	*7.3%*	646	*48.4%*
60 to 64 years	850	*3.6%*	1,748	*6.5%*	898	*105.6%*
65 to 69 years	623	*2.6%*	1,167	*4.3%*	544	*87.3%*
70 to 74 years	527	*2.2%*	704	*2.6%*	177	*33.6%*
75 to 79 years	443	*1.9%*	476	*1.8%*	33	*7.4%*
80 to 84 years	240	*1.0%*	350	*1.3%*	110	*45.8%*
85 years and over	193	*0.8%*	329	*1.2%*	136	*70.5%*

Sources: U.S. Census Bureau, 2010 Census, Summary File 1; 2000 Census, Summary File 1.
Tabulated by Population Research Center, Portland State University. www.pdx.edu/prc

2000 and 2010 Census Profile
Oregon City School District

Approximation based on census blocks

POPULATION (continued)	2000		2010		Change	
Male population (continued)						
Median age (years)	34.9		38.3		3.4	
Under 18 years	6,435	*27.1%*	6,645	*24.5%*	210	*3.3%*
18 to 64 years	15,314	*64.4%*	17,410	*64.3%*	2,096	*13.7%*
65 years and over	2,026	*8.5%*	3,026	*11.2%*	1,000	*49.4%*
Female population	24,323	*100.0%*	27,589	*100.0%*	3,266	*13.4%*
Under 5 years	1,744	*7.2%*	1,525	*5.5%*	-219	*-12.6%*
5 to 9 years	1,769	*7.3%*	1,767	*6.4%*	-2	*-0.1%*
10 to 14 years	1,710	*7.0%*	1,899	*6.9%*	189	*11.1%*
15 to 19 years	1,623	*6.7%*	1,822	*6.6%*	199	*12.3%*
20 to 24 years	1,419	*5.8%*	1,400	*5.1%*	-19	*-1.3%*
25 to 29 years	1,523	*6.3%*	1,535	*5.6%*	12	*0.8%*
30 to 34 years	1,720	*7.1%*	1,718	*6.2%*	-2	*-0.1%*
35 to 39 years	1,943	*8.0%*	1,843	*6.7%*	-100	*-5.1%*
40 to 44 years	1,965	*8.1%*	1,976	*7.2%*	11	*0.6%*
45 to 49 years	2,034	*8.4%*	2,150	*7.8%*	116	*5.7%*
50 to 54 years	1,859	*7.6%*	2,060	*7.5%*	201	*10.8%*
55 to 59 years	1,301	*5.3%*	2,180	*7.9%*	879	*67.6%*
60 to 64 years	857	*3.5%*	1,810	*6.6%*	953	*111.2%*
65 to 69 years	686	*2.8%*	1,240	*4.5%*	554	*80.8%*
70 to 74 years	622	*2.6%*	847	*3.1%*	225	*36.2%*
75 to 79 years	610	*2.5%*	603	*2.2%*	-7	*-1.1%*
80 to 84 years	459	*1.9%*	519	*1.9%*	60	*13.1%*
85 years and over	479	*2.0%*	695	*2.5%*	216	*45.1%*
Median age (years)	36.7		40.7		4.0	
Under 18 years	6,214	*25.5%*	6,361	*23.1%*	147	*2.4%*
18 to 64 years	15,253	*62.7%*	17,324	*62.8%*	2,071	*13.6%*
65 years and over	2,856	*11.7%*	3,904	*14.2%*	1,048	*36.7%*
AREA AND DENSITY						
2010 Land Area - Acres[1]	49,957		49,957			
Persons per acre	1.0		1.1		0.1	*13.7%*
Persons per square mile	616		700		84	*13.7%*
RACE						
Total population	48,098	*100.0%*	54,670	*100.0%*	6,572	*13.7%*
White alone	44,983	*93.5%*	50,046	*91.5%*	5,063	*11.3%*
Black or African American alone	232	*0.5%*	332	*0.6%*	100	*43.1%*
American Indian and Alaska Native alone	398	*0.8%*	468	*0.9%*	70	*17.6%*
Asian alone	468	*1.0%*	910	*1.7%*	442	*94.4%*
Native Hawaiian and Other Pacific Islander alone	59	*0.1%*	115	*0.2%*	56	*94.9%*
Some Other Race alone	828	*1.7%*	1,182	*2.2%*	354	*42.8%*
Two or More Races	1,130	*2.3%*	1,617	*3.0%*	487	*43.1%*

Sources: U.S. Census Bureau, 2010 Census, Summary File 1; 2000 Census, Summary File 1.
Tabulated by Population Research Center, Portland State University. www.pdx.edu/prc

2000 and 2010 Census Profile
Oregon City School District

Approximation based on census blocks

POPULATION (continued)	2000		2010		Change	
RACE (continued)						
Race alone or in combination with one or more other races [2]						
White	46,037	*95.7%*	51,549	*94.3%*	5,512	*12.0%*
Black or African American	411	*0.9%*	671	*1.2%*	260	*63.3%*
American Indian and Alaska Native	872	*1.8%*	1,094	*2.0%*	222	*25.5%*
Asian	743	*1.5%*	1,432	*2.6%*	689	*92.7%*
Native Hawaiian and Other Pacific Islander	171	*0.4%*	273	*0.5%*	102	*59.6%*
Some Other Race	1,093	*2.3%*	1,418	*2.6%*	325	*29.7%*
HISPANIC OR LATINO AND RACE						
Total population	48,098	*100.0%*	54,670	*100.0%*	6,572	*13.7%*
Hispanic or Latino	2,053	*4.3%*	3,451	*6.3%*	1,398	*68.1%*
Not Hispanic or Latino	46,045	*95.7%*	51,219	*93.7%*	5,174	*11.2%*
White alone	43,985	*91.4%*	48,176	*88.1%*	4,191	*9.5%*
Black or African American alone	210	*0.4%*	292	*0.5%*	82	*39.0%*
American Indian and Alaska Native alone	349	*0.7%*	382	*0.7%*	33	*9.5%*
Asian alone	461	*1.0%*	897	*1.6%*	436	*94.6%*
Native Hawaiian and Other Pacific Islander alone	53	*0.1%*	112	*0.2%*	59	*111.3%*
Some Other Race alone	33	*0.1%*	50	*0.1%*	17	*51.5%*
Two or More Races	954	*2.0%*	1,310	*2.4%*	356	*37.3%*
RELATIONSHIP						
Total population	48,098	*100.0%*	54,670	*100.0%*	6,572	*13.7%*
In households	47,181	*98.1%*	53,958	*98.7%*	6,777	*14.4%*
In family households	41,092	*85.4%*	45,924	*84.0%*	4,832	*11.8%*
Householder	13,031	*27.1%*	14,648	*26.8%*	1,617	*12.4%*
Spouse [3]	10,425	*21.7%*	11,404	*20.9%*	979	*9.4%*
Child	14,566	*30.3%*	15,654	*28.6%*	1,088	*7.5%*
Own child under 18 years	11,544	*24.0%*	11,676	*21.4%*	132	*1.1%*
Other relatives	1,922	*4.0%*	2,700	*4.9%*	778	*40.5%*
Nonrelatives	1,148	*2.4%*	1,518	*2.8%*	370	*32.2%*
In nonfamily households	6,089	*12.7%*	8,034	*14.7%*	1,945	*31.9%*
Householder	4,610	*9.6%*	6,036	*11.0%*	1,426	*30.9%*
Nonrelatives	1,479	*3.1%*	1,998	*3.7%*	519	*35.1%*
Population under 18 in households	12,643	*100.0%*	12,979	*99.8%*	336	*2.7%*
Population 18 to 64 in households	29,933	*97.9%*	34,232	*98.6%*	4,299	*14.4%*
Population 65 and over in households	4,605	*94.3%*	6,747	*97.4%*	2,142	*46.5%*
In group quarters	917	*1.9%*	712	*1.3%*	-205	*-22.4%*

Sources: U.S. Census Bureau, 2010 Census, Summary File 1; 2000 Census, Summary File 1.
Tabulated by Population Research Center, Portland State University. www.pdx.edu/prc

2000 and 2010 Census Profile
Oregon City School District

Approximation based on census blocks

POPULATION (continued)	2000		2010		Change	
GROUP QUARTERS						
Total group quarters population	917	*100.0%*	712	*100.0%*	-205	*-22.4%*
Institutionalized population	823	*89.7%*	584	*82.0%*	-239	*-29.0%*
Male	545	*59.4%*	398	*55.9%*	-147	*-27.0%*
Female	278	*30.3%*	186	*26.1%*	-92	*-33.1%*
Noninstitutionalized population	94	*10.3%*	128	*18.0%*	34	*36.2%*
Male	49	*5.3%*	60	*8.4%*	11	*22.4%*
Female	45	*4.9%*	68	*9.6%*	23	*51.1%*
Population under 18 in group quarters	6	*0.0%*	27	*0.2%*	21	*350.0%*
Population 18 to 64 in group quarters	634	*2.1%*	502	*1.4%*	-132	*-20.8%*
Population 65 and over in group quarters	277	*5.7%*	183	*2.6%*	-94	*-33.9%*

HOUSEHOLDS	2000		2010		Change	
Total households	17,641	*100.0%*	20,684	*100.0%*	3,043	*17.2%*
Family households (families)[4]	13,031	*73.9%*	14,648	*70.8%*	1,617	*12.4%*
With own children under 18 years	6,178	*35.0%*	6,322	*30.6%*	144	*2.3%*
Husband-wife family	10,425	*59.1%*	11,404	*55.1%*	979	*9.4%*
With own children under 18 years	4,607	*26.1%*	4,491	*21.7%*	-116	*-2.5%*
Male householder, no wife present	785	*4.4%*	1,018	*4.9%*	233	*29.7%*
With own children under 18 years	452	*2.6%*	558	*2.7%*	106	*23.5%*
Female householder, no husband present	1,821	*10.3%*	2,226	*10.8%*	405	*22.2%*
With own children under 18 years	1,119	*6.3%*	1,273	*6.2%*	154	*13.8%*
Nonfamily households[4]	4,610	*26.1%*	6,036	*29.2%*	1,426	*30.9%*
Householder living alone	3,490	*19.8%*	4,542	*22.0%*	1,052	*30.1%*
Male	1,467	*8.3%*	1,946	*9.4%*	479	*32.7%*
65 years and over	303	*1.7%*	472	*2.3%*	169	*55.8%*
Female	2,023	*11.5%*	2,596	*12.6%*	573	*28.3%*
65 years and over	997	*5.7%*	1,259	*6.1%*	262	*26.3%*
Households with individuals under 18 years	6,727	*38.1%*	6,981	*33.8%*	254	*3.8%*
Households with individuals 65 years and over	3,423	*19.4%*	4,965	*24.0%*	1,542	*45.0%*
Average household size	2.67		2.61		-0.07	*-2.5%*
Average family size[4]	3.07		3.03		-0.03	*-1.1%*

Sources: U.S. Census Bureau, 2010 Census, Summary File 1; 2000 Census, Summary File 1.
Tabulated by Population Research Center, Portland State University. www.pdx.edu/prc

2000 and 2010 Census Profile
Oregon City School District

Approximation based on census blocks

HOUSING UNITS	2000		2010		Change	
Total housing units	18,566	*100.0%*	22,081	*100.0%*	3,515	*18.9%*
Occupied housing units	17,641	*95.0%*	20,684	*93.7%*	3,043	*17.2%*
Owner occupied[5]	12,411	*70.4%*	14,616	*70.7%*	2,205	*17.8%*
Owned with a mortgage or a loan	N/A		11,386	*77.9%*		
Owned free and clear	N/A		3,230	*22.1%*		
Renter occupied	5,230	*29.6%*	6,068	*29.3%*	838	*16.0%*
Vacant housing units[6]	925	*5.0%*	1,397	*6.3%*	472	*51.0%*
For rent	399	*43.1%*	315	*22.5%*	-84	*-21.1%*
For sale only	298	*32.2%*	248	*17.8%*	-50	*-16.8%*
Rented or sold, not occupied	57	*6.2%*	87	*6.2%*	30	*52.6%*
For seasonal, recreational, or occasional use	44	*4.8%*	88	*6.3%*	44	*100.0%*
For migrant workers	0	*0.0%*	1	*0.1%*	1	--
All other vacants	127	*13.7%*	658	*47.1%*	531	*418.1%*
Owner-occupied housing units	12,411	*70.4%*	14,616	*70.7%*	2,205	*17.8%*
Population in owner-occupied housing units	34,294		39,318		5,024	*14.6%*
Average household size of owner-occupied units	2.76		2.69		-0.07	*-2.5%*
Renter-occupied housing units	5,230	*29.6%*	6,068	*29.3%*	838	*16.0%*
Population in renter-occupied housing units	12,887		14,640		1,753	*13.6%*
Average household size of renter-occupied units	2.46		2.41		-0.05	*-2.0%*

1. Land area of the 2010 census blocks that approximate the area.

2. In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

3. "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

4. "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples unless there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

5. Percentage distribution of ownership categories ("owned with a mortgage or a loan" and "owned free and clear") adds to 100 percent.

6. Percentage distribution of vacancy categories ("for rent," etc.) adds to 100 percent.

Sources: U.S. Census Bureau, 2010 Census, Summary File 1; 2000 Census, Summary File 1.
Tabulated by Population Research Center, Portland State University. www.pdx.edu/prc

Grades: K-5

Enrollment: 500

School Hours: 8:00 am - 2:20 pm (Wednesdays: 8:00 am - 1:20 pm)

Office Hours: 7:00 am - 3:45 pm

Address: 14625 Holcomb Blvd. Oregon City, OR 97045

Phone: 503-785-8100

Fax: 503-657-4795

Principal's Corner

Visit the Principal's Corner for news and updates from Mrs. Rhea.

Upcoming Events & Important Dates

Vision Screening K, 1, 3, 5
02/28/2017 (All day)

Special PTA General Membership Meeting
03/02/2017 - 6:30pm

Pre-Kindergarten 2017 - 2018 Open House
03/02/2017 - 6:30pm

Popcorn Friday
03/03/2017 (All day)

Kindergarten Connect 5:00 pm - 6:30 pm
03/07/2017 (All day)

Kinder Connect March 7th
03/07/2017 - 5:00pm to 6:30pm

Holcomb's 50th Celebration
03/09/2017 - 6:00pm

NO SCHOOL Grading Day
03/10/2017 (All day)

Book Swap
03/13/2017 (All day) to 03/14/2017 (All day)

Turn in all library books

School Hours

Kindergarten through Grade 5: 8:00 AM to 2:20 PM

Early Release is every Wednesday at 1:20 PM

OREGON DEPARTMENT OF EDUCATION

STATEWIDE TESTING INFORMATION

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

February 24, 2017

Mr. Wes Rogers
Director of Operations
Oregon City School District 62
PO Box 2110 Oregon City, OR 97045

Dear Wes,

This letter is in response to your request for information regarding the number of dwelling units that would be generated from the two Holcomb area annexation proposals currently under review by the City of Oregon City. As you know, I am the planning consultant for both applications.

For the Serres property, our best estimate of the number of units allowable under the proposed R-10 zoning is 124 lots. This assumes 20 percent of the site will be used for street and other infrastructure, which is typical in single-family residential development.

For the 92 acre annexation, the estimation of the number of units is a bit more complicated because there are mixed zoning districts, a park that is designated in the Park Place Concept Plan for this area, as well as drainageways that impact the developable area of the property. Further, there is a collector street that cuts through the annexation area and takes a considerable amount of land area. Our best estimate is that the property will yield somewhere between 400 and 450 units.

In estimating the impact on school needs, we would rely on Table 9 from the Portland State University report entitled, "2012 Oregon City School District Enrollment Forecasts, 2012-13 to 2021-22". For newer single-family residential development, the chart shows the following:

Grade Level	Average No. OCSD Students per Home
K-6	0.28
7-8	0.08
9-12	0.14

Applying these rates to the Serres property, we would anticipate that at full development this property would add 35 elementary students, 10 middle school students, and 17 high school students to the District's enrollment.

For the 92 acre Park Place annexation, we would expect that, at the high end and at full development, the project would add 126 elementary students, 36 middle school students, and 63 high school students to Oregon City School District's enrollment.

It's important to point out that the above impacts will be spread out over a number of years. Neither project will be able to proceed until the City resolves transportation planning issues relating to Highway 213 and adopts alternative mobility standards and implementing ordinances.

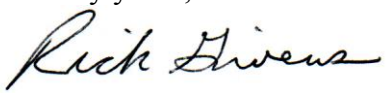
phone: 503-479-0097 | fax: 503-479-0097 | e-mail: rickgivens@gmail.com

Given that this planning effort for this transportation project is in its early stages, it would appear that no development could occur on either annexation site until the summer of 2018 at the earliest. Considering absorption rates, we would estimate that the Serres property would be a 2 to 3 year project until full buildout. The 92 acre property would be expected to take 9 to 10 years until full buildout. Both of these estimates assume that the housing market remains strong. Any decrease in market absorption would result in a longer period of time to achieve full buildout.

It should also be pointed out that the subject properties were in the Urban Growth Boundary at the time of the District's enrollment forecast study. This land is not an unanticipated addition to the buildable land supply in Oregon City. Rather, it is land that was anticipated to be annexed to the City and developed in order to meet the population forecasts upon which the enrollment forecast is based.

I hope this information is helpful to the District in analyzing the impacts of these annexation applications upon student enrollment and school capacity. Please feel free to contact me if you have questions or need further information.

Sincerely yours,



Rick Givens

Cc: Mark Handris
Mike Robinson

Exhibit L
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Christine Kosinski
SUBJECT: AN-16-0003
ZC-16-0001

City of Oregon City
Planning Commission Meeting of February 27th, 2017

Testimony of: Christine Kosinski, Unincorporated Clackamas County

For: Agenda Item 3a – AN 16-0001 Annexation and Zone Change
of 35.65 acres North of Holcomb Blvd.

The City can only approve annexation when all 7 Annexation Factors can be met. The City is unable to meet 6 of the 7 factors found in City Code 14.04.060.

2. Conformity of the proposal with the City's comprehensive plan.
3. Adequacy and availability of public facilities and services to service potential development.
4. Compliance with applicable sections of ORS Ch. 222 and Metro Code Section 3.09.
5. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes.
6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by urbanization of the subject property at time of annexation.
7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

Two of the largest issues facing the City in developing here are the lack of a good transportation plan, as current traffic on Holcomb is jeopardizing the safety of the people. Second, landslides and steep slopes here must be considered since the City plans to use the Holly Lane extension (part of the Park Place plan) as an avenue to take excess traffic from Holcomb Blvd.

The problem is that the City has never proven that the Holly Lane extension can even be built within the boundary of the Park Place plan where 35 extensive landslides exist. During concept planning, many citizens requested geological studies of the area, but the City authorized only a **minimal preliminary study** which was performed by GRI Geotechnical and Environmental Consultants.

GRI recommended that the City require a geotechnical evaluation/investigation as part of any future development in areas with **slopes of 15% or steeper.**
QUESTION – Why hasn't the City changed it's landslide regulations to read 15% or steeper, as recommended?

Landslides on Holly Lane occurred on slopes of 11% with many landslides in the Place Concept Plan being on only 10-20% slope. So, why does the City continue to regulate only slopes of 25% or greater when most landslides are occurring on much less slope?

I would like to challenge the Planning Commission, before you consider approving any further development in the Holcomb Blvd area, I ask that you visit the boundaries of the Park Place Plan, walk and view the steep slope that the City wants to build the Holly Lane extension on, tell me if it is feasible, then walk the area where the city plans to put in the Swan Road extension, walk down to the bluff that will extend the road down to Redland Road and you will see that it is pretty scary, then look at the huge landslide area and creek where the city will need to build a bridge. In about 2007 the City Commission made this visit. When we saw the Commissioners at the next meeting, they were definitely very concerned that this road could or would ever be built, along with the fact that the large bridge needed would be so expensive the City could never afford it.

Before this City approves any further development, you owe it to your people to see if you can even safely build the Holly Lane extension. A complete in depth Geological study should be ordered for the boundaries of the Park Place Plan, and it would be good for GRI consultants to perform this study since they are familiar with the plan and the area. Lastly ask yourselves, if we approve development in this area, who will pay damages if any landslides occur since the people will not have coverage.

Additionally, the City will not complete it's study for the Alternative Mobility Targets for several months. Until these outcomes are defined and until the City is able to finance the build out of the Alternative Mobility Target on Hwy 213, to approve any development in the Holcomb, Redland, Holly, Maplelane areas is simply a waste of your time and money.

The City cannot meet the Annexation Factors, you are unable to meet the landslide requirements set out in your comprehensive plan. You do not have public facilities and services to service potential new development, you cannot comply with ORS Ch 222, the natural hazards existing in the Holcomb and Park Place areas are not well defined nor have they been studied in depth to ensure safety for the people. There will be a huge adverse effect by urbanization along Holcomb Blvd without the needed infrastructure to support the large amount of development the City proposes. Approving this proposed annexation is wrong when the City is ill prepared to deal with the transportation issues and the fact that the Landslides that exist here could re-activate and the City does not have safeguards in place for this. Additionally, prospective home buyers will find that landslide insurance is almost non-existent.

An internet article about landslide insurance "Insurance won't pay for landslide damage".
In this article, Ron Fredrickson, who manages the consumer advocacy team for the Oregon Insurance Division, states "Landslide insurance is almost unheard of. It can be purchased only from highly specialized carriers called surplus lines companies, and it's liable to come with a hefty premium. **I've yet to come across anybody who has it!**

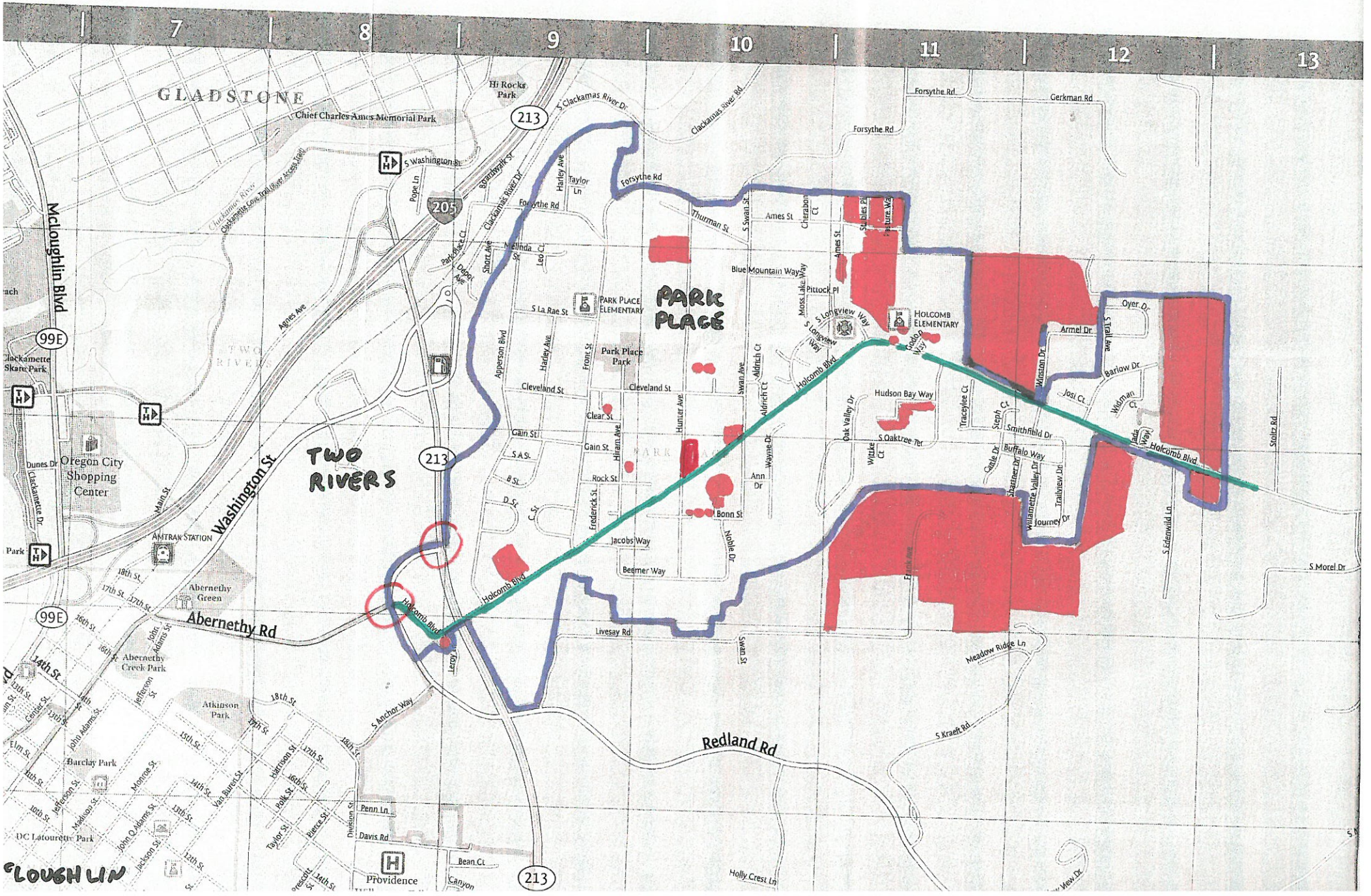
Enclosing with my testimony, City Code 14.04.060 Annexation Factors

14.04.060 - Annexation factors.

A. When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:

1. Adequacy of access to the site;
2. Conformity of the proposal with the city's comprehensive plan;
3. Adequacy and availability of public facilities and services to service potential development;
4. Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;
5. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes;
6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by urbanization of the subject property at time of annexation;
7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

(Ord. 99-1030 §6, 1999)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8
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GLADSTONE
Chief Charles Ames Memorial Park
Hi Rocks Park
S Clackamas River Dr
Clackamas River Rd
Forsythe Rd
Gerkman Rd
213
S Washington St
Pope Ln
Broadway St
Harley Ave
Taylor Ln
Clackamas River Dr
Clackamas River Greenway Trail/River Access Trail
205
McLoughlin Blvd
99E
Parkplace Ct
Depot Ave
Short Ave
Melinda St
Leo Ct
Thurman St
S Swan St
Ames St
Cherabon Ct
Stables Pl
Pasture Way
Blue Mountain Way
Moss Lake Way
Pittock Pl
PARK PLACE ELEMENTARY
PARK PLACE
S La Rae St
Apperson Blvd
Harley Ave
Front St
Park Place Park
HOLCOMB ELEMENTARY
S Longview Way
Oyer Dr
Armel Dr
S Trail Ave
Barlow Dr
Winston Dr
Josi Ct
Widman Ct
Cleveland St
Swan Ave
Aldrich Ct
Holcomb Blvd
Hudson Bay Way
Tracylee Ct
Steph Ct
Smithfield Dr
Oak Valley Dr
S Oaktree Ter
Witske Ct
Buffalo Way
Gable Dr
Shetner Dr
Trailview Dr
Willamette Valley Dr
Journey Dr
Jada Way
Holcomb Blvd
Stoltz Rd
S Sidenwild Ln
S Morel Dr
Clackamette Skate Park
Dunes Dr
Clackamette Dr
Oregon City Shopping Center
Main St
Washington St
TWO RIVERS
Clear St
Gain St
S A St
B St
C St
D St
Rock St
Hiram Ave
Hunter Ave
Wayne Dr
Ann Dr
Bonn St
Frederick St
Noble Dr
Jacobs Way
Beemer Way
AMTRAK STATION
Abernethy Green
Abernethy Rd
Holcomb Blvd
Leroy Ln
Livesay Rd
Swan St
Meadow Ridge Ln
Frank Ave
Abernethy Creek Park
14th St
16th St
17th St
18th St
John Adams St
Jefferson St
Center St
Elm St
Atkinson Park
S Anchor Way
Redland Rd
S Kraeft Rd
Barclay Park
Monroe St
Harrison St
Polk St
Van Buren St
Madison St
DC Latourette Park
John Q Adams St
Jackson St
Pierce St
Division St
Penn Ln
Davis Rd
Providence
Bean Ct
Canyon
Holly Crest Ln
213
LOUGHLIN

2/27/17

My name is Ryan Richards.

My wife and I live near Holcomb school; our grandson attends the second grade there. I grew up in Oregon City and earned my Eagle Scout Badge at Holcomb Elementary so growth in our community is something I've personally witnessed over many years.

Development is something that happens, and occurs in growing towns and cities like ours. As a union electrician I earn my income from construction so I am also personally invested in growth and the construction process.

I understand development is something that will happen, however, I urge the city to proceed wisely, considering future generations of Oregon City residents.

There is no reason a developer should not share the burden of the numerous improvements. Street, Sewer and water are just some of the considerations to the livability of a strong city. The city charges system development fees. These fees and additional requirements required of the developer during the planning process must be used to improve the impacts due to the development.

Taxpayers and residents in the area should NOT be burdened with the impacts from others who gain financially.

Please consider the tax-payers and residents many of which have lived in the area for years when considering this development. Thank you for your time.

Ryan

Exhibit N.

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Ryan Richards
SUBJECT: AN-16-0003
ZC-16-0001

Planning Commission

Comments re: AN-16-0004 / ZC-16-0001: Annexation and Zone Change of 35.65 Acres North of Holcomb Boulevard

February 27, 2017

The proposed annexation does not adequately address Oregon City Comprehensive Plan and Municipal code requirements. It is folly to approve this proposal on the basis that no development is occurring as a result of this annexation and zone change. Numerous statements in the application refer to future development with this proposal. We should be provided the concrete development proposal and then decide whether annexation is a good idea. Not all annexations and developments are bad, just those that adversely affect our livability as this one does.

Following are some of the failures and deficiencies in the proposal where Oregon City Comprehensive Plan and Municipal code requirements are not adequately addressed.

1. Title 14.04.050 annexation procedures (note: sections d, f and g of the title are not commented on)

This Title requires "A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:"

a. A requirement exists to address the availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities. The applicant says that Holcomb School satisfies park requirements and "would provide for recreational amenities." This is a highly dubious statement. The school is a fenced area with a locked gate during non-school hours. Use during school hours is not feasible due to student safety reasons.

b. The "Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time" requirement is not addressed.

c. The "Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand is not addressed.

e. The "Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced" issue is not addressed in any meaningful way with any supporting factual information upon which comments may be made.

2. Title 14.04.060 - Annexation factors.

Exhibit O
ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
MIKE ZOLKO SUBMITTED BY: ~~Emma Rodgers~~
SUBJECT: AN-16-0003
ZC-16-0001
Staff Copy

"When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:" (note that sections 3, 5 and 6 of the Title are not commented on)

1. The applicant addresses the adequacy of access to the site with the comment that " The site has direct access onto Holcomb Blvd., an arterial street. This street would serve as the primary access for the future development of the property. A secondary access to the site is available via S. Umber View Lane, but would possibly be restricted to emergency vehicle access as it is only a one-half street connection. Future extension of Ames St. would be provided for with the provision of a street stub, but would be dependent upon future expansion of the Urban Growth Boundary for completion."

   This statement states that we will possibly be able to have access via Ames and that emergency vehicle access alone on Umber is adequate. How, in heavens name, does that satisfy an adequacy requirement, especially with lower Holcomb already being a traffic mess?

   The transportation related issues identified in the TIA and TPR need to be addressed and developed prior to annexing an area with already overcrowded roads.

2. There is not conformity of the proposal with the city's comprehensive plan section 14.4.3. This proposal creates an island out of the Winston Acres subdivision which is not what the City wants to happen as stated in the Plan. The applicants make the claim that "The fact that Winston Hills will only be connected to the unincorporated area by a strip of land will have no impact upon the efficiency of provision of public facilities and services" is irrelevant. Nothing in City codes or plans makes that a condition of annexation approval.

   The applicant further makes the ludicrous claim that "At such time as the Winston Hills neighborhood wishes to annex to the City, the future development of the subject property will aid in providing needed services." Do they really believe that people will voluntarily wish to be annexed and, furthermore, that the developer will be a benevolent participant?

4. The code states that there "should be compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09." ORS Ch. 222 was amended in 2016 with the adoption of Senate Bill 1573 that allows cities to not have annexation votes as long as certain conditions are met. One of those conditions is that "the proposal conforms to all other requirements of the city's ordinances." This proposal does not meet the requirements as previously stated. For all intents and purposes and within the spirit of the law an island is created which is not a desired outcome in the City Plan. At a minimum a vote on this annexation should take place.

7. Another factor to be considered is the "Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation." The physical environment is already being altered by the logging of 60-100 year old trees on the property. These trees could have been part of a natural and open

space consideration in any development plan. But, the opportunity is lost once they are down.

In conclusion, annexation criteria are not met and zoning approval criteria specified on OCMC 17.68.020 are not satisfied. The proposal is not consistent with goals and policies of the comprehensive plan. Transportation problems and issues on Holcomb Blvd and surrounding intersections are huge and presently not planned or funded. Creation of an island as a result of annexation is not consistent with the Comprehensive Plan.

Thank you.

Mike Ziolko

To: The City of Oregon City Planning Commission

From: Residents in the Park Place Neighborhood (the undersigned)

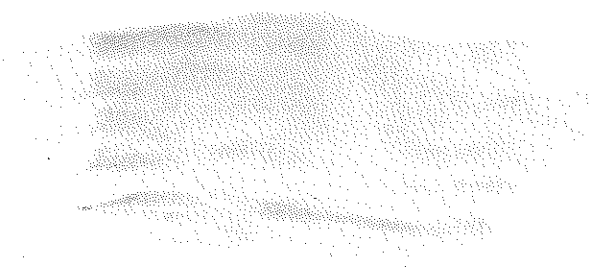
Concerning: Annexation and Re-zoning of the Serres Property: AN-16-0004/ZC-16-0001

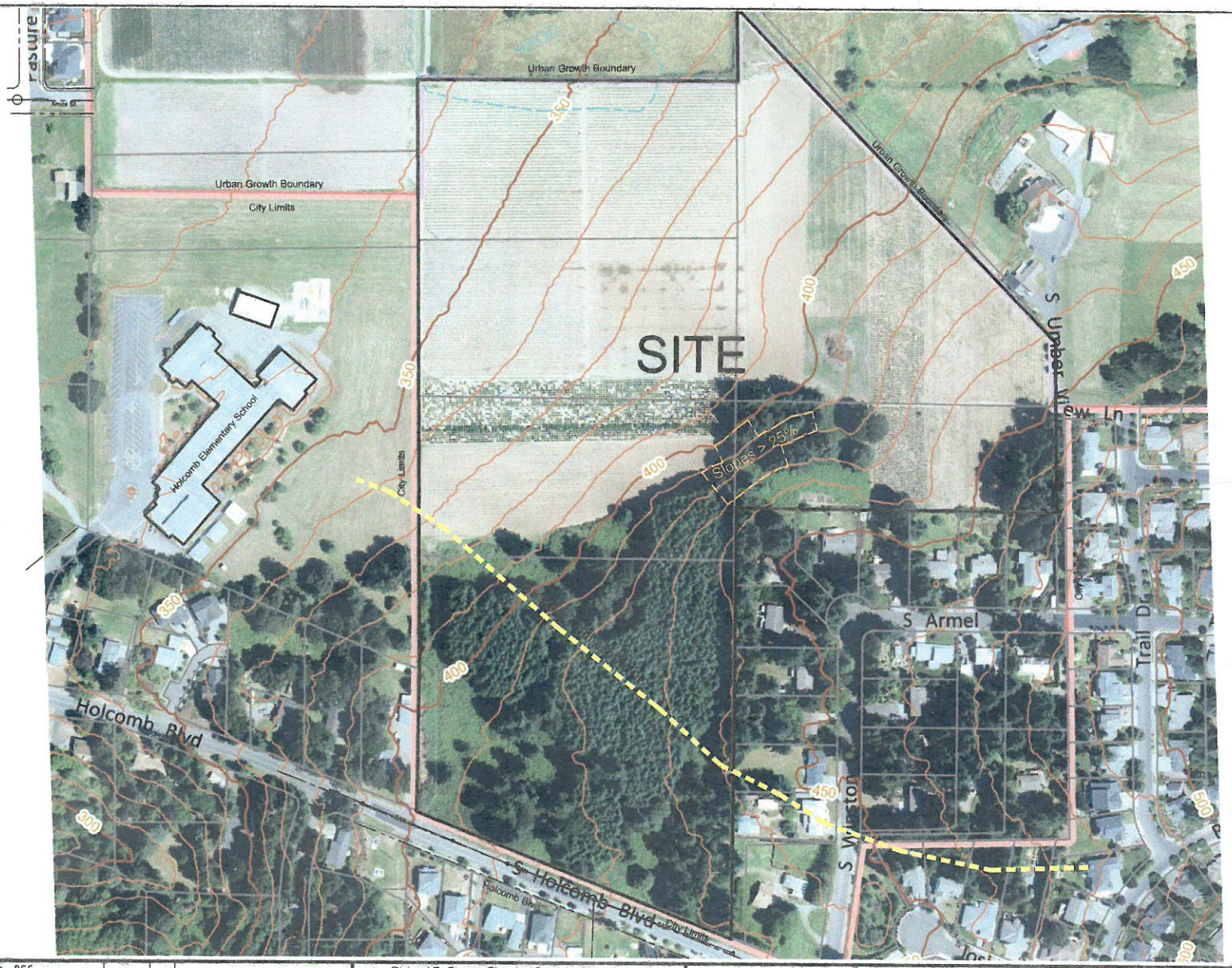
http://www.orcity.org/planning/project/16-0004-zc-16-0001

As residents of the Park Place Neighborhood, we will be directly affected by this proposed land use action. The Oregon City published mission statement is: "Build a sustainable, healthy community that promotes safety, economic opportunity, livability, environment, and uniqueness." Based on that statement, we the undersigned oppose the annexation and zone change for the following reasons:

1. SAFETY: Holcomb Blvd is a narrow 2 lane road with several blind curves and turn-ons. Although no development is proposed at this time, the annexation and zone change are the first steps to adding hundreds of trips per day on this road. What will be done to mitigate the increased dangers of additional traffic on this already hazardous road?
2. Traffic congestion. Direct impact to "livability." Probable future development would also produce an estimated 1,240 new daily trips on Holcomb Boulevard and add trips to the already overextended intersection of Hwy 213 and Redland Road, and that's not even taking into consideration the daily trips from recent and near future developments that are and will be impacting Holcomb Boulevard. Holcomb Blvd is a natural bottleneck. Due to the terrain and road limitations of the area, nearly all traffic ends up at the Redland/HW213 intersection. During commute times right now, the amount of traffic causes major delays just to turn onto Hwy 213. How will the petitioner mitigate this drastic impact to this areas' livability by the additional traffic congestion?
3. School overcrowding. With a potential of 124 new dwellings there is a potential of 99 additional new students at Holcomb Elementary. This school has a limited capacity with a current enrollment of 488 students. Along with other new developments nearby this school, it will be beyond capacity. Existing residents face the potential of another school bond to add capacity to the school or build another school. How will the petitioner address the financial impact of increased property taxes?

Existing residents should not bear the burden of diminished safety and livability nor have increased financial burden caused by this annexation and zone change. This area is not suitable for RU-10 zone change (or development) based on the above reasons. We recommend the zoning not be changed and maintain the exisiting large lots. This will reduce density, traffic, and school considerations.





DESIGNED:	R.E.G.			
DRAWN:	R.E.G.			
SCALE:	1" = 200'			
DATE:	September 2016			
FILE:	13-ICN-104	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
18680 Sunblaze Drive
Oregon City, OR 97045
PH: (503) 479-0097

APPLICANT: Icon Construction & Development
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Serres Property
Annexation Site Plan

SHEET: 1/1

Petition in opposition of AN-16-004/ZC-16-0001: Annexation and re-zoning of 35.65 Acres North of Holcomb Boulevard and West of Winston Drive.

NAME (printed) Signature	ADDRESS	DATE
Gary Shaver	14995 Josi CT Oregon City	2/13/17
James L. Mannett JR	16105 TRAIL DR ORE CITY	2/13/17
Kimberly Krumm	14991 Josi CT Oregon City	2/13/17
Charlene McClellan	14983 Josi Ct Oregon City	2/13/17
Darrel Valencourt	14980 Josi Ct Oregon City	2-13-17
Marjorie B Benson	14982 Josi Ct Oregon City	2-13-17
Michael Smith	14990 Josi Ct, oregon City	2-13-17
Janice Brown Slagle	16292 Barlow Drive Oregon City	2-13-17
Rebekah Hsieh	16300 Barlow Drive Oregon City	2-13-17
ELEDA M. Wright	14998 Josi CT Oregon city, OR	2-13-17
Danielle Lam	16285 Barlow DR Oregon City	2/13/17
Tony Lam	16285 Barlow DR Oregon City	2/13/17
Greta Bergmann	16110 Winston Dr Oregon City	2/13/17
TOM MOEN	14999 JOSI CT OREGON CITY, OR 97045	2/13/17
David Eivers	14994 Josi Ct Oregon City, OR 97045	2/13/17
Val Ko	14987 Josi Ct, Oregon City, OR 97045	2/27/17
Susan Ziolko	16091 Winston Dr. Oregon City 97045	"
MIKE ZIOLKO	16091 SWINSTON DR	2/27/17

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Chris Borisch
SUBJECT: AN-16-03
ZC-16-01

Petition in opposition of AN-16-004/ZC-16-0001: Annexation and re-zoning of 35.65 Acres North of Holcomb Boulevard and West of Winston Drive.

NAME (printed)	ADDRESS	DATE
Signature		
Barbara Renken	15090 OYER DR. O C. 97045	2-6-17
BARBARA RENKEN		
Raymond H Renken	15090 Oyer Dr. OC 97045	2-7-2017
Raymond H. Renken		
Kathleen Haydon	14991 Armel Dr Oregon City 97045	2-8-2017
Kathleen Haydon		
Kathleen Rohrer	15094 OYER DR OREGON CITY, 97045	2-8-2017
KATHLEEN ROHRER		
Robert C. La Salle	16298 S. Oaktree Terr, Oregon City, OR 97045	2-10-17
Sharon Crane	15062 Armel Dr Oregon City OR 97045	2-10-17
	15062 Armel Dr. Oregon City OR 97045	2-10-17
	15059 Armel Dr, Oregon City, OR 97045	11 Feb 2017
	"	"
Theresa Williams	15063 DR MEL DR Oregon City OR 97045	2-11-17
Claudia Handley	15075 Armel Dr Oreg City OR 97045	2-11-17
Allen Bayless	16023 TRAIL DR. Oregon city 97045	2-11-17
Timothy Herber	16043 TRAIL DR Oregon City 97045	2-11-17
Scott Brown	14971 Armel Dr Oregon City, OR 97045	2-11-17
RICHARD ROTHER	14950 S. ARMEL DR. OREGON CITY 97045	2-11-17
BARRY LEGNER	16071 WINSTON DR. OREGON CITY 97045	2-11-17
Kathy Legner	16071 Winston Dr. Oregon City 97045	2-11-17
STEVE RAMSEY	16155 TRAIL DRIVE OREGON City 97045	2-11-17
Elizabeth Selgei	16156 Widman Ct. Oregon City 97045	2-11-17
Charles Sawyer	16160 Widman Ct. Oregon City 97045	2-11-17
	16159 Widman Ct. Oregon City 97045	2-11-17
	15102 OYER DR. OREGON CITY, 97045	2-12-17
Barbara Crittenden	15102 Oyer Dr Oregon City Or 97045	2-12-17
	15118 Oyer Dr OC OR 97045	2-27-17
BRYCE L. BORISCH	15118 OYER DR OregonCity OR. 97045	2-27-17
Bryce L. Borisch		

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Chris Borisch
SUBJECT: AN-16-03
ZC-16-01

Petition in opposition of AN-16-004/ZC-16-0001: Annexation and re-zoning of 35.65 Acres North of Holcomb Boulevard and West of Winston Drive.

NAME (printed)	ADDRESS	DATE
Signature		
Charlie Bottita	14100 ARMEL DR. OR. OR 97045	2-11-17
Chelsea Bottita		
Vicky McGaughey	14931 S. Armel Dr. Oregon City OR 97045	2/11/17
Susan Ziolko	16091 S Winston Dr Oregon City OR 97045	2/11/17
Michael Ziolko	16091 S WINSTON DR OC 97045	2/11/17
Robert Root	16257 Barlow Dr, oregon city, OR 97045	2/11/17
Monica Root	16257 Barlow Dr, Oregon City OR 97045	2/11/17
~~[illegible]~~		

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Chris Bonson
SUBJECT: AN-16-03
ZC-16-0

Petition in opposition of AN-16-004/ZC-16-0001: Annexation and re-zoning of 35.65 Acres North of Holcomb Boulevard and West of Winston Drive.

NAME (printed) Signature	ADDRESS	DATE
Deanna L. Townsend Deanna L Townsend	15050 S. Holcomb blvd. Oregon City, OR 97045	2-13-17

ENTERED INTO THE RECORD
DATE RECEIVED: 2/27/17
SUBMITTED BY: Chris Bacsik
SUBJECT: AN-16-03
ZC-16-01

To: City Planning Commission

From: Susan Ziolko Susan Ziolko
16091 Winston Dr
Oregon City

Date: February 27, 2017
Re: AN-16-0004/ZC-16-0001

Please note my concerns with the annexation request for the Serres Property. I believe annexation should be delayed until the issues raised by the community, particularly traffic, have a plan to be resolved. I have lived east of the property for 37 years.

Clarify: in the staff report this is described as a partially wooded site along the eastern boundary. I don't know if you have visited the site so I would like to clarify that the wooded area (as shown in the aerial photos) was logged about 2 years ago. Those trees were planted about 30 to 35 years ago.

Large firs were at that time were left along the border with the Winston Hills subdivision as well as the western border and along Holcomb Blvd. I would like to know why there was no site plan showing these when the application was submitted. Page 17 of the Recommended Findings states that in compliance with *OREGON CITY MUNICIPAL CODE OCMC Chapter 14.04.050 - Annexation Procedures, Section E. Contents of Application…The application shall include the following:*

*5. A site plan, drawn to scale (not greater than one inch = fifty feet), indicating: a. The location of existing structures (if any); b. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed; c. The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flood data showing elevations of all property subject to inundation in the event of one hundred year flood shall be shown; **d. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands), wooded areas, identified habitat conservation areas, isolated preservable trees (trees with trunks over six inches in diameter—as measured four feet above ground),** and significant areas of vegetation; e. General land use plan indicating the types and intensities of the proposed, or potential development; 6. If applicable, a double-majority worksheet, certification of ownership and voters. Certification of legal description and map, and boundary change data sheet on forms provided by the city.*

I did not see any site plan that shows the natural features, particularly the isolated preservable trees. Up until 2 weeks ago there were many such trees on the perimeter of the property and a smaller number in the center of the southern portion of the property that lies west of the Winston Hills subdivision. Most of these trees have been cut in the past two weeks. Others are marked to be cut, including those on the 24% slope that has been mentioned in the application. Those abutting the eastern property line would not have been in the way of homes being built. The ones behind my home ranged from 24 to 48 inches in diameter at about the 30 inch height level. There are also several beautiful mature oak trees that remain standing and could be beautiful additions to a yard. One Oak tree appears to be on the Barlow Rd corridor.

Exhibit Q
ENTERED INTO THE RECORD
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SUBMITTED BY: Susan Ziolko
SUBJECT: AN-16-03
ZC-16-01

Staff Copy

I ask why do the trees need to be shown on a site map if the City is not going to expect them to be preserved and reviewed when development plans are submitted. And why weren't they addressed on the site plan.

I would also like to address traffic issues. Personally I would say that the intersection of Highway 213 and Redland Rd is already failing during the evening commute. During the 5 pm hour, it often takes 3 light changes to move onto Hwy 213 North after turning off Holcomb Blvd.

The traffic study discussed crash rates at intersections. I would like to note the likelihood of increased vehicle crashes in two locations. One is on Holcomb Blvd at the street entering Holcomb Elementary. Because the new development west of the school was allowed to be connected to the school street, increasing traffic, and the street was not moved to the west so that there would be clear site lines up and down Holcomb at the sharp curve, more accidents will be occurring as cars round the basically blind sharp curve just prior to the school entrance. As cars wait for downhill traffic to clear so that they can turn left to the school or subdivision there is a likelihood that other cars will quickly approach from the rear and not be able to stop as they round the corner. The other location is at the bottom of Holcomb Blvd, as the road curves sharply to the right as one approaches the intersection with Redland Rd. One does not know if the traffic has backed up from the light until you have gone around the corner. With the added vehicles from the current new homes and the proposed and approved annexations this will only become worse.

Holcomb School Rd.

I am also concerned about school capacity, which others have addressed.

Regarding Parks and Trails, the applicant uses the playground at Holcomb Elementary as being a substitute for a local park. This is not equivalent to a public park. It cannot be accessed and used at all during school hours. And until there are sidewalks up and down Holcomb Blvd, most people living in the surrounding developments up Holcomb Blvd will not use the school grounds anyway unless they drive because of the danger of walking along Holcomb.