



City of Oregon City

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Staff Report

File Number: PC 17-026

Agenda Date: 3/13/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Planning Item

SUBJECT:

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

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission recommend approval of AN-16-0004 / ZC-16-0001 to the City Commission.

BACKGROUND:

This public hearing item was continued from February 27, 2017. Testimony provided at the February 27, 2017 hearing has been added to the record. Also provided is a revised letter from ODOT that includes an important clarification that the R-10 zoning will be effective upon annexation, but that no development can occur until the requirements specified in Condition of Approval #14 are met.

Staff has also been informed by Oregon City School District that a letter will be entered into the record regarding school capacity, however it was not provided by the time of Agenda posting one week prior to the hearing.

This proposal is for annexation and rezoning to R-10 Single Family Residential of property north of Holcomb Boulevard (35.65 acres) into Oregon City. The property is located at Clackamas County Map 2-2E-28A, Tax Lots 500, 580, and 590 and 2-2E-21D, Tax Lots 2100, 2190 & 2100 and is within the Oregon City Urban Growth Boundary.

Staff has completed review of the proposal. The applicant has included a transportation impact analysis (TIA) in support of the proposed zone change for the annexation, which includes an analysis of compliance with the State of Oregon Transportation Planning Rule (TPR). The TIA was prepared by Lancaster Engineering in consultation with ODOT and City Staff. The City's transportation consultant, Replinger and Associates, has reviewed the TIA / TPR analysis and their comments are attached. A condition of approval has been added to the findings for approval of the annexation to address transportation impacts at the time of development. No development is proposed with this application.

The applicant also provided additional narratives to address the adequacy and availability of public sewer, water, stormwater, parks and trails, which are attached.

All written public comments received to date are attached.

