

## ORDINANCE NO. 17-1012

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**AN ORDINANCE OF THE CITY OF OREGON CITY APPROVING A MINOR SITE PLAN AND DESIGN REVIEW, AMENDING THE COMPREHENSIVE PLAN MAP AND TITLE 17: ZONING, CHAPTER 17.06.020, THE OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE DESIGNATIONS OF THE FOLLOWING PROPERTIES:**

- **CLACKAMAS COUNTY MAP 3-2E-06DB, TAX LOTS 2000, 2003 & 2008 FROM THE “MR” MEDIUM-DENSITY RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION TO “QP” PUBLIC/QUASI-PUBLIC COMPREHENSIVE PLAN DESIGNATION;**
- **CLACKAMAS COUNTY MAP 3-2E-06DB, TAX LOTS 2000, 2003 & 2008 FROM THE “R-3.5” DWELLING DISTRICT ZONING DESIGNATION TO THE “I” INSTITUTIONAL DISTRICT ZONING DESIGNATION;**
- **CLACKAMAS COUNTY MAP 3-2E-06DB, TAX LOT 100 FROM THE “R-10” SINGLE-FAMILY DWELLING DISTRICT ZONING DESIGNATION TO THE “I” INSTITUTIONAL DISTRICT ZONING DESIGNATION**

**WHEREAS**, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use Goals; and

**WHEREAS**, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development; and

**WHEREAS**, the City of Oregon City Zoning Map and Comprehensive Plan Map may be amended and updated as necessary upon findings of fact that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020; and

**WHEREAS**, the owners of the subject site: 1232 Linn Avenue/698 Warner Parrott Road/No Address, Oregon City, Oregon 97045, Clackamas County Map 3-2E-06DB, Tax Lots 100, 2000, 2003 & 2008; and

**WHEREAS**, notice of the hearings were timely mailed to property owners within 300 feet of the subject site, signs advertising the hearing were posted on the property, notice of the hearings were published in a local newspaper and the City held public hearings where the zone change and subdivision applications were presented and discussed; and

**WHEREAS**, on October 9, 2017 after considering all the public testimony and reviewing all the evidence in the record, the Planning Commission voted 5-0-1 to recommend approval of the requested Comprehensive Plan Map amendment, Zone Change and Minor Site Plan Review with conditions and to forward it to the City Commission; and

**WHEREAS**, the proposal with conditions, will result in the timely provision of public services and facilities and, with the imposition of conditions, will have no significant unmitigated impact on the water, sewer, storm drainage, or transportation; and

**WHEREAS**, the proposed Comprehensive Plan Map amendment, Zone Change and Minor Site Plan Review with conditions of approval complies with the requirements of the Oregon City Municipal Code; and

**WHEREAS**, approving the Comprehensive Plan Map amendment, Zone Change and Minor Site Plan Review with conditions of approval is in compliance with the applicable Goal and Policies of the Oregon City Comprehensive Plan, the Statewide Land Use Goals and the Metro Urban Growth Management Functional Plan and is in compliance with all applicable City requirements.

**NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:**

**Section 1.** The Comprehensive Plan Map, Zoning Map amendment and Minor Site Plan Review request is hereby approved as proposed by the applicant with the conditions of approval for the properties located at 1232 Linn Avenue/698 Warner Parrott Road/No Address, Oregon City, Oregon 97045 Clackamas County Map 3-2E-06DB, Tax Lots 100, 2000, 2003 & 2008;and

**Section 2.** The Commission considers and adopts as its own the findings and conclusions that are attached to the Ordinance as Attachment A, based on the record of the Planning Commission hearings, and are incorporated herein to support the City's approval to amend the zoning map and approve the subdivision application.

Read for the first time at a regular meeting of the City Commission held on the 18th day of October, 2017, and the City Commission finally enacted the foregoing Ordinance this 1<sup>st</sup> day of November 2017.

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DAN HOLLADAY, Mayor

Attested to this 1st day of November 2017:

Approved as to legal sufficiency:

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Kattie Riggs, City Recorder

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City Attorney

Attachments:

A. Staff Report with Conditions of Approval