



Date: November 1, 2017 **SENT VIA EMAIL**

To: Christina Robertson-Gardiner, Senior Planning
City of Oregon City

From: Betty Johnson, Engineering Associate
Clackamas River Water

Subject: Notice of Land Use Application: **File #TP 17-07**

Applicant: PDX Development, Inc
P.O. Box 2559
Oregon City, OR 97045

Site Address: 19701 S Leland Rd, Oregon City, Or 97045

Legal Description: 32E18 01400

Clackamas River Water District Conditions of Approval:

1. Clackamas River Water (CRW) is currently serving 19701 S Leland Road with the following infrastructure within the public right-of-way:
 - a. 1960 era 6-inch steel waterline located within S Leland Rd Road.
2. CRW currently is serving the site with the following service:
 - a. 3/4-inch domestic meter located at the east property line of 19717 S Leland Rd.
 - b. Abandonment of service by disconnection at the main to be coordinated with CRW.
3. **Water Distribution Design & Infrastructure Requirements:**
 - a. It is anticipated as the Leland Road area develops, water service will be through the Oregon City system. CRW is requesting the following service modifications to minimize future impacts:
 - i. Developer to install a 1-inch service connection for future 3/4" water meter at:
 1. 19695 S Leland Road – locate in future right-of-way at lot 12 or 13.
 2. 19634 S Leland Road – locate at or near existing service.
 3. 19646 S Leland Road – locate at or near existing service.
 4. 19658 S Leland Road – locate at or near existing service.
 5. 19717 S Leland Road – locate at or near existing service.
 - b. CRW will be financially responsible for those services not impacted by the development and located outside the City limits.
 - c. CRW will coordinate with the City of Oregon City on the S Leland Rd construction plan review regarding the transferring or abandonment of water services.
4. **Oregon City Development Permit:**
 - a. The applicant shall provide on the final subdivision plat any access or utility easements for the benefit of 19695 S Leland Rd.
 - b. CRW and Oregon City will negotiate at a later date a Joint User Agreement as the Oregon City area annexes and develops within the Urban Growth Area.

- c. CRW will initiate the withdrawal process of this property from the District's Boundary.

CRW has no objections to this application, however these comments are introductory and may change based on the preliminary/final design.

For further information regarding application please contact Betty Johnson, 503-723-2571.

cc: Clackamas Fire
Applicant
file