

## ORDINANCE NO. 18-1002

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**AN ORDINANCE OF THE CITY OF OREGON CITY APPROVING AN ANNEXATION, AMENDING TITLE 17: ZONING, CHAPTER 17.06.020 AND AMENDING THE OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE FROM FU-10 FUTURE URBAN 10-ACRES TO R-6 SINGLE FAMILY DWELLING DISTRICT, AND APPROVING A 28-LOT SUBDIVISION FOR 6.33 ACRES OF PROPERTY IDENTIFIED AS CLACKAMAS COUNTY MAP 32E18, TAX LOT 1400**

**WHEREAS**, the owners of certain real property adjacent to the City of Oregon City, Owners identified as Trustees of the Bruce and Shelly Miller Revocable Living Trust, proposed that their 6.33 acre properties consisting of one tax lot identified as Clackamas County Map 32E18, Tax Lot 1400, more fully identified in Exhibit 'A' to this Ordinance, be annexed to the City seeking in conjunction with an approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to "R-6" Single-Family Dwelling District and a subdivision of 28 lots, w/ one stormwater facility tract; and

**WHEREAS**, on November 27, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Planning Commission voted to forward a recommendations of approval with conditions to the City Commission; and

**WHEREAS**, on December 20, 2017, the City Commission held a public hearing where it considered the Planning Commission recommendation, along with testimony of those who participated in the proceedings before the Planning Commission; and

**WHEREAS**, the City finds that the proposal complies with all applicable legal requirements, as detailed in the findings set forth in two staff reports and adopted below; and

**WHEREAS**, Senate Bill 1573, adopted in 2016, requires annexation of territory without a vote by the people, notwithstanding city charter and regulations to the contrary, and the City finds that the annexed area is within the urban growth boundary, is subject to an acknowledged comprehensive plan, is contiguous to the city limits and conforms with all other city requirements; thus meeting the requirements of Senate Bill 1573; and

**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 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 zoning map amendment to R-6 is consistent with the acknowledged Oregon City Comprehensive Plan designation of Low Density Residential LDR; and

**WHEREAS**, the City finds that zone changes within the same comprehensive plan designation should be generally allowed upon a finding that the facilities and services are adequate as regulated in the OCMC standards and the Comprehensive Plan should be viewed and implemented as a complete package that balances the need for neighborhood compatibility and the need to encourage a variety of housing opportunities as well as increased density to support a more efficient system of infrastructure; and

**WHEREAS**, the City finds that applicant's proposal includes a proposal for rezoning to R-6 Single Family Residential which meets the City's requirements and which includes appropriate conditions for compliance with the Statewide Transportation Planning Rule, OAR 660-12; 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 Annexation, Subdivision and Zone Change with conditions of approval complies with the requirements of the Oregon City Municipal Code; and

**WHEREAS**, approving the Annexation, Subdivision and Zone Change 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; and

**WHEREAS**, the identified property is currently in Clackamas Fire District # 1 (CFD#1); and CFD#1 will continue to provide fire protection service to the identified property when annexed; and

**WHEREAS**, the identified property is currently within the Clackamas County Service District for Enhanced Law Enforcement; and the Oregon City Police Department will be responsible for police services to the identified property when annexed; and

**WHEREAS**, the identified property is currently within and served by the Clackamas River Water (CRW) District service area; and

**WHEREAS**, with approval of the annexation, the property will be withdrawn from Clackamas River Water (CRW) District and future development will be connected to the Oregon City water distribution system; and

**WHEREAS**, the identified property is not currently within the Tri-City Service District and must petition for annexation into said District with the concurrence of the City; and

**WHEREAS**, the City Commission concurs that the Tri-City Service District can annex the identified properties into their sewer district.

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

**Section 1.** That the area further identified in the legal description attached hereto as Exhibit "A", is hereby annexed to and made a part of the City of Oregon City.

**Section 2.** That the territory identified in Exhibit "A" shall hereby remain within Clackamas County Fire District # 1.

**Section 3.** That the territory identified in Exhibit "A" is hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement, and henceforth, the Oregon City Police Department will be responsible for police services to the identified property.

**Section 4.** That the territory identified in Exhibit "A" shall be withdrawn from Clackamas River Water (CRW) District and future development will be connected to the Oregon City water distribution system.

**Section 5.** The City hereby concurs with and supports the annexation of the territory identified in Exhibit "A" into the Tri-City Sewer Service District by the Clackamas County Board of Commissioners, to the extent allowed by law.

**Section 6.** That the effective date for this annexation is the date this ordinance is submitted to the Secretary of State, as provided in ORS 222.180.

**Section 7.** That the Zoning Map Amendment, Annexation and Subdivision proposals satisfy all of the applicable approval standards for the reasons set forth in the Staff Report approving the annexation, City File No. AN 17-03, and the Staff Report and Recommendation approving the Zoning Map amendment and subdivision, City File No. ZC 17-03 and TP 17-07, and are adopted by the City Commission in support of this decision.

Read for the first time at a regular meeting of the City Commission held on the 20<sup>th</sup> day of December 2017, and the City Commission final enacted the foregoing Ordinance this 3<sup>rd</sup> day of January, 2018.

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DAN HOLLADAY, Mayor

Attested to this 3rd day of January 2018:

Approved as to legal sufficiency:

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Kattie Riggs, City Recorder

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City Attorney

Exhibit A - Legal Description and Map of Proposed Annexation.