

Pete Walter

From: Desiree Rowland <rowland.desiree@yahoo.com>
Sent: Monday, September 16, 2019 1:37 PM
To: Pete Walter
Subject: Re: Continuance for you application

Thank you Pete! And yes, we will grant a 30 day extension.

Regards,
Desiree Rowland

Sent from my iPhone

On Sep 16, 2019, at 9:18 AM, Pete Walter <pwalter@orcify.org> wrote:

Good morning Desiree,

I am preparing the Planning Commission agenda and request for continuance of your application. Here is the draft language of my staff memo:

..Title

GLUA-19-00021: Annexation, Zone Change and Subdivision (Continuance)

..Body

RECOMMENDED ACTION (Motion):

Take testimony from anyone present who wishes to testify and continue GLUA-19-00021 to the date certain of October 28, 2019.

BACKGROUND:

A continuance of the public hearing is requested to allow the Applicant additional time to append their application to include a request for a Minor Variance to lot depth for Lot 3 of the subdivision proposal, and provide additional public notice of the revised application. The minimum lot depth for the R-3.5 zone is seventy feet (70') and the applicant has proposed a lot depth of sixty-three feet (63'), which is 10% shorter than the minimum lot depth. Pursuant to Chapter 17.60.020 - Variances, an applicant may apply for a minor variance to width, depth and frontage requirements of up to twenty percent. Although variances under 20% are typically processed as a Type II Limited Land Use decision, this application is combined with concurrent requests for annexation, zone change, and subdivision, so it is processed as a Type IV review.

This is an application for annexation of one 1-acre parcel and abutting right-of-way, zone change from County FU-10 to City R-3.5 zone district, and a subdivision for seven (7) lots. Property is located on the south side of S. Maplelane Rd, approximately 0.5 miles north of S. Beaver Creek Rd and 0.3 miles east of OR Hwy 213 into Oregon City, totaling approximately 1.25 acres. The subject territory is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of MR - Medium Density Residential.

Application Date: 6/25/2019

Application Complete: 7/25/2019

120-Day Decision Deadline: 11/22/2019

I would like to respectfully request that you grant the city an extension of the 120-day decision deadline to accommodate the additional time that is needed for you to add the variance request and re-publish the public notice.

Please let me know if you have any questions or comments.

Pete

<image001.jpg>

Peter Walter, AICP, Senior Planner

Community Development – Planning

698 Warner Parrott Rd, Oregon City, OR 97045

(503) 496-1568 Direct

(503) 722-3789 Main

Email: pwalter@orcify.org

[Website](#)

[Interactive Maps and Apps](#)

[Draft Housing and Other Development Code Amendments](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.