

GLADSTONE COMPREHENSIVE PLAN

GOALS, OBJECTIVES, POLICIES AND
IMPLEMENTATION STRATEGIES

APRIL, 1979

UPDATED JULY 1995

UPDATED OCT 2000

UPDATED MAY 2005

UPDATED OCTOBER 2006

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COMPREHENSIVE
PLAN
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IMPLEMENTATION STRATEGIES

DATE: 1994
PREPARED BY: [illegible]
PROJECT NO: [illegible]
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GLADSTONE COMPREHENSIVE PLAN

APRIL, 1979

PLANNING STAFF

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VERNA HOWELL, SECRETARY

The preparation of this document was financed in part through a planning assistance grant from the State of Oregon Land Conservation and Development Commission.

GLADSTONE COMPREHENSIVE PLAN

APRIL 19 1974

PLANNING STAFF

GEORGE SAMARA, PLANNING DIRECTOR
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The preparation of this document was
funded in part through a planning
task force grant from the State of
Oregon and cooperation from the
local community.

This Plan, and each of its elements, the zoning ordinance and the subdivision ordinance shall be opened for amendments that consider compliance with the Goals and Objectives and Plans of the Columbia Region Association of Governments (CRAG) or its successor, on an annual basis and may be so amended or revised more often than annually if deemed necessary by the city council.

Annual amendment and revision for compliance with the above regional goals, objectives and plans shall be consistent with any schedule for re-opening of local plans approved by the Land Conservation and Development Commission (LCDC).

This provision is not to be construed as waiving any legal rights which the city may have to challenge the legality of a regional goal, objective or plan provision.

FOREWORD

The Gladstone Planning Area Boundary includes lands within and outside the present city boundary. Primary city planning concerns itself only with lands inside the present city boundary of Gladstone. A designation of a planning area boundary is not meant in any way to convey an intent on the part of the city to actively seek annexation of areas outside the present city boundary. The city's policy is to consider annexation requests from owners of property outside existing city limits on a case by case basis.

This section of the Comprehensive Plan develops a system for translating the information presented in the Inventory and Analysis Section into a set of potential public actions affecting land use in the City of Gladstone. This process moves from general goals to specific actions through the following series of related steps. Goals are the most general way to state what is desirable for the community. Objectives state the specific directions that public actions need to take to achieve goals. Policies are formal commitments that public action will be taken to realize the stated objectives. Implementation strategies are the specific approaches for actually doing the things necessary to make the policies a physical reality. There may be many alternative methods to implement a specific policy. Some of these choices may not have been discussed here. That is not to say that other potential strategies may not have value, but only that they haven't been presented here. However, it is important to understand that specific policies must be adopted before they can be implemented or alternative implementation strategies evaluated and adopted. Without a formal commitment to action, it is pointless to discuss the specific alternatives of actually doing what has not been agreed upon to do. Thus, policies must be adopted in order to properly decide how to administer these policies. If the policy is changed, implementation must then be made consistent with those changes. Plan formulation basically is knowing what you want and systematically deciding how to achieve those wants in a logical manner. Hopefully, the proposed plan for the City of Gladstone accomplishes this.

FORWARD

The Board of Directors of the City of Chicago, Illinois, has the honor to acknowledge the cooperation and assistance of the various departments of the City of Chicago, Illinois, in the preparation of this report. The Board of Directors also wishes to express its appreciation to the various departments of the City of Chicago, Illinois, for their cooperation and assistance in the preparation of this report.

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CITIZEN AND AGENCY PARTICIPATION

On January 28, 1975, the Gladstone City Council established a Land Use Advisory Committee to assist in the development and review of the comprehensive plan for the city and advise on other general land use matters when requested. A month later the city also hired its first planner to direct the planning effort.

The newly created Land Use Advisory Committee, later renamed the Citizen Advisory Committee (CAC), was a 21 member group representing five neighborhood districts and the business community.

The city council took two additional steps to strengthen their commitment to citizen participation. In December, 1975, the council adopted a general Policy Statement which stated that the City of Gladstone will actively involve public agencies and citizens in the preparation and revision of its comprehensive plan. Within the same month the council adopted a program detailing how citizens and affected agencies may participate.

Gladstone's efforts to broaden citizen and agency involvement were quite extensive during the initial phase of the planning process. Attempts were made to organize neighborhood planning groups and establish special task groups to allow participants the opportunity to focus their attention on fields of interest such as housing, economic development, transportation, etc. Although the neighborhood planning groups and special task groups were discontinued due to lack of participation, the "Citizen Participation Task Group" was productive. This group developed a slide presentation depicting the history of Gladstone's development identifying problems within the area and region, the need for planning, the role of LCDC and CRAG, Clackamas County and Gladstone, in land use planning and opportunities for citizen involvement. The program was presented at several neighborhood and organization meetings and at potluck dinners. Additionally, three evening showings were held at City Hall.

Several groups and individuals were involved in the various land use inventories and city-wide surveys. Participants include the Bureau of Population Research at Portland State University, Gladstone JayCees, the CAC, Planning Commission and City Council Members, city staff and other interested residents. A program was initiated by the city to involve high school students interested in urban studies. Interest, however, was lacking on the part of the students.

Public work sessions were held to discuss various issues. Topics included transportation, economic development and growth management. Representatives from affected agencies not only participated in these work sessions, but also in several CAC Meetings.

The city staff assisted in organizing the Gladstone Businessmen's Association. The Association, which is still active, was involved in the review of the CAC proposed Economic Element of the comprehensive plan.

Media used to notify citizens of their opportunity for input included posters located at selected activity centers, one page flyers, door-to-door contact,

articles in City Hall Briefs, which is mailed to all households, and various articles and public notices in the area's newspapers.

Agencies were normally contacted in person, by phone or letter at the initial phase of each element's development. This initial contact was effective in identifying base data and opening channels of communication. The preliminary draft of each element, as proposed by the CAC, was mailed to the respective affected agencies for their review and comment. Written comments were then made part of the preliminary hearing records.

Each comprehensive plan element was developed according to a series of steps to ensure participation by all citizens and affected agencies. These steps include:

1. CAC development of the preliminary draft of each element (with staff assistance).
2. Element mailing to affected agencies and copies made available at the Library and City Hall upon public notice of their availability.
3. Public hearings of the preliminary element by the Planning Commission (Draft I).
4. Planning Commission work sessions to incorporate affected agencies and public hearing testimony and develop Draft II of the element.
5. Public hearings on Draft II by the Planning Commission.
6. Final work sessions on the individual draft elements incorporating public testimony from Draft II hearings.
7. Final Comprehensive Plan Hearing by Planning Commission (includes all elements) and recommendation for adoption.
8. City Council Hearings and final adoption.

LAND USE PLANNING

The purpose of land use planning is to indicate the most appropriate use for all areas as well as provide a means for effectively guiding new private development in the city. It is to see that residential, commercial and industrial projects are properly located and that these activities are suitably related to each other and to other city features. Moreover, it's for ensuring that new developments bring about and maintain the kind of community which the people of Gladstone want by concerning themselves with planning on a continuous basis and not merely passively reacting to or routinely approving zone change proposals which are presented to them.

SUBSTANTIVE GOAL

To provide and maintain a high standard for Gladstone's quality of life.

PROCEDURAL GOAL

To ensure a factual base for land use decisions and actions and to establish a planning process and policy framework for this purpose.

SUBSTANTIVE OBJECTIVES

- 1. To provide for adequate levels of housing, services, shopping, employment, transportation and recreation facilities for the city's residents.*
- 2. To relate land use actions to housing, open space, recreation, transportation, utilities, shopping facilities, jobs, police and fire protection, and other social needs.*
- 3. To protect property values and livability.*
- 4. To direct development away from flood plains, hazard areas, stream banks, places with unique natural value, and other desirable permanent public open spaces.*

PROCEDURAL OBJECTIVES

- 1. To prepare an inventory and analysis of housing, transportation, population and economic characteristics, natural resources, utilities and services as well as the roles and responsibilities of affected agencies.*
- 2. To identify suitable and unsuitable land for development and to determine land requirements for economic development and population growth.*
- 3. To develop economic and population projections and to determine public facilities and services required to accommodate existing and expected public needs as well as economic and population growth.*
- 4. To prepare a comprehensive plan and establish a planning area boundary based on citizen and affected agency input, the goals and objectives of the community and the above information.*

5. *To establish policies for the implementation of the comprehensive plan, such as revising the zoning and subdivision ordinances, developing capital improvement and other implementation programs.*
6. *To establish policies and a process for revising or amending the comprehensive plan.*

POLICIES

The land use plan should make it possible for families and individuals of all ages and income levels to have a choice from among a variety of housing densities, costs and types. It should be made possible for city and nearby area residents to obtain a wide variety of goods and services with commercial establishments in the city. The plan should allow for commercial development and expansion of existing commercial districts. Commercial districts should be compact, efficient and properly related to the surrounding developments, and should not result in highway congestion. There should be a major core area with which everyone in the city can identify and serve as a public service, cultural and social center for the city. Scattered commercial, particularly along arterials will be discouraged. Suitable multi-family locations include areas adjacent to commercial business districts, where commercial and other public services and conveniences are concentrated and areas along important arterials which may be suitable locations for apartments in combination with professional and office uses which do not generate large volumes of traffic. The view and general low density character of adjacent single family development should be preserved.

Land use policies are intended to specify the nature and quality of particular classes of land uses and the way by which they relate to transportation, public facilities and other land uses. They should relate to statements of historic trends, current situations, to goals, objectives and policies providing for future changes or regulation of future changes in land uses.

RESIDENTIAL USES

Perhaps the single most important function of the city is to provide people with places to live. Planning deals with issues of how many people may live where and what other uses should be allowed to occupy residential property. In Gladstone, three levels of housing density are identified: low, medium and high. These densities have their particular advantages and disadvantages and relate somewhat differently to other uses such as commercial and recreational activities as well as transportation facilities. The following policies apply to all residential categories:

1. Commercial and industrial development should be compatible with surrounding land uses.
2. Allow churches, schools and similar facilities in residential areas only when and where compatible with surrounding uses.
3. Encourage vehicular access from local streets to collectors.
4. Require the following minimum improvements in new partitions and subdivisions: curbs, sidewalks, water, sewer, underground utilities, street lighting, storm sewers and street signs, where possible.

5. Allow housing types ranging from low to high density units, providing for variation in the design of housing units.

Low Density Residential

Appropriate uses include, but are not limited to, single family and two-family dwellings, churches, schools, day-care centers, community centers, nursing homes, home occupations, and similar uses.

Low density residential districts should be served by local streets. Non-residential uses should be located on collectors or minor arterials to minimize noise and traffic impact. Day-care centers and community centers should be located at or near the intersection of minor arterials and collectors.

Pedestrian paths and trails, open spaces, view points, utility easements, and retention of trees should be encouraged.

Low density is most compatible with other low and medium density residential uses. Visual or sound separation shall be provided where low density residential areas abut a general commercial or industrial area.

Medium Density Residential

Appropriate uses include, but are not limited to, single family dwellings, two-family dwellings and small three-to-eight unit apartments, mobile home parks, professional offices, schools, parks, community and day-care centers, churches, nursing homes, home occupations and similar uses.

Medium density residential areas should be served primarily by local streets. The more central location of medium density housing places it in closer proximity to minor arterials or collectors than low density residential areas in Gladstone. Single family housing should locate predominantly along local streets with non-residential uses locating at or near the intersection of collectors and minor arterials.

Medium density residential uses are most compatible with low and high density residential, professional office activities and convenience shopping facilities. Medium density housing is not compatible with high traffic volumes associated with major or minor arterials. Care should be taken to minimize the impact of general commercial or industrial uses on contiguous residential areas.

High Density Residential

High density areas may offer the entire range of housing opportunities including single family dwellings. In some areas, especially along collectors and minor arterials, there may be a mixture of housing and commercial facilities within the same building. These areas should be located near shopping facilities, cultural centers, or locations having special amenities, a view, water access or permanent open space as well as mass transit, because these uses are intended to minimize the need for a car. High density residential should be located near, but not necessarily on, collectors and minor arterials.

COMMERCIAL

Commercial land uses consist of a retail shopping core in conjunction with general commercial uses. The location and size vary according to function, type of goods sold and the area served.

Certain classes of commercial land uses may not be compatible with a residential environment, particularly single family dwellings. Efficiency and convenience to users should be emphasized. Ordinarily residential and commercial land uses are considered incompatible unless proper and careful design treatment is provided.

The need for access to transportation cannot be overemphasized. Commercial land uses should be conveniently and appropriately located so that they are available to the people they serve. However, large developments must ensure that internal traffic movement and parking does not conflict with through traffic by creating congestion. Therefore, ingress and egress points from arterials, off-street parking, internal vehicular movement and commercial signs should be controlled, and landscaping provided.

Commercial development in Gladstone should reinforce existing commercial districts. Compatibility with other land uses should be ensured. Professional office and related activities should be encouraged in all commercial areas. Spot and strip development should be avoided.

INDUSTRIAL

Encourage compatibility and improved appearance of industrial development. Ensure provision of buffers between industrial and less intensive uses. Ensure proper drainage in all industrial development.

Landscaping should be not less than 15% of the gross land area, and plans should be subject to design review. Industrial locations should be near major arterials and/or freeways or at least minor arterials.

OPEN SPACE

Open space includes natural resource areas, flood plains, wetlands, erodible slopes, unique areas, beaches, trails, etc. Cluttered development and unsightly signs should be discouraged along highways. Greenways should be encouraged. Flood plains should be retained as open space. All construction and development within the flood plain should be in such a manner that the flow of flood waters is not restricted. Footing elevations for buildings and streets should be in accordance with flood plain regulations. Major vegetation along rivers and drainageways should be maintained.

HOUSING

Gladstone is primarily a residential community. Housing, therefore, is its most significant feature. It is a community of largely average and above average income households occupying single family homes, which they own, and averaging a household size of close to 3 (2.8).

When Gladstone was incorporated in 1911, the number of housing units was 200. The number of housing units in Gladstone is now close to 3,300. Similarly, the population of the city has increased from 1,059 in 1920 to 8,985 in 1977, with higher growth rates being within the last seventeen years. Between 1960 and 1970, the population of Gladstone increased by 62.3%. This compares with the State growth rate of 18% and Clackamas County's 46%.

The largest age group in Gladstone consists of individuals 24 years of age or younger. The 65+ age group is now more than 16% of the city's population and is on the increase. Moreover, with the addition of several recent housing developments, such as Los Verdes in the 1960's, the 45-64 age group, most able to afford these new suburban homes, increased substantially (from 19% in 1960 to 25% in 1975).

Approximately 44% of Gladstone's households receive annual incomes equal to or in excess of \$15,000, and about 26% receive between \$10,000 and \$15,000 annually. Thus 75% of Gladstone's households have yearly incomes of \$10,000 or more. The median household income in Gladstone is lower than that of Clackamas County, but is higher than Oregon City's or Portland's.

Housing is a basic social and economic need for all people. The availability, quality, choice and cost of housing to all socio-economic groups are important elements of a balanced housing plan. Overcrowded, deteriorating or inadequately serviced housing, does not provide a desirable living environment. The Housing Element of the Comprehensive Plan considers housing conditions, problems and needs in Gladstone and provides for areas in which the principal use of land is for dwellings. The ultimate objective is to arrive at a set of integrated housing policies specific to Gladstone, but also in concert with state and regional housing goals.

A number of housing problems, needs and potentials have been identified in Gladstone. These include the problem of deteriorating housing and needed rehabilitation in certain areas of the city, the problem of incompatibility of certain land uses with housing and vice versa. There is also the need for housing assistance to low income households and the need for special housing facilities for those with physical limitations. Another need is for more multi-family units close to potential mass transit corridors or stations, and near commercial centers. At the same time, however, there is the desire on the part of Gladstone's residents to preserve the single family residential character of the city.

The policies outlined below address these problems, needs and potentials, as well as state and regional housing goals. In particular, however, they are aimed at attaining Gladstone's housing goal, which reads as follows:

To meet the housing needs of all segments of the population through optimum utilization of housing resources for the construction, rehabilitation and maintenance of a diversity of housing types at appropriate locations, price ranges and rent levels, while preserving and enhancing the integrity and identity of existing residential neighborhoods.

This goal fosters social and economic choice, innovative site planning and aesthetic housing design, convenience and compatibility of land uses. It encourages balanced housing development in meeting the needs of Gladstone and the metropolitan area. Meeting this goal will require, at a minimum, achieving the following stated objectives:

1. *To provide for the housing needs of a minimum population of 12,000 by the year 2000.*
2. *To utilize housing resources to the maximum.*
3. *To minimize housing costs.*
4. *To promote and preserve the integrity, aesthetic quality and compatibility of neighborhoods.*
5. *To adapt the type and density of housing to the nature of the neighborhood in order to provide the widest possible range of housing choice and to enhance neighborhood stability and identity.*
6. *To minimize adverse social, economic and environmental impacts.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Provide a choice of housing type, density and price range.

Implementation

Amend Zoning Ordinance #848 to permit the above.

Low density: single family, up to 6 units per acre

two-family and multi-family, up to 12 units per acre

Medium density: single family, up to 8.5 units per acre

two-family and multi-family, up to 17 units per acre

Policy 2

Promote the development of high density housing around commercial and/or industrial centers served by mass transit transfer stations.

Implementation

- a. Amend Zoning Ordinance #848 to permit the above.

High density: up to 40 units per acre

- b. Examine the feasibility of mixed-use developments emphasizing high density housing.
- c. Monitor state legislation which encourages new construction of multi-family housing in downtown areas.

Policy 3

Promote the supply of adequate housing.

Implementation

- a. Work with Clackamas County in applying for federal housing assistance funds.
- b. Explore the feasibility of offering density bonuses to developers who provide for federally subsidized low and moderate income housing units within developments.
- c. Explore the acceptability of allowing more flexible siting of mobile home units and parks than presently allowed under Zoning Ordinance #848.
- d. Solicit the participation of the building industry, lending institutions and school district in a program for supplying housing structures to meet the special needs of the physically limited and elderly.

Policy 4

Promote the upgrading and preservation of existing housing units and neighborhoods, with special emphasis on historically significant homes.

Implementation

- a. Work with the Clackamas County Human Resources Department in applying for federal funds for housing and neighborhood rehabilitation and improvements.
- b. Work with the building industry, lending institutions and school district in rehabilitation and/or maintenance programs.
- c. Explore ways of encouraging an on-going maintenance program of existing multi-family structures and landscaping.

...to be determined by the Commission.

...the Commission shall have the authority to

TRANSPORTATION

The Transportation Element is an essential ingredient of the Gladstone Comprehensive Plan. Considerable influence is exerted by the transportation system upon the urban growth pattern of Gladstone and the quality of its urban environment. The Transportation Element serves as a guide for the movement of people and goods to, from and within the city. It considers present and future transportation needs within the framework of an integrated system of roads, mass transit, railroads, waterways, and pedestrian/bicycle pathways. To arrive at a set of transportation policies specific to Gladstone, existing problems, needs and future transportation potentials were identified. State and regional goals were also considered in order to develop a transportation plan for Gladstone that is in concert with the area's transportation goals and plans.

A number of transportation problems, needs and potentials have been identified in Gladstone. These include heavy reliance on and dominance of the private automobile, lack of adequate facilities for other modes of travel, inadequate mass transit service, an inefficient circulation system, limited travel alternatives for the transportation disadvantaged, and excessive noise levels along major transportation corridors.

Heavy reliance on the private automobile, which is supported by the existing land use configurations of low density residential and linear commercial development, makes mass transit, pedestrian and bicycle movement potentially hazardous and noncompetitive. The scarcity of developable land, the possible doubling of the region's population by the year 2000, the rising costs of municipal services, and the need to conserve energy and natural resources all call for higher densities and expanded and improved mass transit facilities. Tri-Met's bus system, which presently provides an inadequate inter-city transit network, serves only a minority of Gladstone's residents. The present road system and circulation pattern in Gladstone does not protect local streets and pedestrian generating centers from heavy vehicular traffic. The Portland Avenue Business District and the Cross Park/Hi Rocks Park area lack sufficient parking facilities. Finally, there is a lack of visual city boundary definition at its ingress and egress points to help give the city a distinct geographic identity. Most major transportation problems, however, transcend the immediate boundaries of Gladstone and thus need to be dealt with on a region-wide basis.

The following policies, which address these problems, needs and inherent potentials are aimed at meeting Gladstone's transportation goal:

To promote a safe, efficient and convenient multi-modal transportation system that emphasizes mass transit and a street circulation pattern designed to serve people first.

Meeting this goal means achieving the objectives of maximizing transportation system efficiency, convenience, safety, energy and natural resource conservation and minimizing adverse social, economic and environmental impacts.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Promote decreased reliance on the private automobile.

Implementation

- a. Continue and expand active participation in MSD transportation planning.
- b. Work and cooperate with Tri-Met to increase ridership and bus service while meeting Tri-Met's standards of access, convenience, speed and operating costs.
- c. Request the Clackamas County Community Action Agency to organize the tri-city area and neighboring cities and communities in order to promote the establishment of a rapid-bus, dial-a-ride and/or feeder-bus system in cooperation with Tri-Met and cab companies.
- d. Assign staff to study the location and design of mass transit stations to encourage walking, bicycling, automobile drop-off, and to discourage automobile usage.

Policy 2

Provide pedestrian/bicycle ways linking public and semi-public facilities, commercial areas and regional bikeways to encourage and facilitate the use of human-powered modes of travel.

Implementation

Seek local, state or federal funds and resources to implement the Gladstone Bikeway Plan.

Policy 3

Encourage and facilitate high-density residential development within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile radius) from commercial districts in order to support future plans for rapid bus and/or light rail transit.

Implementation

Revise Gladstone Zoning Ordinance to allow for high density residential development consistent with Policy 3 above.

Policy 4

Promote the elimination of architectural barriers on public and semi-public lands and transportation facilities.

Implementation

- a. Develop a program for the construction of curb cuts throughout the city and apply for funds for its implementation.

- b. Develop a program for removing other architectural barriers to make all parts of the city more accessible to the transportation disadvantaged.
- c. Research possible inputs and influence on Tri-Met's policies with regard to the accessibility of public transit facilities to handicapped persons.

Policy 5

Design and develop safe pedestrian/bicycle crossings at potentially hazardous locations.

Implementation

- a. Seek funds for the provision of a median to provide a waiting/orientation area for pedestrians and sidewalks on and along Highway 99E.
- b. Seek funds for improved pedestrian/bicycle crossings on Oatfield at Collins Crest and Webster Road and crossing on 82nd Avenue at the Gladstone Center area as well as other hazardous locations within the area.

Policy 6

Monitor and map traffic accidents on a quarterly basis to alert city officials and public to problems and the need for corrective measures.

Implementation

Designate staff time for the collection, mapping, publication and distribution of information to the Traffic Safety Commission and the public on a regular quarterly basis.

Policy 7

Designate the following streets as indicated below and physically define their function.

FREEWAYS
I-205

MAJOR ARTERIALS
Highway 99E

MINOR ARTERIALS
Arlington Street
82nd Drive
River Road
Webster Road
Oatfield Road
Jennings Avenue
Portland Avenue (Arlington to Glen Echo)
Glen Echo Avenue (River Road to 99E)

COLLECTORS

Abernethy Lane
Glen Echo Avenue (99E to Oatfield)
Cason Road
Gloucester
Dartmouth
Strawberry Lane
Valley View Road/Los Verdes Drive

LOCAL STREETS

All remaining streets

Implementation

- a. Adopt a street map (see Map V).
- b. Give right-of-way to arterials over collectors, and to collectors over local streets, except where not appropriate.
- c. Seek funds to improve Gloucester Street.
- d. Install "City Center" signs and directional arrow along Oatfield preceding its intersection with Gloucester.
- e. Consider dead-ending Caldwell Road at Oatfield Road.
- f. Consider utilizing dedicated right-of-way of Watts Street and Duniway Avenue to align east and west Glen Echo at Portland Avenue with additional right-of-way to be dedicated for the rounding of corners to facilitate smooth traffic flow.

Policy 8

Encourage Tri-Met to provide service that emphasizes east-west as well as north-south movement.

Policy 9

Adopt the following street design guidelines:

MAJOR ARTERIALS

Right-of-way width - minimum 100 feet

MINOR ARTERIALS

Right-of-way width - 60 to 80 feet
Pavement curb to curb - minimum 42 feet

COLLECTORS

Right-of-way width - 50 to 60 feet
Pavement curb to curb - minimum 36 feet

LOCAL STREETS

Right-of-way - minimum 40 feet with 5 foot utility easement each side
Pavement curb to curb - minimum 32 feet

Cul-de-sacs shall terminate with an adequate vehicle turnaround.

Implementation

Amend subdivision ordinance accordingly.

Policy 10

Develop street improvement schedules.

Implementation

- a. Assign staff time for the study of traffic volumes and street capacities and conditions.
- b. Prioritize and coordinate street resurfacing and public service underground improvements to minimize costs and disruption.

Policy 11

Solicit and utilize citizen input in planning traffic safety improvements so they better serve residents and to minimize social costs.

Implementation

The Traffic Safety Commission shall continue to advise the City Council, Planning Commission and city staff on traffic safety matters.

10/15/77

Board of Transportation and Finance

Policy 10

Study of street improvement schedules

Recommendation

1. Further study of the study of traffic volume and street capacity

2. Recommendation to coordinate street resurfacing and public works improvements

3. Recommendation to coordinate street resurfacing and public works improvements

4. Recommendation to coordinate street resurfacing and public works improvements

ECONOMY

The mainstay of Gladstone's economy is not the production of goods, but the provision of services. The emphasis on residential development in Gladstone has precluded any appreciable industrial development. City policies have traditionally favored residential over commercial and industrial land uses. Nevertheless, some commercial enterprises, because of their advantageous location, have managed to thrive with little support from city government.

Most of the businesses in Gladstone are located in three rather distinct areas: (1) along Highway 99E, (2) along Portland Avenue, and (3) along 82nd Drive/I-205. Since 1960, commercial development has increased substantially, mainly along Highway 99E. A small shopping center is being developed along 82nd Drive at I-205. The Portland Avenue commercial area lacks adequate parking and large enough developable lots. The Highway 99E commercial area, in many respects, serves as a regional market, but it also lacks vacant buildable land. This area, however, has a total assessed value in excess of the total assessed value of all other commercial developments in Gladstone. The 82nd Drive/I-205 area is strategically located and has relatively large parcels of developable land.

Employment opportunities in Gladstone are predominantly in services. But these employ only 11% of the city's work force. About 37% work in Portland, and most of the rest work in Oregon City or Milwaukie. Thus, because the majority of Gladstone's work force is employed outside the city, Gladstone's economy is very closely tied to the economies of its neighbors and the metropolitan area.

The extent of commercial development in Gladstone compares favorably with cities of similar size in Oregon. Industry is almost non-existent in Gladstone. Consequently, the combined commercial/industrial development in Gladstone is way below average. New commercial developments in Oak Grove, the Oregon City Shopping Center, Lloyd Center, Washington Square and downtown Portland have drawn shoppers away from Gladstone. The impact is greatest on the downtown Portland Avenue area. The development of the proposed Clackamas Town Center is likely to draw more shoppers from this area. Therefore, Gladstone can serve best mainly as a community shopping area. Highway 99E is likely to continue to, in some respects, serve as a regional shopping area.

Briefly stated, Gladstone's problems and constraints in the area of commercial/industrial development are lack of early industrial zoning and development, a relatively high tax rate that can discourage commercial/industrial expansion, lack of developable land of adequate size, lack of parking in the Portland Avenue area and the success of regional shopping centers. But Gladstone has an attractive location at the confluence of the Clackamas and Willamette Rivers, a large potential industrial site, presently being used as a denominational campground, with excellent access, and a rich history as an important part of the North Clackamas County area.

The policies outlined below address these problems, needs and opportunities, as well as state and regional goals. More specifically, however, they are designed to attain the following goal by achieving those objectives stated below:

GOAL

To have a strong commercial/industrial base through the expansion of existing and the development of new commercial/industrial activity at appropriate locations within the city.

OBJECTIVES

1. *To enhance and improve the economic vitality of the City of Gladstone.*
2. *To encourage the balanced growth and diversity of the City of Gladstone.*
3. *To ensure that the Portland Avenue Commercial District remains a viable business district and the heart of the Gladstone community.*
4. *To improve the appearance of existing commercial areas through rehabilitation or redevelopment in order to preserve and enhance their values to the community. Similar appearance considerations should be given to all new commercial developments.*
5. *To ensure that industrial and commercial activity does not violate regional, state or federal air, water, land quality and sound level standards.*
6. *To promote the provision of local jobs to reduce reliance on commuting in order to conserve both time and energy and to aid in the battle against air and noise pollution.*
7. *To ensure the development of commercial facilities within existing commercial districts on a planned integrated basis, i.e. major new commercial activity would not occur outside existing commercial districts and strip and scattered development would be discouraged.*
8. *To ensure the compatibility of commercial and industrial activity with surrounding land uses.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Encourage the strengthening of trade centers and a diversified employment base which assure land use compatibility, convenience and consistency with community and area-wide needs.

Implementation

- a. Appoint a city council member or a special committee to serve as liaison between the city and its business community.
- b. Pursue appropriate grants or funds to improve and eventually replace the Park Place Bridge for automobile and pedestrian/bicycle traffic.
- c. Pursue appropriate grants or funds to improve the Portland Traction Company Bridge (Portland Avenue) for pedestrian/bicycle traffic.

- d. Conduct a land use feasibility study of the 72 acre Seventh-Day Adventist Campground site.
- e. Amend Zoning Ordinance #848 to implement Policy 1.

Policy 2

Promote the upgrading and preservation of existing commercial/industrial establishments and districts in order to enhance and maintain the city's aesthetic quality, image and overall environmental quality.

Implementation

- a. Explore means of encouraging area merchants to improve and maintain the exterior of their business establishments.
- b. Establish the following points as main entrances into the city:
 - (1) North side of Highway 99E Bridge (both sides of roadway)
 - (2) Intersection of Highway 99E and Meldrum Avenue
 - (3) Oatfield Road at Hull Avenue
- c. Explore annexation of the area between Highway 99E and River Road from Rinearson Road to Meldrum Avenue in order to establish a single city limit line across Highway 99E for better district demarkation and identity.
- d. Amend Zoning Ordinance #848 to implement Policy 2.
- e. Develop and adopt a sign ordinance with Gladstone businessmen having input into its development.
- f. Require all businesses to post their addresses on the face of their buildings.
- g. Establish criteria and standards for commercial and industrial development plans.
- h. Establish a plan review committee (PRC).
- i. Pursue the feasibility of establishing a design review committee (DRC) for the Portland Avenue/Clackamas Blvd. Business District.
- j. Request the inclusion of possible impacts of the Oregon City Bypass on Gladstone within the overall Environmental Impact Statement (E.I.S.) on the project.

Policy 3

Promote the retention and development of the Portland Avenue Business District as the civic center and heart of the community.

Implementation

- a. Assist in the formation of a downtown businessmen's or merchant's organization to play a major role in downtown development and improvement.
- b. Encourage the development of a downtown public open-space plan.
- c. Explore the formation of a "public-private partnership" to assemble and develop parcels of land within the downtown business district.

Policy 4

Address the parking needs of commercial districts.

Implementation

- a. Study the feasibility of forming a "Parking District" composed of the downtown commercial area (private, public or private-public) to finance the plan development and implementation of cluster/joint parking facilities.
- b. Consider establishing parking limits within the downtown business district.

Policy 5

Encourage and facilitate safe and secure commercial and industrial districts.

Implementation

- a. Amend Zoning Ordinance #848 to implement Policy 5.
- b. Develop and adopt a security ordinance.

NATURAL RESOURCES

This element deals with air, water, land, fish and wildlife resources in the Gladstone area. The quality, amount and distribution of these resources has had, and will continue to have, considerable impact on the growth, livability, and land use arrangements in this area. Only careful preservation and management of these resources will ensure a healthy environment for all to enjoy. Gladstone is in a unique position to contribute to natural resource management and preservation in this region by virtue of its location.

Air quality in Gladstone has been determined to be below standard. Carbon monoxide is a major air pollutant, 86% of which is produced by motor vehicles. Highway 99E presently violates state and federal eight-hour carbon monoxide standards. I-205 and major traffic corridors are projected to violate these standards by 1990. According to the Oregon Department of Environmental Quality (DEQ), "there are violations of the one-hour photo-chemical oxidant standards several times a year." DEQ has also indicated that Gladstone is "within the Portland Air Quality Maintenance Area and has been determined as a non-attainment area for total suspended particulates, photo-chemical oxidants, and carbon monoxide." As a result, both DEQ and MSD are conducting research that may significantly impact Gladstone. Noise pollution along 99E and I-205 has been found to be excessive for residential development.

The quality of water in the Willamette River has improved significantly, but some problems remain. Sewer overflows from Oregon City, West Linn and Gladstone continue to be a problem because sewer treatment plants in the area are operating with over-capacities. Non-point sources of waste might contribute somewhat to present pollution problems and are potentially serious, but the extent of their pollution effects has not been documented. The Clackamas River has no serious water pollution problems, but projected population increases are likely to increase demand on its water.

The principal water hazard in Gladstone is flooding by the Clackamas and Willamette Rivers. The 100-year flood plain in Gladstone is relatively undeveloped except for a few residences and farms along the Clackamas River. Much more development exists in the 500-year flood plain, and such a flood would cause extensive and serious damage. Gladstone has adopted regulatory measures to guide new development in the 100-year flood plain which were approved by the Federal Insurance Administration. Possible geologic hazards in Gladstone include areas subject to strong ground tremors, displacement and landslides.

Fish resources in the Willamette and Clackamas Rivers include steelhead, spring and fall chinook salmon, coho salmon and sturgeon. The beaches at the mouth of the Clackamas River are very popular fishing areas.

Wildlife protection requires preservation of gravel bars, backwaters, islands, riparian vegetation and sloughs. Meldrum Bar has excellent potential for wintering fowl and wood duck nesting and has fair beaver habitat. The marshy area west of Portland Avenue between Glen Echo and Hull Avenues supports a variety of wildlife species and provides passive recreational opportunities.

Aggregate resources in Gladstone are primarily limited to the Seventh Day Adventist Campground. It is estimated that there are about 640,000 cubic yards of aggregate rock on that site.

With regard to open space, Gladstone has taken appropriate measures to conserve this resource along most of its riverbanks, but not to the same extent in the city's interior. As part of the state's Willamette River Greenway Program, the city needs to better define the existing greenway boundary and identify permitted uses and acquisition areas within the greenway.

[Amended by Ordinance #980. 8-26-80. See Plan Updates section.]

Last, but not least, are the valuable historic structures and sites as well as scenic views and settings, which should be improved and preserved.

GOALS

Air, Water and Land Resource Quality

To help maintain and improve the quality of air, water and land resources of the region in order to enhance the quality of life, health and economic welfare in this region.

Open Spaces, Historic and Scenic Areas

To preserve and enhance the natural beauty of the city's waterways, open space and other natural resources, both scenic and historic, so they may become a more dominant feature of the area's character and setting and to be enjoyed by a larger number of the area's residents both now and in the future.

Natural Disasters and Hazards

To protect life and property from natural disasters and hazards such as floods, landslides, weak foundation soils and earthquakes.

AIR

OBJECTIVES

1. *To help meet and maintain air quality standards in accordance with the National Clear Air Act and applicable state D.E.Q. regulations.*
2. *To help minimize the amount of air pollution from motor vehicle exhaust through appropriate land use and transportation patterns.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Minimize distance to work, shopping and recreation facilities for the maximum possible number of people.

Implementation

- a. Support increased employment opportunities in the Gladstone area.

- b. Develop a strong local parks and recreation program.
- c. Encourage the provision of a wide range of goods and services locally.

Policy 2

Encourage use of mass transit and other low-pollution transportation modes.

Implementation

- a. Allow the development of housing densities to adequately support mass transit.
- b. Implement the Gladstone Bikeway Plan.
- c. Encourage and, where appropriate, require paths and trails.

Policy 3

Discourage developments which have significant detrimental effects on air quality.

Policy 4

Support and participate in efforts to control air pollution in the metropolitan area.

NOISE

OBJECTIVES

1. *To minimize adverse effects of noise pollution in the area.*
2. *To identify, meet and maintain sound level standards in order to ensure that sound levels within the city are not excessive and do not adversely impact adjacent land uses.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Require noise control features within noise impact areas.

Implementation

- a. Continue to periodically monitor probable noise-impact areas.
- b. Encourage appropriate tree and shrub plantings along major roadways.
- c. Require new residential and new commercial development located within sound impact areas (350' from the centerline of the near lane of Highway 99E and 500' from the centerline of the near lane of Freeway I-205) to utilize methods to reduce sound to acceptable levels to include but not limited to the following:

1. Accoustical site planning such as locating noise susceptible activities away from the noise source and locating noise compatible activities between the noise source and the sensitive activity or using buildings as barriers.
2. Accoustical architectural design such as building height limitations and window placement.
3. Accoustical construction such as the use of dense materials and double-pane windows.
4. Noise barriers such as berms, walls and fences.

Policy 2

Discourage developments which have significant detrimental noise impacts.

WATER

OBJECTIVE

To participate in maintaining an adequate level of water quality and quantity to ensure its continued use for recreation, domestic water supply and aquatic habitat.
[Amended by Ordinance #977. 6-10-80. See Plan Updates section.]

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Assist state and federal agencies in their efforts to improve and maintain the quality of the water resources of the state and region.

Policy 2

Proper consideration shall be given to the possibility of pollution, exhaustion, or gross interference with the natural replenishment cycles of groundwater by developments.

Policy 3

Stormwater flows within and to natural drainage courses shall not be altered to exceed natural flows.

Policy 4

Maintain, when possible, major vegetation along streams and drainage ways for a minimum distance of 10 feet from the mean low water line in those areas having slopes of 10% or less; add one foot per one additional percent of slope or less for slopes exceeding 10% (selective cutting, trimming and thinning will be allowed as necessary for access to the waterway).

Policy 5

Stream courses shall not be significantly altered.

Policy 6

Help maintain identified major wetlands to protect groundwater levels.

Implementation

- a. Define preservation techniques for wetlands.
- b. Require wetland protection plans for proposed developments within wetlands.

Policy 7

Develop storm water run-off plan and continue to require separation of storm and sanitary sewer systems in new developments.

Implementation

- a. Seek funds for the development and implementation of a drainage plan.
- b. Incorporate the recommendations and findings of the "Tri-City Sewer System Survey" with regard to Gladstone into an overall drainage plan for the city.

Policy 8

Developments to be located in areas identified as having severe limitations for development due to high water table shall be required to submit a drainage plan.

Policy 9

Establish a water conservation program designed to monitor present use, the impact of conservation techniques, and to educate the public on water use and conservation techniques.

Implementation

- a. Provide water conservation information.
- b. Promote water conservation through the education system.
- c. Continue the existing practice of investigating water accounts which show excessive amounts of water use.

FISH AND WILDLIFE

OBJECTIVE

To protect, preserve and enhance the community's wildlife habitat and refuges.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Maintain and improve existing fisheries.

Implementation

- a. Maintain and improve public access to the Clackamas and Willamette Rivers.
- b. Discourage activities which may be detrimental to these fisheries, such as gravel extraction, stream diversion, removal of vegetation, pollution, etc.

Policy 2

Maintain and manage streamside vegetation and groundcover to promote wildlife habitats, to stabilize banks and to allow for the natural filtering action of soils.

Implementation

- a. Require Planning Commission and City Council approval of major landfills, extraction, and drainage of major wetlands.
- b. Establish tree cutting regulations for public lands.
- c. Implement the Meldrum Bar Park Trail System
- d. Motorized vehicles may be used only in designated areas.

Policy 3

Discourage recreational activities which are likely to be detrimental to the preservation of natural areas.

Implementation

- a. Incorporate this policy into the park and recreation plans.
- b. Encourage the protection of wildlife habitat from noise exceeding 75 dBa at a distance of 100 feet from a natural area, and from noise where it intrudes on relatively quiet areas.

Policy 4

Encourage Clackamas County to preserve identified wetlands.

[Amended by Ordinance #977. 6-10-80. See Plan Updates section.]

Policy 5

Provide for wildlife protection (wildlife harrassment, poaching and free-ranging animal populations should be controlled through local community efforts, educational programs, and more rigorous enforcement of existing state and county regulations).

Implementation

- a. Continue to enforce existing animal control ordinances.
- b. Continue and expand the present public education program on animals.

MINERAL AND AGGREGATE RESOURCES

OBJECTIVES

1. *To properly manage mineral and aggregate resources.*
2. *To ensure the restoration of extraction site upon completion of extraction process.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Allow the extraction of aggregate resources identified in the aggregate resource inventory as a conditional use.

Implementation

Amend Zoning Ordinance #848 to allow the extraction of aggregate resources as a conditional use in identified resource areas.

Policy 2

Employ conservation practices in managing aggregate and mineral resources.

Implementation

- a. Obtain state and regional input regarding the identification of current and long-range harvest needs and reclamation problems.
- b. Guard against premature exhaustion of these resources.

Policy 3

Minimize impacts on surrounding areas during extraction process.

Implementation

- a. Require an extraction plan be submitted as part of the conditional use application and that, at a minimum, meets the following requirements:
 1. That extraction be carried out in a manner that protects surrounding property from damage and meets state and federal codes.
 2. That extraction activity be screened from view.
 3. That dust be controlled.
 4. That operations be limited to daylight hours.
 5. That there be direct access to major or minor arterials.
- b. Require that restoration plans and performance bonds be submitted as part of the conditional use application.

OPEN SPACE, SCENIC AND HISTORIC AREAS

OBJECTIVES

1. *To provide an open space system designed in response to the needs and capabilities of the area.*
2. *To promote the conservation of significant stands of trees and other natural vegetation.*
3. *To preserve and improve significant scenic views and settings, historic and archaeological landmarks and sites.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Review and update the Gladstone "Parks and Open Space Plan" and develop specific site plans in order to identify needed programs and/or projects.

Policy 2

Support the implementation of local and regional bikeway plans.

Policy 3

The Willamette and Clackamas Rivers shall remain as the focal points of the area's open space network.

Policy 4

Encourage the provision of open space within new developments.

Implementation

- a. Encourage Planned Unit Development (PUD) which takes advantage of clustered housing with preservation of open space.
- b. Develop site plan standards which ensure the preservation and enhancement of open space.
- c. Research the feasibility of offering higher densities to developers willing to provide open space.

Policy 5

Encourage the use of open spaces as buffer zones between incompatible land uses.

Implementation

- a. Identify needed buffer zones.
- b. Encourage planting of trees and other landscaping within identified zones.

Policy 6

Establish a Willamette River Greenway Conditional Use District.

Implementation

- a. Adopt the Willamette River Greenway Boundary (see Map VI).
- b. The property described as 2S 2E 19, Tax Lot 1000 shall be identified for public acquisition under the Greenway Program, commonly known as the "Jensen Property."
- c. Uses permitted within the Greenway will be the same as those specified within the Zoning Ordinance and Map.

Policy 7

Require the preservation of significant scenic views and settings, historic landmarks and archaeological sites which meet established criteria or have been designated by a federal or state agency.

[Amended by Ordinance #977. 6-10-80. See Plan Updates section.]

Implementation

- a. Establish designation criteria for scenic views and settings, historic and archaeological landmarks and sites, based on their significance.
- b. Evaluate these in accordance with established criteria.
- c. Encourage private restoration and maintenance of historic structures for compatible uses and development based on historic values.
- d. Develop a Historic Preservation Program in cooperation with the Gladstone Historical Society.
- e. Give high priority to the protection of scenic view areas and settings along the Clackamas and Willamette Rivers.
- f. Research the feasibility of developing vantage points identified in the Inventory and Analysis, Map VIII.
- g. Implement the Gladstone Bikeway Plan.

Policy 8

Inform and acquaint the public with scenic views and settings, historical landmarks and sites.

Implementation

- a. Encourage the installation of appropriate plaques or markers, at or on appropriate sites.
- b. Develop a guidebook for scenic views and settings, historic landmarks, structures and sites.

Policy 9

Coordinate the planning of open space, scenic views and settings, historical landmarks and sites.

FOREST LANDS

There are no forest lands within the Gladstone area suitable for commercial production. Provisions have been made, however, to preserve and enhance tree cover and other natural vegetation within the area. (See NOISE - Policy #1 Implementation b, WATER - Policy #4, FISH AND WILDLIFE - Policy #2 and OPEN SPACE, SCENIC AND HISTORIC AREAS - Policy #5 Implementation b.)

NATURAL HAZARD AREAS

OBJECTIVE

To minimize loss of life or property in areas of known natural hazards.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Maintain and periodically update flood, soil, slope and geology information for planning purposes and public dissemination.

Implementation

- a. Require permits for all land fills and excavations within specified hazard areas.
- b. Incorporate hazard information within "Planning Reports" for proposed developments to be located within hazard areas.
- c. Inform affected property owners and renters of known hazard areas.

Policy 2

Manage development and redevelopment in areas subject to flooding.

- a. Maintain existing Flood Plain Ordinance #921 and continue to ensure that compensation for property loss through the National Flood Insurance Program is available when needed.
 1. Periodically update Ordinance #921 as requested by the Federal Government to ensure compliance with National Flood Insurance Program.
 2. Provide information on insurance claims due to flooding.
- b. Encourage planned development, conservation easements and acquisition by public bodies as methods to protect flood hazard areas.
- c. Ensure the compatibility of flood plain uses with adjacent areas.

d. Encourage the maintenance of natural vegetation within the flood plain areas.

Policy 3

Enforce chapter 70 of U.B.C. and require soils report and/or engineering study on any unstable soils or slopes.

Implementation

Detailed engineering studies shall be submitted to the Plan Review Committee (PRC) prior to construction.

Policy 4

Develop a natural disaster emergency plan for the city (the Gladstone Police Department is presently developing such a plan) to include a provision for the temporary use of mobile homes on housing sites for disaster victims.

ENERGY

Gladstone, like the rest of the nation, relies very heavily on non-renewable sources of energy. These sources of energy could be depleted soon if the present consumption rate is not slowed down significantly. The need, therefore, is for a strong commitment to energy conservation and energy source diversification.

The primary sources of end use energy in Gladstone are electricity, fuel oil and natural gas. Increasing energy costs at present consumption rates could lead to a situation where sufficient energy supplies could not be guaranteed at any price. By the early 1960's, electricity demand in the Pacific Northwest began to exceed economically and environmentally acceptable sources of hydro-power, which resulted in increased reliance on thermally generated power and thus higher electricity prices.

The principal energy user in Gladstone is the residential sector. The typical older housing unit in this area is extremely wasteful of energy, while a new one can be very energy efficient. The major reason is that a new housing unit is quite well insulated. The size of the house, how well it is insulated, and the temperature setting of the thermostat, are the primary determinants of the amount of energy used for space heating. The amount of energy used for water heating is directly related to the size of the household and the hot water consumption habits of each householder. The average Gladstone family uses 26% of its total energy consumption for space heating, 16% for water heating and appliances, 2% for lighting, and 56% for transportation. Gladstone households make 96% of their trips by automobile or about 41 miles per day per household. The twice-as-efficient bus is used only 4% of the time.

The application of 10 to 11 selected and evaluated residential energy conservation measures could effect annual savings of approximately \$353.00 per typical existing single family unit, \$255.00 per typical new single family unit, \$178.00 per typical existing multi-family unit, and \$101.00 per typical new multi-family unit per year. This adds up to nearly \$1 million per year in savings by single and multi-family homes in Gladstone. Other conservation measures can be as effective and, if instituted, could effect significant additional savings.

Energy saving estimates for the commercial sector are much more difficult to arrive at because of the variation in the size and scope of commercial operations. Energy use in the commercial sector depends on building size and the activities taking place in it. The following is a rough estimate of energy used and possible savings by the commercial sector in Gladstone for one year. The commercial sector in Gladstone used approximately 232,481 million BTU's in 1975. Conservation could save up to 43% of that, or 99,967 million BTU's worth \$411,864.00

Of the energy purchased by Gladstone's city government, more than 34% is consumed by motor vehicles. The principal users of this energy are the police and public works departments. Street lighting can be made more efficient by shifting from mercury vapor to high pressure sodium lamps.

GOAL

To conserve energy in the development, redevelopment and use of land.

OBJECTIVES

1. *To minimize the use of non-renewable sources of energy.*
2. *To maximize the use of renewable sources of energy.*
3. *To achieve maximum feasible energy efficiency in the residential, commercial/industrial and public sectors.*

POLICIES AND IMPLEMENTATION STRATEGIES

RESIDENTIAL SECTOR

Existing Residential

Policy 1

Encourage the application of conservation measures in existing single family and multi-family residential units including:

1. Weatherizing windows and doors
2. Insulating ceilings to R-30
3. Insulating floors to R-11
4. Insulating walls to R-11
Research is being conducted to determine whether heavy insulation causes excessive moisture condensation in wall cavities.
5. Installing storm windows
6. Insulating ducts in unheated spaces to R-7
7. Installing automatic thermostat setback
8. Bringing up insulation of hot water heater to R-11
9. Installing electric ignitors in gas water heaters, furnaces and ranges
10. Lowering hot water temperature to 120^o F.*
11. Installing shower head flow restrictor
12. Maintaining furnace efficiency

*Residences using dishwashers need a minimum water temperature of 140^o F. for detergents and grease to dissolve properly.

13. Using night window shutters
14. Heating house selectively
15. Installing heat pump where appropriate and/or feasible
16. Using solar energy systems such as greenhouses and other retrofits, primarily passive systems
17. Washing clothes in cold water
18. Washing only full loads in dish and clothes washers
19. Using individual water heaters at points of use
20. Reducing the use of household appliances
21. Maintaining appliance energy efficiency
22. Using lower wattage or higher efficiency bulbs
23. Turning lights off when not in use and using dimmers where appropriate
24. Planting deciduous trees and plantings at appropriate locations around the house and employing other landscaping techniques to conserve energy
25. Using glass doors and heatolators on fireplaces
26. Providing proper ventilation for health and comfort

Implementation

Make residents aware of energy conservation programs available through PGE, NWNG, Oil Heat Institute, etc., through local papers and City Hall Briefs, workshops, teach-ins, etc.

New Residential

Policy 2

Continue to enforce the Oregon Building Code energy conservation requirements (Chap. 53) for new single family and multi-family residential units including:

1. Weatherization of doors and windows
2. Insulation of ceilings, walls, floors, ducts and water heater
3. Installation of double glazed windows
4. Limiting window area
5. Installing automatic thermostat setback

Policy 3

Recommend the revision of the Oregon Building Code to require R-7 insulation around ducts in unheated spaces.

Policy 4

Encourage the application of conservation measures in new single and multi-family residential units including:

1. Use of heat pumps
2. Lowering hot water temperature to 120° F.*
3. Use of fluorescent lights where appropriate/feasible
4. Maintaining furnace efficiency
5. Installing electric ignitors in gas furnaces, water heaters and ranges
6. Heating home selectively
7. Building more two-story homes
8. Using solar energy systems
9. Washing clothes in cold water
10. Washing only full loads in dish and clothes washers
11. Using individual water heaters at points of use
12. Reducing the use of household appliances
13. Maintaining appliance energy efficiency
14. Using lower wattage bulbs or higher efficiency bulbs
15. Turning lights off when not in use

COMMERCIAL SECTOR

Existing Commercial

Policy 1

Encourage the application of conservation measures in existing office and service structures including:

*Residences using dishwashers need a minimum water temperature of 140° F. for detergents and grease to dissolve properly.

1. Restoring equipment to maximum operating efficiency by adjusting dampers, resetting controls, etc.
2. Reducing HVAC (Heating, Ventilating and Air Conditioning) operation to actual hours of operation
3. Setting mechanical equipment to lower temperature from 75° F. to 72° F.* for heating and raising them from 75° F. to 78° F. for cooling
4. Installing semi-automatic night setback thermostat
5. Reducing rate of outside air ventilation
6. Reducing lighting in non-work areas for an overall average of 1/3 less light per square foot
7. Reducing hot water temperature to 120° F.**
8. Installing a packaged heat pump system when and where appropriate
9. Installing double-glazing or storm windows
10. Installing heat recovery systems where applicable

Policy 2

Encourage the application of conservation measures in existing retail and wholesale structures including:

1. Restoring equipment to maximum operating efficiency
2. Reducing HVAC operation to actual hours of operation
3. Reducing the rate of outside air ventilation
4. Reducing lighting except on displays for an overall minimum acceptable level
5. Installing roller shades inside windows
6. Insulating walls
7. Installing double-glazing or storm windows
8. Installing heat recovery systems where applicable

Policy 3

Inform the commercial sector of the cost and savings associated with these measures.

*Preferably 68° F.

**Commercial establishments using dishwashers need a minimum water temperature of 140° F. for detergents and grease to dissolve properly.

Implementation

Inform the commercial sector of the costs and benefits of these conservation measures through local papers and City Hall Briefs, workshops, teach-ins, etc.

New Commercial

Policy 4

Recommend that the Oregon Building Code consider the following energy conservation measures in new office and service structures:

1. Designing buildings to comply with ASHRAE 90-75 standards (American Society of Heating, Refrigerating and Air Conditioning Engineers).

These standards, which have been set in a model building code developed by ASHRAE, provide for highly energy-efficient building design in the areas of thermal resistance and low air leakage and the use of improved mechanical and electrical systems. The following measures were adapted by the Portland Energy Conservation Project from a 1975 study by Arthur D. Little, Inc., of the effect of a strict interpretation of the ASHRAE standards in several types of commercial buildings:

- a. Insulating walls to U-value of 0.08 (R-12.5)
 - b. Insulating roof to a U-value of 0.05 (R-20) where and when appropriate
 - c. Adding high performance edge insulation to floors
 - d. Orienting buildings to maximize or minimize solar heat gain and/or loss
 - e. Limiting glass area to 25% of the wall area
 - f. Using double-glazed windows
 - g. Setting outside air ventilation rate at 0.19 cfm per square foot
 - h. Setting winter thermostat at 72^o F.* and summer thermostat at 78^o F.
 - i. Installing automatic night setback thermostat and setting temperature at 60^o F. for periods when building is unoccupied
 - j. Setting hot water temperature at 120^o F.**
 - k. Using an average of two watts of light per square foot, retaining 80-100 foot candles in task areas
2. Limiting light switching to control a maximum of 1,000 square feet of floor area.

*Preferably 68^o F.

**Commercial establishments using dishwashers need a minimum water temperature of 140^o F. for detergents and grease to dissolve properly.

Policy 5

Encourage use of the following in new office and service structures:

1. Heat pumps
2. Solar space and water heating systems
3. Locating most of the window space on the south side

Policy 6

Recommend that the Oregon Building Code consider the following ASHRAE 90-75 energy conservation standards in new retail and wholesale structures:

1. Insulating walls to U-value of 0.135 (R-7.4)
2. Insulating roof to U-value of 0.089 (R-11.2)
3. Insulating floor perimeter
4. Limiting glass area to 40% of the building walls
5. Using double-glazed windows
6. Setting outside air ventilation rate at 0.216 cfm per square foot
7. Setting winter thermostat at 72° F.* and summer thermostat at 78° F.
8. Setting hot water temperature at 120° F.**
9. Using an average of 4.5 watts of light per square foot, retaining 80-100 foot candles on display areas
10. Reducing window area to 20% of the building front wall
11. Limiting ceiling height to 12 feet

Policy 7

Encourage use of the following in retail and wholesale structures:

1. Using window shades
2. Reducing outside air ventilation rate to 0.075 cfm per square foot
3. Using central heating and cooling systems with a heat recovery system

*Preferably 68° F.

**Commercial establishments using dishwashers need a minimum water temperature of 140° F. for detergents and grease to dissolve properly.

4. Installing individual electric meters for each tenant
5. Using more natural forced air ventilation for cooling
6. Installing solar space and water heating systems

Policy 8

Develop sign ordinance setting maximum size of signs and type of lighting to reduce energy use.

TRANSPORTATION

Policy 1

Adopt the following land use policies for the purpose of conserving energy:

1. Encourage centralized shopping and service facilities for one-stop, multi-purpose trips near mass transit
2. Encourage cluster commercial planned unit developments (PUD) at appropriate locations
3. Minimize the number of curb cuts along arterials
4. Allow for the development of convenience shopping stores within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of neighborhoods

Policy 2

Adopt the following transportation policies for the purpose of conserving energy:

1. Provide park and ride lots within the Gladstone area
2. Support car and van pooling programs
3. Improve pedestrian and bicycle facilities
4. Improve traffic flow on arterials and collectors
5. Promote the use of mass transit

Policy 3

Promote the development of more local employment opportunities.

FACILITIES AND SERVICES

Policy 1

The city government shall take appropriate action to ensure the conservation of energy in the operation of their facilities and delivery of services.

Implementation

1. Request PGE and/or Northwest Natural Gas Company to inspect all city facilities and make recommendations regarding needed improvements to conserve energy
2. Lower thermostats to 68^o F.
3. Ensure prudent thermostat adjustment during non-use hours
4. Install insulation jackets on city water heaters
5. Initiate weatherization and insulation actions
6. Plant deciduous trees on south side of buildings where feasible
7. Consider adoption of ASHRAE 90-75 code for new buildings
8. Encourage a 25% reduction in total miles traveled per city department

Policy 2

The city government shall purchase and/or lease vehicles which have favorable energy conservation ratings.

Policy 3

Consider equipping arterial and collector streets with high pressure sodium vs. the existing mercury vapor street lighting fixtures.

Policy 4

Encourage providing energy-efficient means to transport students to and from school activities.

Implementation

Consider developing a radial path system for each school, identifying pedestrian/bicycle easement needs, total costs and funding sources to implement the system.

GENERAL

Support pending state legislation aimed at protecting the rights of property holders to sun rights.

FACILITIES AND SERVICES

The provision of urban public services and facilities is a basic function of city government. Such services as water, sewer, fire and police protection, among others, help guide and support existing and needed development in the city.

The Gladstone water supply system could potentially provide water to a city twice its present size in both area and population. However, Gladstone does not, and may never, have to supply water outside its present boundaries. The reason is that the Oak Lodge and Clackamas Water Districts already serve these areas well.

Gladstone is served by three waste treatment facilities. One of these is the Oak Lodge Sanitary District treatment plant which is operating at about 70% capacity and plans are underway for its expansion. Another is Clackamas County Service District #1 which is operating at about 40% capacity. Most of Gladstone, however, is served by the Oregon City Waste Treatment Plant which is operating with over capacity flows most of the year. A regional waste treatment plant has been proposed as a solution to the waste treatment problems in the tri-city area. A survey of the sewer system and the area indicates that major portions of it in Gladstone, Oregon City and West Linn are contributing considerable amounts of infiltration and storm water inflow during the winter months. Since the proposed tri-city treatment plant will have to rely heavily on federal grant assistance, these deficiencies in the system will have to be corrected before federal grant monies are obtained.

Gladstone has no sanitary landfill site within its city limits. Waste is collected by a private garbage collection company and transported to the Rossman Landfill in Oregon City. Like other cities and communities in the Portland Metropolitan Area, Gladstone's solid waste disposal problems have been addressed by the Metropolitan Service District on a long-range, area-wide basis.

The Gladstone Police Department employs a total of nineteen people, nine of which are police officers. It has three marked patrol cars and one animal control vehicle in addition to two additional unmarked cars. The present 24-hour dispatch system is more than adequate for the present load. The present police department facilities could, with additional personnel, serve an ultimate population of about 20,000.

The city's volunteer fire department is providing adequate fire protection to maintain a fire rating of five. However, in order to maintain this rating in the future, the city may have to shift to a paid full-time fire fighting force or some other similar arrangement.

The Gladstone Public Works Department maintains city streets, sewer and water works as well as park maintenance and construction. The department consists of five sections and employs twelve men. All vehicles and equipment maintenance are under the shop section. The present personnel provide the required services for the city and almost all the present equipment is adequate. In order to

serve the ultimate population of Gladstone, it would be necessary to upgrade equipment, expand storage and work areas, and increase the number of personnel.

Several city streets have been blacktopped in 1978, but a number of streets continue to suffer from frequent erosion of road edges and surfaces and many areas lack curbs and sidewalks, gutters or storm drains.

Major park facilities in Gladstone include City Park, Cross Park, Dahl Park, and Meldrum Bar Park. Meldrum Bar Park has the potential capacity to serve the ultimate population of approximately 21,000. These parks are presently open to and are being used by non-city residents. Gladstone lacks sufficient indoor recreation facilities to adequately carry on its recreation programs.

The Gladstone Public Library does presently meet public library standards in the area of bookholdings and periodical subscriptions, and in the number of hours it is open for service. However, library space is about 400 square feet below minimum floor space standards for a city the size of Gladstone. Its seating capacity is below minimum, and the work space for the library staff is also below minimum.

The city has no direct responsibility to provide school facilities and services. This responsibility is vested in Gladstone School District #115 and it is this district that is currently planning for future population growth. According to the school board and administration, there is need for an additional elementary school and expansion of the middle school.

Two utilities serve the area: Portland General Electric Company and Northwest Natural Gas Company. Telephone communication service is provided by Pacific Northwest Bell.

GOAL

To provide and maintain needed facilities and services in a timely, orderly and efficient manner to serve urban development in the Gladstone area.

OBJECTIVES

1. *To ensure the continuation of adequate water, sewer, police, fire, library, recreation and school services.*
2. *To ensure a coordinated approach to the delivery of services.*
3. *To improve the effectiveness, efficiency and quality of services and service delivery.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Provide and maintain a water supply and distribution system to meet customer and fire protection needs of the area in accordance with federal, state, and regional standards, including the Safe Drinking Water Act.

Implementation

- a. Develop a long-range water supply and distribution improvement plan.
[Amended by Ordinance #1058. 4-8-86. See Plan Updates section.]
- b. Adopt the following criteria with regard to water sources and water supply:
 1. Water source capacity should meet predicted maximum daily demand and estimated water demand at population saturation levels by 1995.
 2. Finished water quality should be equal to or better than standards set by the U. S. Public Health Service for drinking water.
 3. Finished water quality shall also meet acceptable standards for odor, taste and clarity.
 4. Adequate water pressure should be maintained in all areas of supply.
 5. Flexibility should be ensured to allow for unexpected growth patterns.
- c. Ensure compliance with federal and state standards by continuing the existing water sampling program.
- d. Continue fire hydrant flow tests.
- e. Maintain water system improvements in order to ensure meeting ISO (Insurance Services Office) requirements.
- f. Develop a public information program stressing water conservation.

Policy 2

Support the efforts aimed at providing a regional waste treatment plant for the tri-city area as well as the "208" Waste Treatment Management Plan and the 303(e) Basin Plan.

Policy 3

Establish separate sanitary and storm sewer collection systems.

Implementation

- a. Implement the recommendations of the "Sewer System Evaluation Survey," by Stevens, Thompson and Runyan, Inc., December, 1977.
[Amended by Ordinance #1058. 4-8-86. See Plan Updates section.]
- b. Encourage new developments to limit storm drainage run-off outside their property through proper design.
- c. Explore water reuse and recycling for purposes other than drinking.
- d. Monitor forthcoming studies to develop further improvements and solutions to drainage problems.
- e. Discourage use of harmful herbicides to protect water resources.

Policy 4

Continue to cooperate with the present solid waste disposal service provider and support the MSD plans for a long-range solution to this problem through solid waste processing rather than disposal. At the same time, allow and encourage the development of composting bins and recycling centers.

Policy 5

Encourage the Police Department to provide a comprehensive partnership with the community in the provision of police protection.

Implementation

- a. The Police Department should consider a public relations and citizen participation program through town hall meetings, walking the beat vs. patrol car, surveying of public needs, etc.
- b. Encourage the Police Department to prepare an annual report to include an analysis of crime prevention and program effectiveness in meeting overall department goals and objectives.

Policy 6

Consider conducting a comprehensive study of fire and rescue service delivery alternatives for Gladstone. The study should consider the costs and benefits of various delivery systems.

Policy 7

Ensure proper construction of new and the maintenance of existing streets and pedestrian/bicycle paths.

Implementation

- a. Establish construction standards for all streets and pedestrian/bicycle paths.
- b. Develop a phased street improvement plan considering the need for underground utility improvements, curbs and storm drains, sidewalks, bicycle paths and street resurfacing with priority given to arterials and collectors.
[Amended by Ordinance #1058. 4-8-86. See Plan Updates section.]

Policy 8

Ensure adequate park and recreation facilities and programs and coordinate their provision with the Gladstone School District and Clackamas County.

Implementation

- a. Continue the cooperation in facility use between the school district and the city in order to meet the recreational and educational needs of the area's residents.

- b. Encourage the formation of private recreation clubs to serve Gladstone area residents.
- c. Encourage the formation of a North Clackamas Park and Recreation District to more equitably distribute user costs and to improve existing facilities.
- d. Pursue acquisition of future neighborhood parks identified as Alternative "C" and "B" in the Inventory and Analysis, Map VI, and the establishment of tot lots in each neighborhood park and a minimum of three pocket parks in the Portland Avenue Commercial Area.
- e. Ensure adequate maintenance of existing parks.

Policy 9

Continue to coordinate library services with Clackamas County to ensure that they keep pace with present and future resident demand.

Policy 10

Continue to espouse a policy of concentrating library facilities and services in the existing central location.

Policy 11

Continue to cooperate with both public and private agencies which provide other social services to area residents.

Policy 12

Continue to cooperate with public utilities and communication companies to ensure that adequate services are provided with minimum negative impacts on the environment.

Policy 13

Establish procedures for measuring the effectiveness, efficiency and quality of services and service delivery.

Implementation

- a. Set comprehensive goals and objectives for each service department with an annual review and update process.
- b. Develop annual plans with goals and measurable objectives and specify time frames for each service department with quarterly evaluation and update.
- c. Document the roles and responsibilities of key positions within each service department.
- d. Develop measures of effectiveness, efficiency and quality for each service.
- e. Establish data collection procedures and an internal evaluation system for each service.

- f. Conduct periodic opinion and user surveys regarding public facilities and service needs.
- g. Set priorities for competing programs and projects and incorporate into the annual budgetary process.
- h. Establish a reporting system in monitoring follow-through on programs and projects.

Policy 14

Establish and maintain a public information and involvement program in the planning for and delivery of municipal services.

Implementation

- a. Continue the practice of publishing and mailing a monthly city hall newsletter.
- b. Publish and make available a handbook describing city government functions, structure, policies and procedures, elected and appointed officials, and opportunities for public participation into the decision-making process.
- c. Solicit the involvement of citizen and interest groups in making major decisions.
- d. Involve appointed citizen groups in making major decisions and carrying out policies in their respective areas of concern.
- e. In carrying out service policies and in implementing programs and/or projects, city government shall:
 - 1. Maintain an active and positive approach
 - 2. Ensure full communication and understanding of its decisions
 - 3. Ensure a coordinated staff decision
 - 4. Ensure equitable distribution of costs and benefits of public facilities and services
- f. Ensure maximum coordination among appointed committees, city staff and between the city and affected agencies.

GROWTH MANAGEMENT

The Oregon Land Conservation and Development Commission (LCDC) and the Columbia Region Association of Governments (CRAG) call on local jurisdictions to designate and define their urban planning area boundaries. The CRAG Land Use Framework Element defines immediate growth areas as lands within and outside city limits which are currently served or fiscally committed to water and sewer, or land identified by cities and counties as needed for urbanization by the year 1985. All land within Gladstone's planning area is within the region's designated and LCDC approved immediate growth area.

The city and the County of Clackamas have agreed on a planning area boundary for the City of Gladstone (see Map X) within which the city may formally review and comment on the county's land use actions in unincorporated (dual interest*) areas. The city and the county have also agreed to devise a process by which land use conflicts in the identified dual interest area may be resolved.

Oak Lodge and Clackamas Water Districts are currently providing water to the dual interest area. Sewer service is provided by Oak Lodge Sanitary District and Clackamas County Service District #1. Solid waste disposal has received regional consideration by the Metropolitan Service District. The solution recommended by MSD is a solid waste processing plant for the area to replace the present landfill in Oregon City. Solutions to drainage problems in the area are likely to be arrived at through joint planning among those affected.

Fire protection for the dual interest area is provided by Oak Lodge Fire District and Clackamas Fire District #71. Police protection is provided by the Clackamas County Sheriff's Office.

The dual interest area has about 20 acres of dedicated park and open space. About 12 acres are developed as a regional park along the Clackamas River known as Riverside Park. Together with Meldrum Bar Park, Riverside Park helps meet the area's community park needs. There are no identified tot lots or pocket parks in the dual interest area.

The Gladstone School District serves parts of the dual interest area. The boundary of this district is not likely to undergo major changes. The rest of the dual interest area is served by the North Clackamas School District and by Oregon City Schools. Schools in the dual interest area include Jennings Lodge and Candy Lane. Jennings Lodge high school students attend Oregon City Schools. Extensions of library services to the dual interest area will, of necessity, require the expansion of library facilities and services.

GOAL

To provide for orderly and efficient use of land.

*Unincorporated portion of the planning area between the present city boundary and the planning area boundary.

OBJECTIVES

1. To define and establish a planning area for the City of Gladstone that is consistent with state and regional goals.
2. To achieve compatibility among land uses.
3. To reach agreement on how the planning area boundary may be revised or amended.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

Designate the area within the present city boundary as an "immediate growth" area (see Map X).

Policy 2

Adopt the Gladstone Planning Area Boundary as agreed upon with Clackamas County (see Map X).

Policy 3

Adopt an approach to development within the Gladstone Planning Area that:

- a. Encourages minimum residential lot sizes
- b. Is directed toward an in-fill process
- c. Preserves and promotes the city's "fair-share" and mix of housing types for all income groups in a regional context
- d. Encourages the expansion of the city's commercial/industrial tax base

Policy 4

Consider only those areas which are within the dual interest area for annexation to the city.

Policy 5

Cooperate with Clackamas County in the coordination and formulation of policies and regulations for the management of land use actions in the dual interest area consistent with Policy #3.

[Amended by Ordinance #1058. 4-8-86. See Plan Updates section.]

Policy 6

Encourage a logical definition and adjustment of school district boundaries which serve the area's interests best.

Policy 7

Extend services outside the present city limits only when and where needed.

Policy 8

Ensure the preservation of water rights from the Clackamas River for the Gladstone Planning Area.

Policy 9

The City of Gladstone acknowledges the regional Urban Growth Boundary (UGB) and is committed to helping contain urban development within it, but reserves the right to request an amendment of the boundary from MSD if the acknowledgment process is successful.

Note: All lands within the city limits of Gladstone are within the Immediate Growth Area (IGA) and the City of Gladstone is largely developed. Current plans for the development of and provision of services to the remaining undeveloped land scattered throughout the city should be adequate to address the four considerations in LCDC Goal #14.

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PLAN EVALUATION AND UPDATE

The Gladstone Comprehensive Plan is designed to be an evolving document that offers short, medium and long range policies and strategies for identified problems and needs. Short range policies and programs require continuous monitoring of observed situations and update, whereas long range plans require revision when trends change, new events occur, new problems arise, or existing policies or strategies fail.

Failure to modify a plan when conditions change may invalidate a plan. However, repeated modifications may not allow adequate time to fairly evaluate its effectiveness nor allow for a continuity of actions. The process and effort directed towards implementing the plan must be evaluated as well. A good plan which is poorly administered will be ineffective.

Plan evaluation and update is an important phase of the continuous comprehensive planning process. It is only through this update that the plan will remain effective and relevant.

GOALS

1. *To ensure that the Gladstone Comprehensive Plan is responsive to changing conditions and trends.*
2. *To ensure the opportunity for citizen and agency involvement in the planning process.*
3. *To ensure an adequate factual base for all decisions and actions.*

OBJECTIVES

1. *To establish a continuous planning and evaluation process.*
2. *To maintain a public notification process and ensure the opportunity for citizen and agency involvement in the development, review and evaluation of plans and programs.*
3. *To make available to the public and decision makers basic information and statistical data in a useable form for informed decision making.*

POLICIES AND IMPLEMENTATION STRATEGIES

Policy 1

The Comprehensive Plan shall be reviewed annually by the Planning Commission to identify recommended changes in its content and/or implementation.

Implementation

The planning commission shall submit a report to the city council in January of each year to include, at a minimum:

- a. General review of the Inventory, Analysis and Findings
- b. Evaluation of the effectiveness of policies in meeting the goals and objectives
- c. Evaluation of the extent to which policies and implementation strategies are being administered
- d. Recommending amendments to the Comprehensive Plan to include the need for additional goals and/or objectives, policies and/or implementation strategies or subsequent studies
- e. Recommending improved administration procedures to implement the plan

Policy 2

The Comprehensive Plan shall be re-evaluated every five years immediately following each five year census (i.e. 1980, 1985, 1990, etc.).

Implementation

The planning commission shall forward a complete Comprehensive Plan Re-evaluation Study to the city council upon completion to include:

- a. Development of new base information and statistical data to be incorporated into a revised Inventory, Analysis and Findings Report
- b. Re-evaluation of goals and objectives and effectiveness of policies and implementation strategies in meeting the goals and objectives
- c. Recommendation of new or revised goals, objectives, policies, implementation strategies and administrative procedures

Policy 3

Citizens and affected agencies shall be involved in all phases of the Comprehensive Plan development, review and evaluation.

Implementation

- a. Maintain the existing Citizen Involvement Committee.
- b. Maintain existing citizen advisory groups to include the Citizen Advisory Committee, Park Board, Traffic Safety Commission and others which may be formed.
- c. Adhere to the adopted Citizen and Agency Involvement Program (Res. #332).

Policy 4

A continuous planning process shall be developed and maintained which will provide a continuous summary of basic information and statistical data, stages of program implementation and development and budget expenditures. The information shall be made readily available to and easily comprehensible by decision makers and the general public.

Policy 5

Amendments to the Policy Plan shall be made pursuant to the following procedures:

- a. An amendment may be initiated by a private individual, the city planning commission or city council.
[Amended by Ordinance #1200. 11-8-94. See Plan Updates section.]
- b. A request for amendment by private individuals or organizations shall be accomplished by filing an application with the city and paying a filing fee of \$100.00.
- c. The planning commission shall conduct a public hearing on the proposed amendment at its earliest practical meeting time after the amendment is proposed.
- d. An amendment of this plan shall be treated like a zone change. The same procedure for a zone change shall be adopted.
- e. Prior to the planning commission hearing the matter, the planning department shall review the proposed amendment and make a report to the planning commission on the matter.
- f. Within forty (40) days of the hearing, the planning commission shall recommend to the city council approval, disapproval or modified approval of the proposed amendment. It shall take four (4) members of the planning commission voting in favor of the proposal to recommend to the city council that the plan be amended.
- g. The planning commission shall only consider amendments to the Comprehensive Plan once each quarter at regularly advertised meetings. This may be waived by majority action of the commission.
- h. After receiving the recommendation of the planning commission, the city council shall hold a public hearing on the proposed amendment.
- i. The city recorder shall maintain records of all amendment hearings and adopted amendments of the Comprehensive Plan.

... shall be developed and maintained which will provide ... stages of program ...

... shall be able to ...

APPENDIX FOR GLADSTONE COMPREHENSIVE PLAN

GOALS, OBJECTIVES, POLICIES AND
IMPLEMENTATION STRATEGIES

APRIL, 1979

UPDATED JULY 1995

UPDATED OCT 2000

UPDATED MAY 2005

UPDATED OCTOBER 2006

APPENDIX FOR
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CITY OF GLADSTONE

UPDATE OF COMPREHENSIVE PLAN/LAND USE REGULATION AMENDMENTS

Comprehensive Plan Map/Zoning Plan Map Amendments:

1. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning change from Clackamas County designation of R-10, Single-Family Residential to Gladstone designation of R-7.2, Single-Family Residential. Tax Lots #1200, #1201 of Assessor's Map #2-2E-16CB. West of Cason Road, north of Cason Circle. 9-25-79. **Ordinance #955.**

2. Comprehensive Plan Map Amendment. Amends by requiring land uses to be in compliance with the policies and objectives of the Gladstone Comprehensive Plan, reaffirming all remaining provisions of ordinance #947, and declaring an emergency. **Ordinance #971.**

3. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning change from Clackamas County designation of R-10, SF Residential to Gladstone designation of R-7.2, SF Residential. Tax Lot #900 of Assessor's Map #2-2E-16CB. Accessed by northern portion of Ridgewood Drive, northwest of Christen Court. 5-27-80. **Ordinance #975.**

4. Comprehensive Plan Map Amendment. Amends the Comprehensive Plan pertaining to water quality standards, fish and wildlife habitat, land use planning, bikeways and wetlands. **Ordinance #977.**

5. Comprehensive Plan Map Amendment. Amends the Willamette River Greenway portion of Gladstone Comprehensive Plan pertaining to recreation, access, scenic qualities and views, protection and safety, vegetative fringe, timber resource, aggregate extraction, and fish and wildlife. **Ordinance #980.**

6. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning change from Clackamas County designation of R-10, SF Residential to Gladstone designation of R-7.2, SF Residential. Oakridge Subdivision #1 (74 platted lots); Oakridge #2 (23 platted lots); Oakridge #3 (22); Chapman Wood Subdivision (16 platted lots) of Assessor's Map #2-2E-17BD & #2-2E-17CB. East of and abutting Oatfield Road, west of Valley View Road. Area 25.5 acres. 5-26-81. **Ordinance #996.** [File #ZC-81-1]

7. Comprehensive Plan Map Amendment. Plan Map amendment from LDR, Low Density Residential to Community Commercial. Tax Lot #7400 of Assessor's Map #2-2E-17AC. Area 0.90 acres. Corner of Webster Road and Los Verdes Drive. 6-22-82. **Ordinance #1008.** [File #ZC-82-3]

8. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning change from Clackamas County designation of R-10, SF Residential to Gladstone designation of R-7.2, SF Residential. Tax Lot #7500 of Assessor's Map #2-2E-17CC. North of and abutting Caldwell Road, west of Durie Court. Area 1.00 acres. 9-14-82. **Ordinance #1012.** [File #ZC-82-4]

9. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from MDR, Medium Density Residential to General Commercial. Zoning Map change from R-5, Single Family Residential to C-3, General Commercial. Tax Lot #5000 of Assessor's Map #2-2E-20AD. East of and abutting 82nd Drive, between Arlington and Berkeley Streets. Area 0.68 acres. 4-9-85. **Ordinance #1043.** [File #ZC-85-1]

10. Comprehensive Plan Map Amendment. Amends Gladstone Municipal Code by adopting the Gladstone capital improvement plan as the public facility plan for the city and incorporating the urban growth management agreement between Clackamas County and the City of Gladstone as a part of the city's comprehensive plan. **Ordinance #1058.**

11. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from HDR, High Density Residential to General Commercial. Zoning Map change from MR, Multi-Family Residential to C-3, General Commercial. Westerly 30' of Tax Lot #100 of Assessor's Map 2-2E-19DA. North of Risley Avenue, east of McLoughlin Blvd. Area 0.86 acres. 1-13-87. **Ordinance #1074.** [File #ZC-86-5]

12. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from Openspace to HDR, High Density Residential. Zoning Map change from OS, Openspace to MR, Multi-Family Residential. Tax Lot # 2500 of Assessor's Map #2-2E-19DB. North of Meldrum Bar Park Road, between Tri City and Gladstone Mobile Home Parks. Area 1.18 acres. 2-10-87. **Ordinance #1075.** [File #ZC-86-4]

13. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from HDR, High Density Residential to Openspace. Zoning Map change from MR, Multi-Family Residential. to OS, Openspace Tax Lot #500 of Assessor's Map 2-2E-19D. Meldrum Bar Park abutting the Willamette River. Area 6.00 acres. 8-11-87. **Ordinance #1083.** [File #ZC-87-2] (Associated with item #10.)

14. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from Openspace to HDR, High Density Residential. Zoning Map change from OS, Openspace to MR, Multi-Family Residential. Tax Lot #1000 of Assessor's Map 2-2E-19D. Southeastern area of Meldrum Bar Park (developed as Rivergreens Apartments Phase II. Area 6.00 acres. 8-11-87. **Ordinance #1084.** [File #ZC-87-3] (Associated with item #9.)

15. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from LDR, Low Density Residential and MDR, Medium Density Residential to Openspace. Zoning Map change from R-7.2, Single-Family Residential, and R-5, Single-Family Residential, to OS, Openspace. These changes referred to a 20' x 2,600' section portion of a 40' x 2,600' trackage right-of-way previously owned by the Portland Traction Company, and acquired by the City of Gladstone. The abutting, parallel 20' x 2,600' section was added to the existing Abernethy Lane right-of-way, with no plan map or zoning map designation. Tax Lot 2000 of Assessor's Map 2-2E-19 Index. Area 1.2 acres. 7-12-88. **Ordinance #1098.** [File #ZC-88-1]

16. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Openspace to Gladstone designation of Openspace. Zoning Map change from Clackamas County designation of Openspace to Gladstone designation of OS, Openspace. Tax Lots #290 and #300 of Assessor's Map 2-2E-19C, and Tax Lots #101 and #1702 of Assessor's Map 2-2E-19CA. Added to northern portion of Meldrum Bar Park. Area 27.9 acres. 7-12-88. **Ordinance #1099.** [File #ZC-88-2]

17. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning Map change from Clackamas County designation of R-10, Single-Family Residential, to Gladstone R-7.2, Single-Family Residential. Tax Lot #400 of Assessor's Map 2-2E-17DA. West of and abutting Kirkwood Road, south of Timothy Way. Area 0.68 acres. 7-12-88. **Ordinance #1100.** [File #ZC-88-4]

18. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning Map change from Clackamas County designation of R-10, Single-Family Residential, to Gladstone R-7.2, Single-Family Residential. Tax Lots #400 and #800 of Assessor's Map 2-2E-16CB. East of and abutting Kirkwood Road, west of Ridgewood Drive. Area 0.77 acres. 7-12-88 **Ordinance #1101.** [File #ZC-88-3]

19. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential. Zoning Map change from Clackamas County designation of R-10, Single-Family Residential, to Gladstone R-7.2, Single-Family Residential. Tax Lot #1600 of Assessor's Map 2-2E-17BD. Oaklodge Sanitary Sewer District property west of and abutting Valley View Road, south of Oakridge Drive. Area 8.4 acres. 9-13-88 **Ordinance #1102.** [File #ZC-88-5]

20. Annexation/Comprehensive Plan Map/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Low Density Residential to Gladstone designation of LDR, Low Density Residential and Openspace (on one property, identified as "A"). Zoning Map change from Clackamas County designation of R-10, Single-Family Residential, to Gladstone R-7.2, Single-Family Residential and OS, Openspace (on one property, identified as "A"). Tax Lot #200 of Assessor's Map 2-2E-19AA; Tax Lots #400, #2700, #2800, and #2900 (property "A") of Assessor's Map 2-2E-18DD. North and south of Glen Echo Avenue, west of Portland Avenue. Area 5.9 acres. 1-10-89 **Ordinance #1106.** [File #ZC-88-6]

21. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from LDR, Low Density Residential to Industrial. Zoning Map change from R-7.2, Single-Family Residential to LI, Light Industrial. Tax Lot #1900 of Assessor's Map 2-2E-19AA. West of and abutting Portland Avenue, south of and abutting Duniway Avenue. 0.41 acres. 4-11-89. **Ordinance #1110.** [File #ZC-89-1]

22. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from MR, Multi-Family Residential to Community Commercial. Zoning Map change from R-7.2, Single-Family Residential to C-2, Community Commercial. Tax Lots #1200, #1202, #1203, #1300, #1400, and #1500 of Assessor's Map 2-2E-17DC. Triangular shaped property at intersection of Oatfield and Webster Roads. Area 13.0 acres. 5-9-89. **Ordinance #1112.** [File #ZC-89-2]

23. Comprehensive Plan Map/Zoning Map Amendment. Plan Map change from Openspace to General Commercial. Zoning Map change from OS, Openspace to C-3, General Commercial. Tax Lot #200 (portion) of Assessor's Map 2-2E-20. East of 82nd Drive, abutting Clackamas River. Area 1.0 acre. 9-12-89. **Ordinance #1119.** [File #ZC-89-3]

24. Comprehensive Plan Map/Zoning Map Amendment. Amends Title 17 of the Gladstone Municipal Code by amending the Zoning Map designation of a certain parcel of property located adjacent to the west side of I-205, and bordered by Oatfield to the west, Webster and Cason Roads to the north, and 82nd Drive to the south from a zoning designation of Light Industrial (LI) to a zoning designation of an Office Park District (OP). **Ordinance #1122.**

25. Comprehensive Plan Map Amendment. Amends the Gladstone Municipal Code regarding Notices for hearings on legislative actions and reaffirming all remaining provisions of Chapter 17.94 of the Gladstone Municipal Code. **Ordinance #1141.**

26. Comprehensive Plan Map Amendment. Amends Gladstone Municipal Code regarding authorization to extend time limit of variance approval and reaffirming all remaining provisions of Chapter 17.72 of the Gladstone Municipal Code. **Ordinance #1160.**

27. Comprehensive Plan Map/Zoning Map Amendment. [Baker Conflict] Plan Map change from Openspace to HDR, High Density Residential (southerly portions of TL #3200 and #3300; entirety of TL #2900 and #2901). Zoning Map change from MR, Multi-Family Residential to OS, Openspace (northerly portions of TL #3200 and #3300). Portions of Tax Lots #2900, #2901, #3200, and #3300 of Assessor's Map 2-2E-19DA. North side of W. Gloucester Street, east of Risley Avenue. Area 0.50 acre. 6-14-94. **Ordinance #1191.** [File #ZC-94-3]

28. Comprehensive Plan Map/Zoning Map Amendment. Amends Title 17 of the Gladstone Municipal Code by amending the Zoning Map designation of a portion of a parcel located on the east side of McLoughlin Boulevard between Gloucester Street and Glen Echo Avenue from Multi-Family Residential (MR) to General Commercial (C-3). **Ordinance #1194.**

29. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from MDR, Medium Density Residential to Community Commercial. Tax Lots #1600, #1700, and #1800 of Assessor's Map 2-2E-20CA. Southeast quadrant of Bellvue Avenue and W. Berkeley Street. Area 0.46 acre. 11-8-94. **Ordinance #1196.** [File #ZC-94-10]

30. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from HDR, High Density Residential to General Commercial. Tax Lots #400, #501, #600, and #602 of Assessor's Map 2-2E-19DA. Thomason Auto Dealership, 19495 McLoughlin Blvd. Area 1.61 acres. 10-11-94. **Ordinance #1197.** [File #ZC-94-9]

31. Comprehensive Plan Map Amendment. Amends Gladstone Municipal Code by deleting the ability of property owners, contract purchasers or authorized agents to initiate amendments to the text of the zoning and development ordinance or the Comprehensive Plan and reaffirming all remaining provisions of Chapter 17.68 of the Gladstone Municipal Code. **Ordinance #1199.**

32. Comprehensive Plan Map Amendment. Amends the Gladstone municipal code by permitting only the city council or the planning commission to initiate text amendments to the text of the Gladstone comprehensive plan and reaffirming all remaining provisions of chapter 17.02 of the Gladstone municipal code. **Ordinance #1200.**

33. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from an undesignated to General Commercial. Tax Lot #1700 of Assessor's Map 2-2E-29. Abutting McLoughlin Blvd., south of and abutting Clackamas River (old City Ranney Collector). Area 0.45 acre. 12-13-94. **Ordinance #1205.** [File #ZC-94-7]

34. Comprehensive Plan Map/Zoning Map Amendment. [Baker Conflict] Comprehensive Map change from MDR, Medium Density Residential to Community Commercial and General Commercial (for 2 properties identified as "A" & "B"). Zoning Map change from C-3, General Commercial to C-2, Community Commercial. Tax Lots #7900, #8000, #8100, #8200, #8300, #8400, #8401, and #8500 (property "A") of Assessor's Map 2-2E-19DD; and Tax Lot #600 (property "B") of Assessor's Map 2-2E-20. North and south sides of Arlington Street, west of Barton Avenue. Area 6.88 acres. 1-10-95. **Ordinance #1206.** [File #ZC-94-8]

35. Comprehensive Plan Map Amendment. Plan Map change from General Commercial to Industrial. Tax Lots #1800 and #1900 of Assessor's Map #2-2E-19DB. Between McLoughlin Boulevard and River Road, south of Rinearson Road. Area .64 acre. 6-13-95. **Ordinance #1212.** [File #ZC-95-4]

36. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from no designation to LDR, Low Density Residential. Tax Lots #300, #800 and #2000 of Assessor's Map #2-2E-21C. Along the Clackamas River in the southeast portion of the city, east of Edgewater Road. Area approximately 25.32 acres. 7-11-95. **Ordinance #1214.** [File #ZC-95-3]

37. Comprehensive Plan Map Amendment/Zoning Map Amendment. [Baker Conflict] Comprehensive Map change from HDR, High Density Residential to LDR, Low Density Residential for a portion of Tax Lot #701 of Assessor's Map #2-2E-17DA. Zoning Map change from R-7.2, Single Family Residential to MR, Multi-Family Residential for a portion of Tax Lot #700 of Assessor's Map #2-2E-17DC. Between Oatfield and Webster Roads, south of Stonewood Court. Area 3.3 acres. 10-10-95. **Ordinance #1216.** [File #ZC-95-2]

38. Comprehensive Plan Map Amendment/Zoning Map Amendment. Plan Map change from LDR, Low Density Residential to Openspace. Zoning Map change from R-7.2 to Openspace. Southwest side of Valley View Drive just south of Oakridge Drive. Tax Lot #1600 of Assessor's Map #2-2E-17BD. Area 25,000 square feet. 2-13-96. **Ordinance #1219.** [File #ZC-95-5]

39. Annexation/Comprehensive Plan Map Amendment/Zoning Map Amendment. Comprehensive Map change from Clackamas County Low Density Residential and Conservation of Wetland to City of Gladstone Low Density Residential and Openspace. Zoning Map change from Clackamas County R-7, Single-Family Residential to City of Gladstone R-7.2, Single Family Residential. Tax Lots #2400, #2500 and #2600 of Assessor's Map #2-2E-18DD. West side of Portland Avenue, north of Caldwell Road. Area 8.34 acres, Tract A identified as wetlands 2.42 acre. 6-11-96. **Ordinance #1223.** [File #ZC-96-1]

40. Annexation/Comprehensive Plan Map Amendment/Zoning Map Amendment. Comprehensive change from Clackamas County designation of Office Commercial/Low Density Residential to Gladstone designation of LI, Light Industrial. Zoning Map change from Clackamas County designation of R-10, Single-Family Residential and Office Commercial to Gladstone designation of LI, Light Industrial. Tax Lots #1100 and #1500 of Assessor's Map #2-2E-16CA. East side of 82nd Drive, just south of Hanson Court. 3.9 acres. 7-9-96. **Ordinance #1225.**

[File #ZC-96-2]

41. Comprehensive Plan Map Amendment. Comprehensive Map change from General Commercial to HDR, High Density Residential. Tax Lots #4900 and #5000 of Assessor's Map #2-2E-19DD. South side of W. Gloucester Street, just east of Risley. .75 acre. 11-14-96. **Ordinance #1229.** [File #ZC-96-3]

42. Zoning Map Amendment. Zoning Map change from MR, Multi-Family Residential to R-5, Single Family Residential. Tax Lots #400, #500, #600, #700, #800, #900, #1000, #1100 and #1200 of Assessor's Map #2-2E-19DD. North side of W. Exeter Street, west of Barton Avenue to end of Exeter. 1.3 acres. 11-14-96. **Ordinance #1230.** [File #ZC-96-4]

43. Zoning Map Amendment. Zoning Map change from MR, Multi-Family Residential to R-5, Single-Family Residential. Tax Lots #1000, #1100, #1200, #1300, #1400 and #1500 of Assessor's Map #2-2E-19DA. North side of W. Hereford Street, west of Beatrice Avenue to dead end at Dierickx Field. 1.3 acres. 11-14-96. **Ordinance #1231.** [File #ZC-96-5]

44. Comprehensive Plan Map Amendment/Zoning Map Amendment. Comprehensive Map change from OS, Open Space to HDR, High Density Residential. Zoning Map change from MR, Multi-Family Residential to OS, Openspace. Tax Lots #700 and #900 of Assessor's Map #2-2E-19C. Southwest portion of Tri City Mobile Home Park and northeast portion of Meldrum Bar Park. 0.3 acre. 12-10-96. **Ordinance #1232.** [File #ZC-96-7]

45. Comprehensive Plan Map Amendment. Amends the city's transportation plan to include functional classifications of state highways and ODOT policies for access control and reaffirming all remaining provisions of the Gladstone transportation system plan. **Ordinance #1245.**

46. Annexation/Comprehensive Plan Map Amendment/Zoning Map Amendment. Comprehensive Map change from Clackamas County designation of Light Industrial to Gladstone designation of LI, Light Industrial. Zoning Map change from Clackamas County (I-2) Light Industrial designation to City of Gladstone LI, Light Industrial designation. Tax Lot #1200 of Assessor's Map #2-2E-16CA. 13,000 SF. 11-12-97. **Ordinance #1248.** [File #ZC-97-2]

47. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from LDR, Low Density Residential to MDR, Medium Density Residential. Tax Lots #3400, #3500, #3600, #3700, #3800, #3900, #4000, #4001, #4002, #4100, #4101, #4102, #5100, #5200, #5300, #5400, #5401, #5500, #7100, #7101, #100, #200, #300, #400, and #500 of Assessor's Map # 2-2E-20-AB. Technical correction of an existing discrepancy between comprehensive plan and zoning maps that affects 25 properties located on the north side of E. Hereford Street between Cornell Avenue and Oatfield Road. 4.6 acres. 2-10-98. **Ordinance #1251.** [File #ZC-98-1]

48. Comprehensive Plan Map Amendment. [Baker Conflict] Plan Map change from MDR, Medium Density Residential to LDR, Low Density Residential. Tax Lots #950, #960 and #970 of Assessor's Map #2-2E-20-BA. Technical correction of an existing discrepancy between comprehensive plan and zoning maps that affects 3 properties located on the west side of Cornell Avenue north of E. Hereford. .58 acres. 2-10-98. **Ordinance #1252.** [File #ZC-98-2]

49. Comprehensive Plan Map Amendment/Zoning Map Amendment. [Baker Conflict] Plan Map change from LDR, Low Density Residential to Industrial. Zoning map change from LI, Light Industrial to R7.2, Single-Family Residential. Tax Lots #2900, 3001 and #3300 of Assessor's Map #2-2E-16C. Northern most parcels of the Seventh Day Adventist property located in the eastern section of the city. Area 2.6 acres. 2-10-98. **Ordinance #1253.** [File #ZC-98-5]

50. Comprehensive Plan Amendment. Zoning and Development; Metro Title 3; Native Plant List. 11-12-02. **Ordinance #1333.**

51. Comprehensive Plan Map Amendment/Zoning Map Amendment. Final Annexation Order including Comprehensive Plan Designation change from Clackamas County General Commercial to City of Gladstone General Commercial and the Zoning Map of the City of Gladstone from Clackamas County General Commercial C-3, to the City of Gladstone General Commercial, C-3, of a parcel located on the west side of McLoughlin Blvd. about 815 feet south of the Glen Echo Avenue intersection (Ron Tonkin Kia Dealership). 06-14-05. **Ordinance #1363.**

52. Comprehensive Plan Map Amendment/Zoning Map Amendment. Final Annexation Order and amending Title 17 of the Gladstone Municipal Code and the Gladstone Comprehensive Plan to change the Comprehensive Plan designation from Clackamas County Low Density Residential to the City of Gladstone Low Density Residential and the Zoning Map of the City of Gladstone from Clackamas County Low Density Residential, R-15, to City of Gladstone Low Density Residential, R-7.2, of a certain parcel located at the north east corner of the Jennings Avenue and Dagmar Road intersection. 06-13-06. **Ordinance #1376.**

ORDINANCE NO. 955

AN ORDINANCE AMENDING SECTION 2.020 OF ORDINANCE NO. 947 AND THE ZONING MAP OF GLADSTONE, OREGON, BY CHANGING THE ZONING MAP FROM CLACKAMAS COUNTY R-10 (SINGLE FAMILY RESIDENTIAL) TO GLADSTONE R-7.2 (SINGLE FAMILY RESIDENTIAL) ON TAX LOTS 1200 AND 1201, CLACKAMAS COUNTY ASSESSOR'S MAP NO. 2 2E 16 CB, REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 947 AND DECLARING AN EMERGENCY.

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices did conduct a public hearing on August 7, 1979, at which time they recommended approval of a zone change from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential) and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on September 11, 1979, at which time said Council voted to approve such zone change from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential), now therefore,

THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. Section 2.020 of Ordinance No. 947 and the Zoning Map of Gladstone, Oregon, are hereby amended to change the zone of the following described property: Tax Lots 1200 and 1201, Clackamas County Assessor's Map No. 2 2E 16 CB, from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential).

Section 2. This zone change is granted pursuant to the following Findings and Conclusions contained in the Planning Department's Staff report, dated August 7, 1979:

FINDINGS

1. Present Gladstone Zoning contiguous to the site is R-7.2.
2. The Applicant desires rezoning to conform to Gladstone Zoning and to develop the site according to use permitted in the adjoining R-7.2 Zoning District.
3. Gladstone does not have an R-10 Zoning District.
4. R-7.2 Zoning provides for more housing units than does R-10 Zoning.
5. The land use surrounding the site is single family residential.
6. The site already contains one single family dwelling.
7. The request satisfies the following policies of the Gladstone Comprehensive Plan:

- (a) Housing Policy 3 - "Promote the supply of adequate housing."
- (b) Growth Management Policy 3 - "Adopt an approach to development within the Gladstone Planning Area that: a. encourages minimum residential lot sizes, b. is directed toward an in-fill process."

8. Access to the larger portion of the property will be through Cason Circle, a local street serving single family residential housing units.

9. Gladstone is able to provide water service, as well as a full range of urban services including parks, library, police, fire and on-going planning process; sanitary sewer can be served by Clackamas Service District # 1.

10. The steep slope area will not be built upon by the developer. This upper part will be sold to adjoining property owners, according to developer's representative.

CONCLUSIONS:

1. The site is suitable for residential use and R-7.2 Zoning is consistent with adjacent Gladstone Zoning. The following conclusions refer specifically to the need to address state-wide planning goals:

2. Goal # 1, Citizen Participation and # 2, Land Use Planning, are being met through the public hearing and notification process as established within Zoning Ordinance # 947.

3. The subject parcel is not located within identified agricultural or forest lands, open space, scenic or historic areas or natural resource areas (Goals # 3, # 4, and # 5).

4. Part of the subject parcel is located within an identified steep slope hazard area, but that part is not planned for buildings, therefore the zone change will not result in significant negative impacts to the area's air, water, and land resources (Goals # 6 and # 7).

5. The zone change will have positive impact on housing (Goal # 10).

6. The zone change will not negatively impact in a significant way recreational needs, public facilities and services, urbanization, or Willamette River Greenway Goals (Goals # 8, # 11, # 14, and # 15).

7. The zone change will not negatively impact in a significant way transportation, energy conservation, or the economy of the State (Goals # 12, # 13, and # 9).

8. The zone change does not impact estuarine resources, coastal shorelands, beaches and dunes, or ocean resources (Goals # 16, # 17, # 18, and # 19).

SECTION 3. This zone change is granted upon the condition that excavation on steep slopes shall be subject to requirements of Chapters 29 and 70 of the State Uniform Building Code.

SECTION 4. The remaining provisions of Ordinance No. 947 are reaffirmed in their entirety.

SECTION 5. Inasmuch as it is necessary for the immediate preservation of public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage.

Passed by the Common Council and approve by the Mayor this 25th day of September, 1979.

Approved by the Mayor this 25th day of September, 1979

H. Wade Byers, Jr.
H. Wade Byers, Jr. Mayor

Attested:

Bernice Marlow
Bernice Marlow, Recorder

ORDINANCE NO. 971

AN ORDINANCE AMENDING ORDINANCE NO. 947 BY REQUIRING LAND USES TO BE IN COMPLIANCE WITH THE POLICIES AND OBJECTIVES OF THE GLADSTONE COMPREHENSIVE PLAN, REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 947, AND DECLARING AN EMERGENCY.

THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 1.010 of Article 1 of Ordinance No. 947 is amended by adding thereto the following:

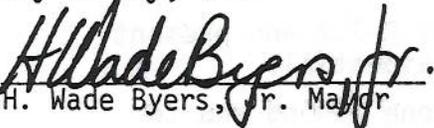
" Land uses shall be consistent with the policies and objectives of the Gladstone Comprehensive Plan."

Section 2. All remaining provisions of Ordinance No. 947 are reaffirmed in their entirety.

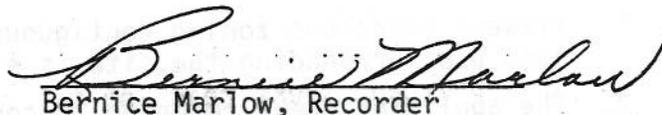
Section 3. Inasmuch as it is necessary for the immediate preservation of the public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after the date of its passage.

Passed by the Common Council this 13th day of May 1980.

Approved by the Mayor this 13th
day of May, 1980


H. Wade Byers, Jr. Mayor

Attested:


Bernice Marlow, Recorder

ORDINANCE NO. 975

AN ORDINANCE AMENDING SECTION 2.020 OF ORDINANCE NO. 947 AND THE ZONING MAP OF GLADSTONE, OREGON, BY CHANGING THE ZONING MAP FROM CLACKAMAS COUNTY R-10 (SINGLE FAMILY RESIDENTIAL) TO GLADSTONE R-7.2 (SINGLE FAMILY RESIDENTIAL) ON TAX LOT 900-CLACKAMAS COUNTY ASSESSOR'S MAP 2 2E 16 CB, REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 947 AND DECLARING AN EMERGENCY.

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices did conduct a public hearing on April 1, 1980, at which time they recommended approval of a zone change from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential) and

WHEREAS, The Gladstone City Council following proper publication and mailing of notices did conduct a public hearing on May 13, 1980, at which time said Council voted to approve such zone change from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential) now, therefore,

THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. Section 2.020 of Ordinance No. 947 and the Zoning Map of Gladstone, Oregon, are hereby amended to change the zone of the following described property: Tax Lot 900, Clackamas County Assessor's Map No. 2 2E 16 CB, from Clackamas County R-10 (Single Family Residential) to Gladstone R-7.2 (Single Family Residential).

Section 2. This zone change is granted pursuant to the following Findings and Conclusions contained in the Planning Department's Staff Report, dated April 1, 1980.

Findings

1. Present Gladstone zoning contiguous to the site is R-7.2 and present land use surrounding the site is single family residential.
2. The applicant seeks rezoning to conform to Gladstone zoning and to develop the site according to use permitted in the R-7.2 Zoning District.
3. Access to the site is provided at the present terminus of Ridgewood Drive, a local street serving single family residential housing units.
4. Gladstone is able to provide water service, as well as a full range of urban services including parks, library, police, fire and an on-going planning process. The site has been annexed to Clackamas County Service District # 1 for sewer service.
5. The zone change request conforms to all applicable LCDC Goals (Goals #2, # 10, #11 and # 14) and Gladstone and Clackamas County Comprehensive Plans.

Conclusions

1. The site is suitable for residential use and R-7.2 zoning is consistent with adjacent Gladstone zoning.
2. The only access to the site and possible means of developing the site is by way of Ridgewood Drive and through the City.

Section 3.

The remaining provisions of Ordinance No. 947 are reaffirmed in their entirety.

Ordinance No. 975

Page Two

Section 4.

Inasmuch as it is necessary for the immediate preservation of the public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage.

Passed by the Common Council and approved by the Mayor this 27th day of May, 1980

Approved by the Mayor this 27th
day of May, 1980

H. Wade Byers Jr.
H. Wade Byers, Jr. Mayor

Attested:

Jesna Howell
Acting City Recorder

ORDINANCE NO. 977

AN ORDINANCE AMENDING ORDINANCE NO. 946 BY REVISING THE CITY OF GLADSTONE COMPREHENSIVE PLAN AND DECLARING AN EMERGENCY.

WHEREAS, the Gladstone Comprehensive Plan composed of land use goals, objectives, policies, implementation strategies and land use planning maps, and supported by extensive findings, inventory analysis and evaluation has previously been adopted by Ordinance No. 946, and

WHEREAS, subsequent to its adoption said comprehensive plan was reviewed by the Oregon Department of Land Conservation and Development, the Land Conservation Development Commission and other affected State agencies for compliance with state-wide land use planning goals and guidelines, and

WHEREAS, that review process resulted in required minor revisions to the Gladstone Comprehensive Plan and certain of its implementing ordinances, and

WHEREAS, the common council of the City of Gladstone to gain approval of its comprehensive plan by the Land Conservation Development Commission and to comply with state wide planning goals and guidelines has after citizen participation and after conducting a public hearing process, agreed to amend the Gladstone comprehensive plan by means of this ordinance.

NOW, THEREFORE, be it ordained by the common council of the City of Gladstone as follows:

Section 1. The text and map of the Gladstone comprehensive plan which are appended to Ordinance No. 946 as Exhibit "A" are amended in the following respects:

- A. At page 22, the following additional objective is added to the Water Quality section:

"To help meet and maintain water quality standards and requirements in accordance with the Clean Water Act and applicable state DEQ regulations."

- B. At page 24, Policy 4 of the Fish and Wildlife Section is amended to read as follows:

"Policy 4. Protect and preserve wetlands in Meldrum Bar Park, and encourage Clackamas County to preserve identified wetlands. Those wetland sites with long-term prospects for preservation shall receive the open space zoning designation and shall be managed pursuant to the requirements of that zone."

- C. At page 27, Policy 7 of the Policies and Implementation Strategies is amended by adding a new subsection "g" to read as follows:

"Adopt a land mark ordinance requiring the design review of significant alteration of the designated historic buildings, structures and land marks and providing review criteria for their proposed demolition or removal."

- D. At page 27, Policy 7 of the Policies and Implementation Strategies add a new subsection "h" to read as follows:

"Implement the Gladstone Bikeway Plan."

E. At page 1 and 2 of the Post Script to the Gladstone comprehensive plan dated May, 1979, and revised June, 1979, the text as it relates to wetland under Goal 5 (Natural Resources) is amended to read as follows:

"Wetlands. The principal wetland identified in the City of Gladstone is in Meldrum Bar Park, located along the Willamette River between River Mile 25.4 and 25.0. This is a wide, marshy area of heavy vegetation, making an excellent wildlife habitat for waterfowl as well as small animals. The site could be improved by removal of dense thickets of blackberries that have crowded out other vegetation.

"Along the northern edge of the city, a large, marshy area is located west of Portland Avenue, extending across both sides of Glen Echo Avenue. However, the small portion of this general site contained within Gladstone city limits has been filled in the past. Therefore, the wetlands, as it remains, lies outside city limits.

"Chautauqua Lake, located in the Seventh-Day Adventist campgrounds west of the I-205 Freeway, has been partially filled as the result of adjacent mining activity. Although a two-acre area including the lake and surrounding land has been zoned open space, the long-term viability of the site as a wetland is questionable.

"In addition to the above sites, a year-round drainage creek runs east and west through the city. A part of this has been covered over due to development and street improvements; a part remains open, and in low lying areas, contributes to seasonable spillover and marshy areas.

"It is recognized that areas contiguous to wetland areas lying easterly of McLoughlin Blvd., have been almost totally developed and that the wetlands themselves have been partially filled or covered by such development. Therefore, their value as wetland areas has been diminished significantly, and their long-term preservation as wetlands is doubtful.

"The city shall continue to place strong emphasis on preserving the wetlands to the west of McLoughlin Blvd., particularly the site identified in Meldrum Bar Park."

Section 2. The Inventory and Analysis of the Gladstone comprehensive plan contained in Exhibit "B" to Ordinance No. 946 is amended by adding to the fourth paragraph of page E-9 the following language:

"The Metropolitan Service District serves as an area-wide waste treatment management planning agency."

Section 3. All remaining provisions of Ordinance No. 946 are reaffirmed in their entirety.

Section 4. Inasmuch as it is necessary for the immediate preservation of the public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after the date of its passage.

This ordinance passed by the common council this 10th day of June, 1980.

Approved by the Mayor this 10th
day of June, 1980.

Attest:

H. A. B. B. B.

Thomas Hull

ORDINANCE NO. 980

AN ORDINANCE AMENDING ORDINANCE NO. 946 BY REVISING THE CITY OF GLADSTONE COMPREHENSIVE PLAN REGARDING THE WILLAMETTE RIVER GREENWAY AND DECLARING AN EMERGENCY.

THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. The text of the Gladstone Comprehensive Plan is amended at Page 20 by inserting the textual language contained in Exhibit "A" attached hereto and incorporated herein by reference in place of the second beginning paragraph thereof.

Section 2. All remaining provisions of Ordinance No. 946 are reaffirmed in their entirety.

Section 3. Inasmuch as it is necessary for the immediate preservation of public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after the date of its passage.

This Ordinance passed by the Common Council this 26th day of August, 1980.

Approved by the Mayor this 26th
day of August, 1980.

Attested:


H. Wade Byers, Jr., Mayor


Bernice Marlow, Recorder

EXHIBIT A

PROPOSED AMENDMENT TO WILLAMETTE RIVER GREENWAY PORTION OF GLADSTONE COMPREHENSIVE PLAN
(Page 20)

With regard to open space, Gladstone has taken appropriate measures to conserve this resource along most of its river bank, but not to the same extent in the City's interior.

The City has established a Greenway conditional use zone along the entire Willamette River bank within the City extending up the Clackamas River to the Oregon City-Gladstone Bridge on Oregon Highway 99E. The width of the zone is generally 150 feet from the water line as reflected on the January 1974 aerial Greenway mosaic map prepared by the Highway Division. The exact location of the zone is set forth as a map exhibit to the City zoning ordinance. The Greenway conditional use zone so established shall be the Greenway compatibility review boundary for the City as required by State Land Use Planning Goal 15.

The Willamette River Greenway boundaries for the City are reflected on Map 6 of the plan. With one significant exception development in the areas lying without the Greenway conditional use zone but within the overall Willamette Greenway boundary shall be governed by the use management conderation and requirements specified by State Land Use Planning Goal 15.

The City expressly finds as hereinafter set forth that the Greenway use management considerations and requirements are not applicable to the area presently comprising that portion of the Rivergreens Golf Course lying within the 100 year regional flood area of the Willamette River.

The remainder of the Willamette River Greenway exclusive of the Greenway conditional use zone is compried of Meldrum Bar and Dahl Parks. These properties are owned by the State of Oregon and are leased from the State Department of Parks to the City of Gladstone under a 25 year long term leasehold. The lease agreement provides that these parks must be actively developed and utilized as City Parks by the City. The lease agreement further requires State approval of all developments and improvements within these park boundaries and enforcement of the Greenway use management considerations and requirements will be implemented by direct State control and review.

The City finds that Greenway use management and considerations and requirements are not applicable to that portion of the Rivergreens Golf Course lying within the 100 year regional flood of the Willamette River for the following reasons:

1. Recreation. Public recreational needs are amply satisfied by Meldrum Bar and Dahl City Parks lying north and south of the Golf Course property. These parks in conjunction with Cross Memorial Park and High Rocks City Park on the Clackamas River provide one of the most intensely developed and utilized public recreational areas in the State. These parks are accurately characterized as regional parks with a preponderance of patronage usage coming from outside of the City of Gladstone.

2. Access. There exists ample public access through Meldrum Bar and Dahl Parks to the Willamette River Greenway area and the Willamette River itself without inclusion of the Golf Course property. Eighty (80%) percent of the Willamette River frontage within the City is within City Park boundaries and hence open to public access.

3. Fish and Wild Life Habitat. The Golf Course property is completely developed as a 3 par Golf Course and has no viable fish and wild life habitat.

4. Scenic Qualities and Views. The Golf Course property is separated from the Willamette River by the Jensen Boat repair facility. The facility effectively obscures any view from the river of the Golf Course property and hence that property does not constitute a viable scenic river view.

5. Protection and Safety. The Willamette River Greenway area with the City is actively patrolled by the Gladstone Police Department and future development of the Golf Course property would not detrimentally impact the area from a safety standpoint.

6. Vegetative Fringe. Future development of the Golf Course property would not negatively impact the existent vegetative fringe along the Willamette River as there does not now exist a viable natural vegetative fringe on the Riverward side of the property.

7. Timber Resource. There are no timber resources located on the property.

8. Aggregate Extraction. The property contains no aggregate resources.

9. Development away from the River That portion of the Golf Course property within the Greenway is located exclusively within the 100 year flood plain area of the Willamette River and development is extensively controlled by the flood plain management criteria established by Ordinance by the City of Gladstone and approved by the Federal Flood Administration. These requirements including a requirement that the lowest habitable floor be located one foot above the 100 year regional flood will dictate that future development of the property will be directed away from the River.

10. Greenway Setback. A Greenway structural setback will be maintained because of the aforementioned flood plain building restrictions, coupled with the fact that the Golf Course property is not contiguous to the Willamette River. The Greenway setback on the contiguous river bank shall be protected by the Greenway Conditional Use Zone requirements.

ORDINANCE NO. 996

AN ORDINANCE AMENDING SECTION 2.020 OF ORDINANCE NO. 947 AND THE ZONING MAP OF GLADSTONE, OREGON, BY CHANGING THE ZONING FROM CLACKAMAS COUNTY R-10 (SINGLE FAMILY RESIDENTIAL) TO GLADSTONE R-7.2 (SINGLE FAMILY RESIDENTIAL) FOR OAKRIDGE NO. 1, NO. 2, AND NO. 3; CHANGING THE ZONING MAP FROM CLACKAMAS COUNTY R-10 (SINGLE FAMILY RESIDENTIAL) TO GLADSTONE R-7.2 (SINGLE FAMILY RESIDENTIAL) FOR CHAPMAN WOODS: AMENDING SECTION 1 OF ORDINANCE NO. 946 AND THE COMPREHENSIVE PLAN MAP OF THE CITY OF GLADSTONE BY CHANGING THE COMPREHENSIVE PLAN MAP FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL TO GLADSTONE LOW DENSITY RESIDENTIAL FOR OAKRIDGE NO. 1, OAKRIDGE NO. 2, AND OAKRIDGE NO. 3, AND CHAPMAN WOODS, REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 947 AND 946, AND DECLARING AN EMERGENCY.

WHEREAS, The Gladstone Planning Commission, following proper publication and mailing of notices did conduct a public hearing on May 5, 1981, at which time they recommended approval of a zone change from Clackamas County R-10 (single family residential) to Gladstone R-7.2 (single family residential) for Oakridge No. 1, No. 2 and No. 3; and further recommended approval of a zone change from Clackamas County R-10 (single family residential) to Gladstone R-7.2 (single family residential) for Chapman Woods; and further recommended that the City's Comprehensive Plan Map be changed to reflect the Comprehensive Map designation for Oakridge No. 1, No. 2 and No. 3 and Chapman Woods be changed from Clackamas County low density residential to Gladstone low density residential, and

WHEREAS, The Gladstone City Council following proper publication and mailing of notices conducted a public hearing on May 12, 1981, and voted to approve the aforesaid zone change and Comprehensive plan Change, now, therefore

THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. Section 2.020 of Ordinance No. 947 and the zoning map of Gladstone, Oregon, are amended to change the zone of the following described property: All of Oakridge No. 1, a subdivision of Clackamas County, and all that portion of Oatfield Road lying southwesterly thereof; all of Oakridge No. 2, a subdivision of Clackamas County; and all of Oakridge No. 3, a subdivision of Clackamas County, and that portion of Oatfield Road lying southwesterly thereof from Clackamas County R-10 (single family residential) to Gladstone R-7.2 (single family residential).

Section 2. Section 2.020 of Ordinance No. 947 and the Zoning Map of Gladstone, Oregon, are further amended to change the zone of the following described property: All of Chapman Woods, a subdivision of Clackamas County, and all that portion of Valley View Road lying northeasterly thereof from Clackamas County R-10 (single family residential) to Gladstone R-7.2 (single family residential).

Section 3. Section 1 of Ordinance No. 946 and the Comprehensive Land Use Map of Gladstone are hereby amended to change the Comprehensive Plan designation of the following property: All of Chapman Woods, a subdivision of Clackamas County, and all that portion of Valley View Road lying northeasterly thereof; all of Oakridge No. 1 a subdivision of Clackamas County, and all that portion of Oatfield Road lying southwesterly thereof; all of Oakridge No. 2, a subdivision of Clackamas County; all of Oakridge No. 3, a subdivision of Clackamas County, and that portion of Oatfield Road lying southwesterly thereof, from Clackamas County low density residential to Gladstone low density residential.

Section 4. This zone change and Comprehensive Plan change are granted pursuant to the following findings of fact:

1. The present Gladstone Zoning Map which surrounds the subject property is R-7.2 (single family residential) .

2. The present Gladstone Comprehensive Plan designation surrounding this site is low density residential.

3. The requested change is necessary in order to bring the subject property into conformance with the City's Comprehensive Plan and Zoning Ordinance.

4. The territory within the subject property is fully developed with low density single family residential users. Additional development is not possible and planning and zoning issues are not directly applicable to the issue of the zone change and Comprehensive Plan change.

5. Approximately two-thirds of the property owners within the subject area have signed petitions requesting the annexation because of a desire of these property owners to identify with the City of Gladstone. The aforesaid area is within the Gladstone School District and the identity of the residents of the area is with the City of Gladstone rather than Clackamas County or the City of Milwaukie.

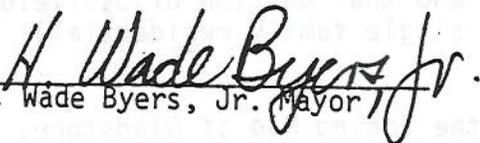
Section 5. All the remaining provisions of Ordinance No. 947 and Ordinance No. 946 are reaffirmed in their entirety.

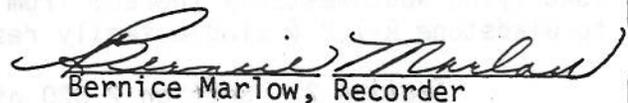
Section 6. Inasmuch as it is necessary for the immediate preservation of the public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect after the date of its passage.

Passed by the Common Council and approved by the Mayor this 26th day of May, 1981.

Approved by the Mayor this 26th
day of May, 1981.

Attested:


H. Wade Byers, Jr. Mayor


Bernice Marlow, Recorder

ORDINANCE NO. 1008

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 946 AND THE COMPREHENSIVE PLAN MAP OF THE CITY OF GLADSTONE BY CHANGING THE COMPREHENSIVE PLAN MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL TO LOCAL COMMERCIAL FOR A CERTAIN PARCEL LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEBSTER ROAD AND LOS VERDES DRIVE, REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 946, AND DECLARING AN EMERGENCY.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices did conduct a public hearing at which time they recommended that the City's comprehensive plan map be changed to reflect the comprehensive plan designation for Tax Lot 7400 T2S., R2E., Section 17 AC within the City of Gladstone to be changed from low density residential to local commercial, and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on June 22, 1982, and voted to approve the aforesaid comprehensive plan change.

NOW, THEREFORE, the City of Gladstone ordains as follows:

Section 1. Section 1 of Ordinance No. 946 and the comprehensive land use map of the City of Gladstone are hereby amended to change the comprehensive plan designation of the following described property: Tax Lot 7400 T2S., R2E., Section 17 AC from low density residential to local commercial.

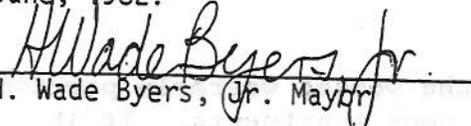
Section 2. This comprehensive plan change is granted pursuant to the facts, findings and conclusions contained in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. All the remaining provisions of Ordinance No. 946 are reaffirmed in their entirety.

Section 4. Inasmuch as it is necessary for the immediate preservation of the public health, peace and safety of the City of Gladstone, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after the date of its passage.

Passed by the Common Council this 22nd day of June, 1982.

Approved by the Mayor this 22nd day of June, 1982.


H. Wade Byers, Jr. Mayor

Attested:

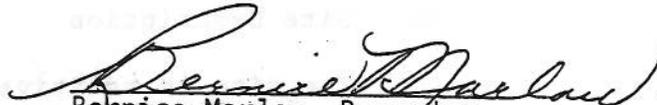

Bernice Marlow, Recorder

EXHIBIT "A"

TO: Planning Commission
FROM: Planning Department
SUBJ: Comprehensive Plan Amendment File No.:

I. FACTS

A. General Information

Proposal: The City of Gladstone Planning Commission has initiated consideration of a Comprehensive plan amendment to "Local Commercial" that would remove an inconsistency between plan and zone designations.

Location: Northwest corner of the intersection of Webster Road and Los Verdes Dr.

Legal: T2S, R2E, Section 17AC, Tax Lot 7400

Lot Area: .90 Acre

Zone: C-1, Local Commercial District

Comp. Plan: Low Density Residential

Owner: Don Day, % DFK Enterprises, Herb Koss II

B. Site Description

The site is relatively flat except for the wooded westerly portion of the property which slopes up towards some apartments. It is surrounded by mutli-family development including across Los Verdes and across Webster.

C. Exhibits

1. Zoning Map for City of Gladstone.
2. Comprehensive Plan Map for City of Gladstone.
3. C-1 Zoning district Description
4. Excerpts from the Comprehensive Plan:
 - a. Transportation Page 37
 - b. Commercial Page 6
 - c. Economy Objectives Page 16
 - d. Plan Evaluation and Update: Policies and Implementation Strategies, Policy 5 Page 50
5. Assessors Map, Scale 1" = 100'
6. Applicable LCDC Goals 9 (Economy of the State), 11 (Public Facilities and Services) and 13 (Energy Conservation).
7. Correspondence to LCDC dated May 7, 1982 satisfying 45 day notification requirement.
8. Public Notification.
9. Responses for various city departments.
10. Other input received, if any.
11. Staff Report for Zone Change 79-3 and correspondence from to David Scott dated 10/18/79.

II. FINDINGS

A. Zoning:

1. The C-1 zoning description and zoning map designation have previously been accepted by the City and LCDC through the acknowledgement process.
2. The subject property is the only property zoned C-1 in the City.
3. The subject property has been zoned C-1 since at least 1966.
4. In 1979, the City considered a zone change proposal on this parcel from C-1 to R-5 (Single Family Residential) which was subsequently rejected. (See Exhibit No. 11).

There have been no changes in the property or surrounding area since the earlier decision by the City Council and the findings they adopted.

B. Comprehensive Plan

1. No conflicts have been noted in the textural portion of the Plan that would prevent the property from being designated "Local Commercial." However, care must be taken to minimize impacts on surrounding residential neighborhoods through the design review process.
2. Consideration of this oversight is timely in terms of the Comprehensive Plan amendment procedures.

Energy Conservation (Goal 13) is complied with in terms of providing a commercial opportunity along an existing transportation corridor for automobiles and buses. Fuel consumption will be reduced by lessening the distance to a commercial center. Commercial opportunities will be within walking distance of residential neighborhoods and will be accessible by mass transit.

- D. The Comprehensive Plan/Zone conflict situation that currently exists duplicates the Baker vs the City of Milwaukie case that set a land use precedent in the 1970's. Findings can not be made under the current plan and zoning designations that would permit any development of the property.
- E. The property would not be ideally suited for single family development based upon surrounding land use and arterial status of the fronting street. It is not zoned or planned for multi-family at the present time. Surrounding properties were developed as conditional uses in a R-7.2 zone.

III. CONCLUSIONS

- A. The designation of property as "Local Commercial" does not violate provisions of the Comprehensive Plan text; LCDC Goals or the zoning ordinance.
- B. The city of Gladstone has recognized that commercial use is the best use of this property for a number of years.
- C. Commercial development would provide convenient shopping opportunities for a relatively large residential area.
- D. Public facilities are available to serve the property.
- E. The property is located on arterial type transportation routes making it ideal for commercial and less desirable for other uses.
- F. Neighborhood impacts may be mitigated by the design review process.
- G. The discrepancies between plan and zone were overlooked for whatever reasons in the planning process. However, the City and LCDC did recognize the merits of a C-1 zone, this property being the only property zoned C-1 in the City.
- H. The findings and decision of the City Council in ZC-79-3 may still be applied to the subject property.

IV. RECOMMENDATION

APPROVAL subject to the normal development criteria in the Zoning Ordinance and Design Review Process.

ORDINANCE NO. 1012

AN ORDINANCE AMENDING SECTION 17.20.020 OF CHAPTER 17.20 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF GLADSTONE, OREGON, BY CHANGING THE ZONING FROM CLACKAMAS COUNTY R-10 (SINGLE FAMILY RESIDENTIAL - 10,000 SQUARE FOOT MINIMUM LOT SIZE) TO GLADSTONE R-7.2 (SINGLE FAMILY RESIDENTIAL 7,200 SQUARE FOOT MINIMUM LOT SIZE) FOR A CERTAIN PARCEL IN THE AREA OF CALDWELL ROAD EAST OF DURIE COURT.

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices did conduct a public hearing at which time they did recommend approval of a zone change from Clackamas County R-10 (Single Family Residential - 10,000 square foot minimum lot size) to Gladstone R-7.2 (Single Family Residential - 7,200 square foot minimum lot size) for a certain parcel located in the vicinity of Caldwell Road east of Durie Court, and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on August 3, 1982, and September 14, 1982, at which time said council voted to approve the zone change from Clackamas County R-10 (Single Family Residential - 10,000 square foot minimum lot size) to Gladstone R-7.2 (Single Family Residential - 7,200 square foot minimum lot size) for the aforesaid parcel.

NOW, THEREFORE, the City of Gladstone ordains as follows:

Section 1. Section 17.20.020 of the Gladstone Municipal Code is amended to change the zone on the following described property:

T 2S, T 2E, Section 17CC, Tax Lot 7500 from Clackamas County R-10 (Single Family Residential - 10,000 square foot minimum lot size) to Gladstone R-7.2 (Single Family Residential - 7,200 square foot minimum lot size).

Section 2. This zone change is granted pursuant to the following findings of fact:

- A. The property may be adequately served by the city.
- B. There have been no objections to the proposal.
- C. Failure to grant the requested zone change would result in the property having to conform to county zoning laws even though it is in the city.
- D. The applicant must provide evidence that the proposal conforms to specific zone change criteria outlined in the zoning ordinance (Title 17.76.060 in the Municipal Code) as indicated below:

17.76.060 Zone Change - Evidence supplied by applicant - city council decision.

- A. The applicant seeking a zoning map change pursuant to the provisions of Section 17.76.050 must show by a preponderance of the evidence the following unless otherwise provided for in this title:
 1. Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant;
 2. The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time;
 3. The proposed action is consistent with the comprehensive plan;
 4. The factors listed in the Oregon Revised Statutes 215.055 were conspicuously considered. These facts include:

ORDINANCE NO. 1043

AN ORDINANCE AMENDING SECTION 17.20.020 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF GLADSTONE AND AMENDING SECTION 17.04.010 OF THE GLADSTONE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN MAP TO CHANGE THE ZONING FROM R-5 TO C-3 AND THE PLAN MAP FROM MEDIUM DENSITY RESIDENTIAL TO GENERAL COMMERCIAL FOR PROPERTY DESCRIBED AS TOWNSHIP 2 SOUTH, RANGE 2 EAST, SECTION 20AD, TAX LOT 5000 OF THE WILLAMETTE MERIDIAN IN THE CITY OF GLADSTONE, STATE OF OREGON, AND REAFFIRMING ALL REMAINING PROVISIONS OF THE GLADSTONE MUNICIPAL CODE, ZONING MAP AND COMPREHENSIVE PLAN MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on March 5, 1985, at which time they recommended a Comprehensive Plan Map amendment and Zoning Map amendment for property described as Township 2 East, Range 2 East, Section 20AD, Tax Lot 5000 of the Willamette Meridian in the City of Gladstone, State of Oregon, to rezone from R-5 Single Family Residential to C-3 General Commercial and amend the Zoning Map accordingly to amend the Comprehensive Plan Map from Medium Density Residential to General Commercial, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, did conduct a public hearing on April 9, 1985, and considered the recommendation of the Gladstone Planning Commission and voted to approve the aforesaid zone change, zone map amendment and comprehensive plan map amendment;

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the Comprehensive Plan Map of the City of Gladstone are hereby amended to change the Comprehensive Plan Map designation of property described as Township 2 East, Range 2 East, Section 20AD, Tax Lot 5000 of the Willamette Meridian in the City of Gladstone, State of Oregon, from Medium Density Residential to General Commercial.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are hereby amended to change the zoning of property described as Township 2 East, Range 2 East, Section 20AD, Tax Lot 5000 of the Willamette Meridian in the City of Gladstone, State of Oregon, from R-5 Single Family Residential to C-3 General Commercial.

Section 3. The zone change and map amendments are granted pursuant to the findings, facts and conclusions contained in the planning staff report dated March 5, 1985, File No, PA 85-1 and ZC-85-1, marked "Exhibit A" attached hereto and by reference incorporated herein.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

Section 5. This ordinance shall take effect on the 9th day of May, 1985.

Passed by the Common Council of the City of Gladstone this 9th day of April, 1985.

Approved by the Mayor this 9th day of April, 1985.

H. Wade Byers Jr.
Mayor

Attest:

Jenna Howell
Recorder

ORDINANCE NO. 1058

AN ORDINANCE AMENDING CHAPTER 17.04 OF THE GLADSTONE MUNICIPAL CODE BY ADOPTING THE GLADSTONE CAPITAL IMPROVEMENT PLAN AS THE PUBLIC FACILITY PLAN FOR THE CITY AND INCORPORATING THE URBAN GROWTH MANAGEMENT AGREEMENT BETWEEN CLACKAMAS COUNTY AND THE CITY OF GLADSTONE AS A PART OF THE CITY'S COMPREHENSIVE PLAN.

WHEREAS, the 1983 Legislature adopted House Bill #2295, which has been promulgated in Oregon Administrative Rule #6600-11-000, requiring cities and counties within urban growth boundaries of greater than 2,500 population to develop public facility plans; and

WHEREAS, the City of Gladstone has prepared a Capital Improvement Plan in response to these requirements which it desires to adopt as a supporting document to its comprehensive plan to provide guidance for future public facility expansion within its boundaries; and

WHEREAS, the City of Gladstone and Clackamas County have agreed to amend their existent urban growth management agreement to further effectuate these requirements and goals:

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Gladstone as follows:

Section 1. Chapter 17.04 of the Gladstone Municipal Code is amended as follows:

A. "17.04.030 - Findings of Fact, Inventory, Analysis and Public Facility Plan -- Exhibit "B".

1. The comprehensive plan is adopted based upon the findings of fact, inventory, analysis, data base, and evaluation contained in Exhibit "B" attached to the ordinance codified in this chapter and incorporated in this chapter by reference; said documents being composed of a publication entitled 'Gladstone Comprehensive Plan: Inventory and Analysis,' the inventory and analysis portions of the bike plan and the City of Gladstone Public Facilities Plan.

2. The information contained in Exhibit "B" is adopted only as justification for the adoption of the comprehensive plan set forth in Exhibit "A" and shall not govern the exercise of the planning and zoning responsibilities of the city. More specifically, the public facilities plan is adopted as a supporting document to the City of Gladstone's Comprehensive Plan.

B. Exhibit "B" of Section 17.04.030 of the Gladstone Municipal Code is amended by adding thereto the City of Gladstone's Capital Improvement Plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

C. Exhibit "A" of Section 17.04.010 of the Gladstone Municipal Code, which exhibit contains the Gladstone Comprehensive Plan composed of goals, objectives, policies, implementation strategies and a comprehensive plan use map is amended by adding thereto the following:

1. A list of public facility project titles, excluding the descriptions or specifications of the projects, which list is attached hereto as Exhibit "B" and incorporated herein by reference.
2. A map of public facility project locations as required by OAR 660-11045(2) and (3), a copy of which map is attached hereto as Exhibit "C" and incorporated herein by reference.
3. The urban growth management agreement between the City of Gladstone and Clackamas County dated March 4, 1986.

Section 2. All remaining provisions of Chapters 17.04 of the Gladstone Municipal Code are reaffirmed in their entirety.

This Ordinance adopted this 8th day of April, 1986.

Approved by the Mayor this 8th day of April, 1986.

Attest:

H Wade Byers Jr.
Mayor

Jenna Howell
City Recorder

URBAN GROWTH MANAGEMENT AGREEMENT

This agreement, made and entered into this _____ day of _____, 1986, by and between the CITY OF GLADSTONE, a municipal corporation of the State of Oregon (hereinafter "City"), and CLACKAMAS COUNTY, a political subdivision of the State of Oregon (hereinafter "County").

W I T N E S S E T H:

WHEREAS, ORS 190.003 to 190.030 allows units of local government to enter into agreements for performance of any or all functions and activities which such units have authority to perform; and

WHEREAS, ORS 197.175, 197.190, 197.250, 197.295 to 197.307 and 197.605 to 197.650, contemplate a process by which City and County comprehensive plans are "coordinated", as that term is defined in ORS 197.015(5) through a process of mutual accommodation of interests; and

WHEREAS, OAR 660-03-010 requires management of unincorporated areas within an urban growth boundary to be set forth in a statement submitted to the Land Conservation and Development Commission (LCDC) at the time of acknowledgment request; and

WHEREAS, LCDC Goal 14 (OAR 660-15-000(14)) contemplates a cooperative process for resolution of land use and planning conflicts in unincorporated areas, surrounding municipalities, in which both the City and County have an interest; and

WHEREAS, City and County are agreeable to a system of notification, comment and recognition of mutual interests within dual interest areas, as defined herein, and are agreeable to the development of a planning process to implement the aforesaid statutes, goals and rules; and

NOW, THEREFORE, City and County agree as follows:

1. Boundary. The City and County agree to a Dual Interest Area for unincorporated land inside the urban growth boundary and adjacent to the City as shown on Map Exhibit "A". The County and City agree that land use actions within this area may have an impact on the City, and therefore, coordination is essential and compatibility of Comprehensive Plans is required.

2. Statement of Dual Interest. City and County agree that coordination of planning, implementing regulations, and land use actions, all as provided by this agreement and otherwise in accordance with Oregon law, is essential to avoid urban sprawl, more costly land prices and urban facility expenses and other adverse consequences of lack of coordination, and hence agree to provide a system of coordination of planning efforts and accommodation of interests.

3. Coordination and Planning for Dual Interest Area.

A. County's acknowledged comprehensive plan and implementing regulations shall apply to all Dual Interest Areas until annexation to City and subsequent changes as described in this section are accomplished. Upon annexation, the City shall convert the County Plan and Zoning Classifications of the annexed area to City Plan and Zoning Classifications.

B. When land use actions and plan amendments are proposed, within the Dual Interest Area or by ordinance changes affecting the Dual Interest Area, County shall notify City of such proposals at least 35 days prior to the first scheduled official action. Pursuant to LCDC Goals 1 and 2, County shall encourage participation of City, other affected governmental agencies, and citizens, in assessing impacts on the area, shall enter all formal comments into the public record and shall consider the same in the exercise of its planning and plan implementation responsibilities. County further agrees that, with respect to the Dual Interest Area, City shall have standing to contest any County plan, plan change, ordinance change, or land use action in the manner provided by law; provided, however, that failure of City to comment within such 35 days shall be deemed a waiver of such opposition to contest such County plan, land use regulations, or changes thereto, or land use action.

C. City will provide notification to the County and any special districts which may be affected of any proposed annexation, capital improvement plans or major extra-territorial service extensions into the County within the Dual Interest Area. City will provide a reasonable response time and include any responses within the record of the action. Lack of response within 30 days to any proposal submitted for review shall be considered "no objection" to the proposal.

4. Provision of Urban Public Facilities and Services.

A. Provision of urban public facilities and services shall be accomplished pursuant to public facilities plans prepared by City and County. City shall be responsible

for the preparation, adoption, and amendment of the public facilities plan (as required by OAR 660-11-000) for the existing City limits. County shall be responsible for plan preparation in the adjacent and unincorporated area; however, designation of public service planning responsibility does not predetermine the responsibility for ultimate service provision.

B. Upon annexation of lands within the Dual Interest Area to City, City shall become responsible for the functions of planning, planning implementation, and coordination of the provision of urban facilities and services.

5. Term of Agreement. It is hereby understood that this agreement may be amended in writing by the concurrence of both signatory jurisdictions, and that either party may terminate this agreement at any time after 90 days written notice to the other party, and that the term of this agreement shall be five years unless extended by mutual consent.

CITY OF GLADSTONE, by and
through its City Officials

By: _____
Mayor

By: _____
City Recorder

COUNTY OF CLACKAMAS, by and
through its Commissioners

By: _____

By: _____

By: _____

for the... adopted, and amendments of the...
... by... for the...
... shall be responsible for...
... and...
... the responsibility for...
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... of lands within the...
... shall become responsible for...
... planning legislation...
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... in...

CITY OF...
through the City...

By: _____
Mayor

By: _____
City Manager

COUNTY OF...
through the Commission...

By: _____

By: _____

By: _____

ORDINANCE NO. 1074

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED ON THE NORTHERLY SIDE OF RISLEY AVENUE EAST OF MCLOUGHLIN BOULEVARD FROM A COMPREHENSIVE PLAN DESIGNATION OF HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL AND A ZONING MAP DESIGNATION FROM MULTI-FAMILY RESIDENTIAL (MR) TO GENERAL COMMERCIAL (C-3).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing on November 14, 1986, regarding Comprehensive Plan Map and Zoning Map amendments relating to a certain parcel on the northerly side of Risley Avenue east of McLoughlin Boulevard, and recommended approval of said amendments to the City Council, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said Comprehensive Plan Map and Zoning Map amendments on January 13, 1987,

NOW, THEREFORE, IT IS ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GLADSTONE as follows:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the Comprehensive Plan Map of the City of Gladstone are amended to change the Comprehensive Plan Map designation of that certain parcel located northerly of Risley Avenue east of McLoughlin Boulevard within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from high density residential (MR) to general commercial (C-3).

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are hereby amended to change the Zoning Map designation of that certain parcel located northerly of Risley Avenue east of McLoughlin Boulevard within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from multi-family residential (MR) to general commercial (C-3).

Section 3. A minor land partition of the parcel described in Exhibit "A" is approved.

Section 4. The Comprehensive Plan and Zoning Map amendments and the minor partition approval are based on the Findings, Conclusions, and Conditions contained in the Planning Staff Report dated December 2, 1986, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 5. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This Ordinance adopted this 14th day of April, 1987.

Approved by the Mayor this 14th
day of April, 1987.

Attest:

H. Wade Byers, Jr.
Mayor

Jenna Howell
City Recorder

ORDINANCE NO. 1075

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED ON THE WESTERLY SIDE OF RIVER ROAD NORTH OF MELDRUM BAR ROAD FROM A COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE TO HIGH DENSITY RESIDENTIAL AND A ZONING MAP DESIGNATION FROM OPEN SPACE (OS) TO MULTI-FAMILY RESIDENTIAL (MR).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing on November 14, 1986, regarding Comprehensive Plan Map and Zoning Map amendments relating to a certain parcel on the westerly side of River Road north of Meldrum Bar Road, and recommended approval of said amendments to the City Council, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said Comprehensive Plan Map and Zoning Map amendments on January 13, 1987,

NOW, THEREFORE, IT IS ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GLADSTONE as follows:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the Comprehensive Plan Map of the City of Gladstone are amended to change the Comprehensive Plan Map designation of that certain parcel located westerly of River Road north of Meldrum Bar Road within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from open space to multi-family residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are hereby amended to change the Zoning Map designation of that certain parcel located westerly of River Road north of Meldrum Bar Road, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from open space (OS) to multi-family residential (MR).

Section 3. A Conditional Use Permit for the expansion of a mobile home park and for a minor land partition as described in the Planning Staff Report dated November 4, 1986, attached hereto as Exhibit "B" and incorporated herein by reference, are approved.

Section 4. The Comprehensive Plan and Zoning Map amendments, the Conditional Use Approval, and the minor land partition approval are made subject to the Findings, Conclusions, and Conditions as set forth in Exhibit "B" and incorporated herein by reference.

Section 5. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This Ordinance adopted this 10th day of February, 1987.

Approved by the Mayor this 10th
day of February, 1987.

Attest:

H. Wade Byers Jr.
Mayor

Jonathan Black, acting city
City Recorder, recorder

EXHIBIT "A"

The easterly 790' +/- of Tax Lot #2500 of Clackamas County Assessor's Map 2 2E 19DB, to the "top of the bank" and above the 100 year flood plain of the Willamette River.

ORDINANCE NO. 1083

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO OPEN SPACE AND THE ZONING DESIGNATION OF MULTI-FAMILY RESIDENTIAL TO OPEN SPACE FOR A CERTAIN PARCEL EAST OF THE WILLAMETTE RIVER BETWEEN MELDRUM BAR PARK AND DAHL PARK.

WHEREAS, the Gladstone Planning Commission, after proper publication and mailing of notices, conducted a public hearing on June 2, 1987 relating to a comprehensive plan change from high density residential to open space and the zoning designation from multi-family residential to open space for a certain parcel more particularly described hereinafter, and

WHEREAS, the Gladstone Planning Commission, at the conclusion of said public hearing, recommended approval of the requested comprehensive plan change and zone change, and

WHEREAS, the Gladstone City Council, after proper publication and mailing of notices, conducted a public hearing on July 14, 1987 concerning the aforesaid comprehensive plan and zone changes, and

WHEREAS, at the conclusion of said public hearing, the Gladstone City Council approved the aforesaid changes;

NOW, THEREFORE, be it ordained by the Common Council of the City of Gladstone as follows:

Section 1. Section 17.04010 of the Gladstone Municipal Code is amended by changing the comprehensive plan designation for that property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference from high density residential to open space.

Section 2. Section 17.20.020 of the Gladstone Municipal Code is amended by changing the zoning designation from multi-family residential to open space for that property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The aforesaid comprehensive plan change and zone change, based upon the findings, conclusions and conditions are contained in Exhibit 'B' attached hereto and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 11th day of August.

Approved by the Mayor this 11th
day of August, 1987.

Attest:

H. Wade Byers Jr.
Mayor

Terma Howell
City Recorder

ORDINANCE NO. 1084

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN DESIGNATION FROM OPEN SPACE TO HIGH DENSITY RESIDENTIAL AND THE ZONING DESIGNATION OF OPEN SPACE TO MULTI-FAMILY RESIDENTIAL FOR A CERTAIN PARCEL LOCATED WEST OF MCLOUGHLIN BOULEVARD AT ITS INTERSECTION OF RIVER ROAD AND ARLINGTON STREET ON DAHL PARK ROAD.

WHEREAS, the Gladstone Planning Commission, after proper publication and mailing of notices, conducted a public hearing on June 2, 1987 relating to a comprehensive plan change from open space to high density residential and the zoning designation from open space to multi-family residential for a certain parcel more particularly described hereinafter, and

WHEREAS, the Gladstone Planning Commission, at the conclusion of said public hearing, recommended approval of the requested comprehensive plan change and zone change, and

WHEREAS, the Gladstone City Council, after proper publication and mailing of notices, conducted a public hearing on July 14, 1987 concerning the aforesaid comprehensive plan and zone changes, and

WHEREAS, at the conclusion of said public hearing, the Gladstone City Council approved the aforesaid changes;

NOW, THEREFORE, be it ordained by the Common Council of the City of Gladstone as follows:

Section 1. Section 17.040.010 of the Gladstone Municipal Code is amended by changing the comprehensive plan designation for that property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference from high density residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code is amended by changing the zoning designation from open space to multi-family residential for that property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The aforesaid comprehensive plan change and zone change, based upon the findings, conclusions and conditions are contained in Exhibit "B" attached hereto and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 11th day of August.

Approved by the Mayor this 17th
day of August, 1987.

Attest:

H. Wade Byers Jr
Mayor

Kerna Howell
City Recorder

ORDINANCE NO. 1098

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY PROVIDING A COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL ADJACENT TO ABERNETHY LANE TO A COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE AND A ZONING MAP DESIGNATION OF OPEN SPACE.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on MAY 17, 1988, regarding comprehensive plan map and zoning map amendments relating to a certain parcel adjacent to Abernethy Lane and recommended approval of said amendments to the City Council; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on July 12, 1988;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to adopt an open space designation of that certain parcel located adjacent to Abernethy Lane within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to adopt a zoning map designation of open space of that certain parcel located adjacent to Abernethy Lane within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated May 9, 1988, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 12th day of July, 1988.

Approved by the Mayor this 12th day of July, 1988.

Attest:

H. Wade Byers, Jr.
Mayor

Jesna Howell
City Recorder

EXHIBIT "A"

T2S, R2E, Section 19 Index, Tax Lot #2000

ORDINANCE NO. 1099

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL WITHIN MELDRUM BAR PARK FROM A CLACKAMAS COUNTY COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE TO A CITY OF GLADSTONE COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE AND A ZONING MAP DESIGNATION FROM CLACKAMAS COUNTY OPEN SPACE TO CITY OF GLADSTONE OPEN SPACE.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on June 21, 1988, regarding comprehensive plan map and zoning map amendments relating to a certain parcel within Meldrum Bar Park and recommended approval of said amendments to the City Council; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on July 12, 1988;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to change the comprehensive plan map designation of that certain parcel located within Meldrum Bar Park within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County open space to City of Gladstone open space.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of that certain parcel located within Meldrum Bar Park within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County open space to City of Gladstone open space.

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated June 21, 1988, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 12th day of July, 1988.

ORDINANCE NO. 1099

Page Two

Approved by the Mayor this 12th
day of July, 1988.

Attest:

H. Wade Byers, Jr
Mayor

Jerna Howell
City Recorder

EXHIBIT "A"

2 2E, Section 19C, Tax Lots #290 and #300,
Section 19CA, Tax Lots #101 and #1702

ORDINANCE NO. 1100

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF KIRKWOOD ROAD, SOUTH OF TIMOTHY WAY AND WEST OF SPRINGHILL COURT WITHIN THE CITY OF GLADSTONE FROM A CLACKAMAS COUNTY COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL TO A CITY OF GLADSTONE COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL AND A ZONING MAP DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-10) TO CITY OF GLADSTONE LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-7.2).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on June 21, 1988, regarding comprehensive plan map and zoning map amendments relating to a certain parcel located on the west side of Kirkwood Road, south of Timothy Way and west of Springhill Court within the City of Gladstone and recommended approval of said amendments to the City Council; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on July 12, 1988;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to change the comprehensive plan map designation of that certain parcel located on the west side of Kirkwood Road, south of Timothy Way and west of Springhill Court within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference from Clackamas County low density-single family residential to City of Gladstone low density-single family residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of that certain parcel located on the west side of Kirkwood Road, south of Timothy Way and west of Springhill Court within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County low density-single family residential (R-10) to City of Gladstone low density-single family residential (R-7.2).

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated June 21, 1988, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 12th day of July, 1988.

Approved by the Mayor this 12th day of July, 1988.

Attest:

H. Wade Byers, Jr.
Mayor

Jesna Howell
City Recorder

ORDINANCE NO. 1101

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF CERTAIN PARCELS LOCATED ON THE EAST SIDE OF KIRKWOOD ROAD, SOUTH OF CASON LANE AND WEST OF RIDGEWOOD DRIVE WITHIN THE CITY OF GLADSTONE FROM A CLACKAMAS COUNTY COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL TO A CITY OF GLADSTONE COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL AND A ZONING MAP DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-10) TO CITY OF GLADSTONE LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-7.2).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on June 21, 1988, regarding comprehensive plan map and zoning map amendments relating to certain parcels located on the east side of Kirkwood Road, south of Cason Lane and West of Ridgewood Drive within the City of Gladstone and recommended approval of said amendments to the City Council, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on July 12, 1988;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to change the comprehensive plan map designation of those certain parcels located on the east side of Kirkwood Road, south of Cason Lane and west of Ridgewood Drive within the City of Gladstone, which parcels are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County low density-single family residential to City of Gladstone low density-single family residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of those certain parcels located on the east side of Kirkwood Road, south of Cason Lane and west of Ridgewood Drive within the City of Gladstone, which parcels are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County low density-single family residential (R-10) to City of Gladstone low density-single family residential (R-7.2).

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated June 21, 1988, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 12th day of July, 1988.

Approved by the Mayor this 12th day of July, 1988.

Attest:

H. Wade Byers, Jr.
Mayor

Jessna Howell
City Recorder

EXHIBIT "A"

2, 2E, Section 16AB, Tax Lots #400 and #800

ORDINANCE NO. 1102

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED SOUTHWEST OF VALLEY VIEW ROAD AND SOUTHEAST OF OAKRIDGE DRIVE WITHIN THE CITY OF GLADSTONE FROM A CLACKAMAS COUNTY COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL TO A CITY OF GLADSTONE COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL AND A ZONING MAP DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-10) TO CITY OF GLADSTONE LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-7.2).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on August 16, 1988, regarding comprehensive plan map and zoning map amendments relating to a certain parcel located southwest of Valley View Road and southeast of Oakridge Drive within the City of Gladstone and recommended approval of said amendments to the City Council; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on September 13, 1988;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to change the comprehensive plan map designation of that certain parcel located southwest of Valley View Road and southeast of Oakridge Drive within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference from Clackamas County low density-single family residential to City of Gladstone low density-single family residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of that certain parcel located southwest of Valley View Road and southeast of Oakridge Drive within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County low density-single family residential (R-10) to City of Gladstone low density-single family residential (R-7.2).

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated August 16, 1988, as amended to add Condition No. 1, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 13th day of September, 1988.

Approved by the Mayor this 13th day of September, 1988.

Attest:

W. Wade Byers, Jr.
Mayor

Jerna Howell
City Recorder

EXHIBIT "A"

2, 2E, Section 17BD, Tax Lot #1600 containing 8.40 acres

ORDINANCE NO. 1106

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF CERTAIN PARCELS LOCATED AT THE INTERSECTION OF PORTLAND AVENUE AND GLEN ECHO AVENUE, EXTENDING WESTERLY ALONG GLEN ECHO AVENUE ON THE NORTH AND SOUTH SIDES OF THE ROAD AND A SMALL PARCEL LOCATED FURTHER NORTH AT 18208 PORTLAND AVENUE WITHIN THE CITY OF GLADSTONE FROM A CLACKAMAS COUNTY COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY-SINGLE FAMILY RESIDENTIAL TO A CITY OF GLADSTONE COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE AND LOW DENSITY-SINGLE FAMILY RESIDENTIAL AND A ZONING MAP DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-10) TO CITY OF GLADSTONE OPEN SPACE (OS) AND LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-7.2).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on October 18, 1988, regarding comprehensive plan map and zoning map amendments relating to certain parcels located at the intersection of Portland Avenue and Glen Echo Avenue, extending westerly along Glen Echo Avenue on the north and south sides of the road and a small parcel located further north at 18208 Portland Avenue within the City of Gladstone and recommended approval of said amendments to the City Council, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan map and zoning map amendments on December 13, 1988,

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to change the comprehensive plan map designation of those certain parcels located at the intersection of Portland Avenue and Glen Echo Avenue, extending westerly along Glen Echo Avenue on the north and south sides of the road and a small parcel located at 18208 Portland Avenue within the City of Gladstone, which parcels are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from Clackamas County low density-single family residential to City of Gladstone open space and low density-single family residential.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of those certain parcels located at the intersection of Portland Avenue and Glen Echo Avenue, extending westerly along Glen Echo Avenue on the north and south sides of the road and a small parcel located at 18208 Portland Avenue within the City of Gladstone, which parcels are more particularly described in Exhibit "A", attached hereto and

incorporated herein by reference, from Clackamas County low density-single family residential (R-10) to City of Gladstone open space (OS) and low density-single family residential (R-7.2).

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions as contained in Exhibit "B" attached hereto and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 10th day of January, 1989.

Approved by the Mayor this 10th day of January, 1989.

Attest:

H Wade Byers, Jr.
Mayor

Jesna Howell
City Recorder

EXHIBIT "A"

<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	<u>C. C. CURRENT ZONING</u>	<u>GLADSTONE PROPOSED CHANGES</u>	
			<u>COMP. PLAN DESIGNATIONS</u>	<u>ZONING</u>
18303 Portland Avenue	2 2E 19AA T.L. #200	R-10	Low Density Residential	R-7.2
18208 Portland Avenue	2 2E 18DD T.L. #400	R-10	Low Density Residential	R-7.2
18245 Portland Avenue	2 2E 18DD T.L. #2700	R-10	Low Density Residential	R-7.2
5823 Glen Echo	2 2E 18DD T.L. #2800	R-10	Low Density Residential	R-7.2
	2 2E 18DD T.L. #2900	R-10	Open Space	O.S.

ORDINANCE NO. 1110

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED WEST OF PORTLAND AVENUE AND SOUTH OF GLEN ECHO AVENUE WITHIN THE CITY OF GLADSTONE FROM A COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL AND A ZONING MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL (R-7.2) TO LIGHT INDUSTRIAL (LI).

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices did conduct a public hearing on February 10, 1989, regarding Comprehensive Plan Map and Zoning Map amendments relating to a certain parcel located west of Portland Avenue and south of Glen Echo Avenue and recommended approval of such amendments to the City Council; and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on said Comprehensive Plan Map and Zoning Map amendments on April 11, 1989;

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the Comprehensive Plan Map of the City of Gladstone are amended to change the Comprehensive Plan Map designation of that certain parcel located west of Portland Avenue and south of Glen Echo Avenue, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from low density residential to light industrial.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and Zoning Map of the City of Gladstone are hereby amended to change the Zoning Map designation of that certain parcel located west of Portland Avenue and south of Glen Echo Avenue, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from low density residential (R-7.2) to light industrial (LI).

Section 3. The Comprehensive Plan Map and Zoning Map amendments are based upon and conditioned upon the findings, conclusions, and conditions contained in Exhibit "B", attached hereto and incorporated herein by reference. An additional condition of approval is that all public improvements for the property will be provided at the sole expense of the developer unless a local improvement district or urban renewal district is formed and provision is made for the construction of certain improvements through such a local improvement district or urban renewal district. The city retains complete discretion as to whether such

districts will be formed and, if they are formed, whether certain improvements will be constructed through these districts. The city agrees to commence initiation of the local improvement district process if it is satisfied that development of the property is imminent. In the event that the developer provides street improvements at his expense, the city shall enter into a reimbursement agreement with the developer in the manner provided in the Gladstone Municipal Code.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 11th day of April, 1989.

Approved by the Mayor this 11th
day of April, 1989.

Attest:

H. Wade Byers, Jr.

Mayor

Jessie Howell

City Recorder

EXHIBIT "A"

A part of Block 9, MELDRUM, in Clackamas County, Oregon, described as follows:

BEGINNING at a point on the Northwestern line of Block 9, MELDRUM, that is South 43 23' West along the said Northwestern line a distance of 85.0 feet from the most Northerly corner thereof; thence Southeasterly parallel with the Easterly line of said Block 9, to a point on the Southwesterly line thereof; thence Southwesterly along said line to the most Easterly corner of a tract of land conveyed to Floyd M. Powell, et ux, by Deed Book 568, Page 736, Clackamas County Deed Records; thence Northwestern along the Northeasterly line of said Powell Tract 185.47 feet to a point on the Northwestern line of said Block 9; thence North 43 23' East along said line 85.0 feet to the place of beginning.

ORDINANCE NO. 1112

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL LOCATED IN THE VICINITY OF THE JUNCTION OF OATFIELD ROAD AND WEBSTER ROAD WITHIN THE CITY OF GLADSTONE FROM A COMPREHENSIVE PLAN DESIGNATION OF HIGH DENSITY RESIDENTIAL TO A COMPREHENSIVE PLAN DESIGNATION OF COMMERCIAL AND A ZONING MAP DESIGNATION FROM MULTI-FAMILY RESIDENTIAL (MR) TO COMMUNITY COMMERCIAL (C-2).

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices did conduct a public hearing on February 21, 1989 regarding Comprehensive Plan Map and Zoning Map amendments relating to a certain parcel located in the vicinity of the junction of Oatfield Road and Webster Road and recommended approval of such amendments to the City Council; and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on said Comprehensive Plan Map and Zoning Map amendments on April 11, 1989,

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the Comprehensive Plan Map of the City of Gladstone are amended to change the Comprehensive Plan Map designation of that certain parcel located in the vicinity of the junction of Oatfield Road and Webster Road, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from high density residential to commercial.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and Zoning Map of the City of Gladstone are hereby amended to change the Zoning Map designation of that certain parcel located in the vicinity of the junction of Oatfield Road and Webster Road, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from multi-family residential (MR) to community commercial (C-2).

Section 3. The Comprehensive Plan Map and Zoning Map amendments are based upon and conditioned upon the findings, conclusions, and conditions contained in Exhibit "B", attached hereto and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

ORDINANCE NO. 1112

Page Two

This ordinance adopted by the Common Council this 9th day of May, 1989.

Approved by the Mayor this 9th day of May, 1989.

Attest:

H. Wade Byers Jr.
Mayor

Jessie Howell
City Recorder

EXHIBIT 'A'

Part of the Fendal Cason D.L.C. in Section 17, Township 2 South, Range 2 East, of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe in the center of Webster Road, which pipe is 561.64 feet South and 267.55 feet West of the re-entrant corner on the North line of said D.L.C.; thence South 3°37' West along said center line to the Easterly extension of the Northerly line of that tract conveyed to R.H. Oberson, et ux, by Deed Recorded September 21, 1960, in Book 577, Page 335, Clackamas County Deed Records; thence South 86°52'50" West along said Easterly extension and the Northerly line of said Oberson Tract to an iron rod at the Northwest corner thereof; thence South 9°27'20" West along the Westerly line of said Oberson Tract, 112.27 feet to an iron rod at the Southwest corner thereof; thence South 70°00'30" East along the Southerly line of said Oberson Tract and its Easterly extension to a point in the center line of Webster Road; thence continuing Southwesterly along said center line to the most Easterly corner of that tract conveyed to T. & C. Shopping Center, Inc., by Deed Recorded November 1, 1982, as Recorder's Fee No. 82-30086, Clackamas County Records; thence North 57°07'33" West along the Northeasterly line of said Shopping Center Tract, 152.38 feet to an iron rod at the most Northerly corner thereof, said point also being the most Easterly corner of that tract conveyed to R.B. Oberson, et ux, by Deed Recorded July 8, 1960, in Book 573, Page 491, Clackamas County Deed Records; thence North 43°38' West 114.92 feet to an iron pipe at the most Northerly corner of said Oberson Tract; thence South 42°21'30" West along the Northwesterly line of said Oberson Tract and its Southwesterly extension to a point in the center line of Oatfield Road; thence Northwesterly along said center line to an iron pipe at the Northwest corner of that tract conveyed to R.B. Oberson and R.H. Oberson by Deed Recorder August 29, 1947, in Book 395, Page 522, Clackamas County Deed Records; thence North 76°32' East along the Northerly line of said Oberson Tract, 1141.45 feet to the point of beginning.

EXCEPT those portions thereof lying within public roads and highways.

EXCEPT, ALSO, those portions thereof conveyed to the City of Gladstone, by Deed Recorded January 29, 1982, as Recorder's Fee No. 82-2939, Clackamas County Records, and by Deed Recorded May 5, 1982, as Recorder's Fee No. 82-12595, Clackamas County Records.

ALSO EXCEPTING the following described property;

A tract of land in the Southeast one-quarter, Section 17, Township 2 South, Range 2 East, of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at the Northeast corner of that tract of land conveyed to Valentina M. Oberson, Recorded in Book 636, Page 517, Clackamas County Deed Records, said point also being in the center of Webster Road and being South 561.64 feet and West 267.55 feet of the re-entrant corner of the North boundary line of the Fendal C. Cason D.L.C.; thence, along the North line of said Oberson Tract, South 78°20'13" West, 33.7 feet, more or less, to a point on the Westerly line of the relocated Webster Road as indicated on O.D.O.T. Map No. 95-19-17, Dated July, 1981, and filed at Clackamas County Surveyor's Office, said point also being 40.0 feet, when measured at right angles, from the centerline of said relocated road and the true point of beginning of this description; thence, along the Westerly line of said relocated Webster Road, South 030° East, 112.00 feet; thence leaving said Westerly line, South 61°44'16" West, 140.00 feet; thence, South 13°40'00" West, 113.88 feet; thence, North 82°21'42" West, 171.51 feet; thence North 11°39'47" West, 196.00 feet to a point on the North line of said Valentina Oberson Tract; thence, along the North line of said Valentina Oberson Tract, North 78°20'13" East, 367.00 feet to the true point of beginning.

ALSO EXCEPTING the following described property:

A tract of land situated in the Southeast one-quarter, Section 17, Township 2 South, Range 2 East, of the Willamette Meridian, City of Gladstone, Clackamas County, Oregon described as follows:

BEGINNING at the Northeast corner of that said tract of land conveyed to Valentina M. Oberson, Recorded in Book 636, Page 517, Clackamas County Deed Records, said point also being in the center of Webster Road and being South 561.64 feet and West 267.55 feet of the re-entrant corner of the North boundary line of the Fendal C. Cason D.L.C.; thence along the North line of said Oberson Tract, South $78^{\circ}20'13''$ West, 33.7 feet, more or less, to a point on the Westerly line of the relocated Webster Road as indicated on O.D.O.T. Map No. 95-19-17, dated July 1981 and filed at Clackamas County Surveyor's Office, said point also being 40.0 feet, when measured at right angles, from the centerline of said relocated road; thence along the Westerly line of said relocated Webster Road, South $0^{\circ}12'30''$ East, 112.00 feet to the true point of beginning of this description; thence South $61^{\circ}44'16''$ West, 140.00 feet; thence South $13^{\circ}40'00''$ West, 91.17 feet; thence South $70^{\circ}02'09''$ East 28.00 feet; thence North $9^{\circ}33'54''$ East 112.31 feet; thence North $86^{\circ}52'21''$ East 100.20 feet; thence North $0^{\circ}12'30''$ East 48.22 feet, more or less, along the Westerly line of said relocated Webster Road to the true point of beginning.

ORDINANCE NO. 1119

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION AND THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL ON THE EAST SIDE OF 82ND DRIVE BETWEEN THE HIGH ROCKS CENTER AND THE CLACKAMAS RIVER PLAZA FROM A COMPREHENSIVE PLAN DESIGNATION OF OPEN SPACE, WITH A FLOODWAY FRINGE OVERLAY, TO GENERAL COMMERCIAL AND A ZONING MAP DESIGNATION FROM OPEN SPACE (OS) TO GENERAL COMMERCIAL (C-3).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on August 15, 1989, regarding comprehensive plan and zoning map amendments relating to a certain parcel located on the east side of 82nd Drive between the High Rocks Center and the Clackamas River Plaza and recommended approval of said amendments to the City Council; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on said comprehensive plan and zoning map amendments on September 12, 1989;

NOW, THEREFORE THE COMMON COUNCIL OF THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.010 of the Gladstone Municipal Code and the comprehensive plan map of the City of Gladstone are amended to adopt a general commercial designation of that certain parcel located on the east side of 82nd Drive between the High Rocks Center and the Clackamas River Plaza within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 2. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to adopt a zoning map designation of general commercial (C-3) of that certain parcel located on the east side of 82nd Drive between the High Rocks Center and the Clackamas River Plaza within the City of Gladstone, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. The comprehensive plan map and zoning map amendments are based upon the findings and conclusions contained in the Planning Staff Report dated August 4, 1989, attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

ORDINANCE NO. 1119

Page Two . . .

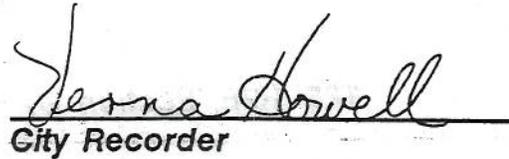
This ordinance adopted by the Common Council this 12 day of September, 1989.

Approved by the Mayor this 12
day of September, 1989.

Attest:



Mayor



City Recorder

EXHIBIT "A"

T2S, R2E, Section 20, Tax Lot #200 (portion).

ORDINANCE NO. 1122

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE ZONING MAP DESIGNATION OF A CERTAIN PARCEL OF PROPERTY LOCATED ADJACENT TO THE WEST SIDE OF I-205, AND BORDERED BY OATFIELD TO THE WEST, WEBSTER AND CASON ROADS TO THE NORTH, AND 82ND DRIVE TO THE SOUTH FROM A ZONING DESIGNATION OF LIGHT INDUSTRIAL (LI) TO A ZONING DESIGNATION OF AN OFFICE PARK DISTRICT (OP).

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on September 19, 1989, regarding a certain zoning map amendment relating to a certain parcel of property located adjacent to the west side of I-205, and bordered by Oatfield Road to the west, Webster and Cason Roads to the north, and 82nd Drive to the south and recommended approval of the zone change to the City Council, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices conducted a public hearing on said zoning map amendment on October 10, 1989, and continued to November 14, 1989,

NOW, THEREFORE, the Common Council of The City of Gladstone does ordain as follows:

Section 1. Section 17.20.020 of the Gladstone Municipal Code and the zoning map of the City of Gladstone are hereby amended to change the zoning map designation of that certain parcel located adjacent to the west side of I-205, and bordered by Oatfield Road to the west, Webster and Cason Roads to the north, and 82nd Drive to the south, which parcel is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, from light industrial (LI) to Office Park District (OP). That portion of the property currently zoned open space will retain its open space designation.

Section 2. The zoning map amendment is based upon the findings and conclusions as contained in the planning staff report and recommendation to the Planning Commission dated August 25, 1989, attached hereto and incorporated herein by reference, which are contained in Exhibit "B", attached hereto and incorporated herein by reference.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 14th day of November 1989.

Approved by the Mayor this 14th day of November, 1989.

Attest:

H. Wade Byers, Jr.
Mayor

Jesna Howell
City Recorder

EXHIBIT "A"

T2S, R2E, Section 20, Tax Lot #100; T2S, R2E, Section 17DD, Tax Lot #1300; T2S, R2E, Section 16C, Tax Lot #3000; T2S, R2E, Section 21B, Tax Lots #3300, #3400, #3500.

ORDINANCE NO. 1141

AN ORDINANCE AMENDING SECTION 17.94.010 OF THE GLADSTONE MUNICIPAL CODE REGARDING NOTICES FOR HEARINGS ON LEGISLATIVE ACTIONS AND REAFFIRMING ALL REMAINING PROVISIONS OF CHAPTER 17.94 OF THE GLADSTONE MUNICIPAL CODE.

THE CITY OF GLADSTONE DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.94.020 of the Gladstone Municipal Code is amended to read as follows:

"(D) If the subject of the hearing is a legislative action, notice shall be given by publication in a newspaper of general circulation at least twenty (20) days prior to the hearing before the Planning Commission and ten (10) days prior to the hearing before the City Council. In addition, the city staff may in its discretion send individual notices to the affected property owners in the case of a legislative zone change."

Section 2. All remaining provisions of Chapter 17.94 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council this 12th day of March, 1991.

Approved by the Mayor this 12th
day of March, 1991.

Attest:

Wade Byers
Mayor

Jenna Howell
City Recorder

ORDINANCE NO. 1160

AN ORDINANCE AMENDING CHAPTER 17.72 OF THE GLADSTONE MUNICIPAL CODE REGARDING AUTHORIZATION TO EXTEND TIME LIMIT OF VARIANCE APPROVAL AND REAFFIRMING ALL REMAINING PROVISIONS OF CHAPTER 17.72 OF THE GLADSTONE MUNICIPAL CODE.

The city of Gladstone does ordain as follows:

Section 1. Section 17.72.040, of the Gladstone Municipal Code is amended to read as follows:

"17.72.040 Time Limit. Authorization of a variance shall be void after one year unless substantial construction pursuant thereto has taken place. However, the planning commission may, in its discretion, extend authorization for an additional period not to exceed one year upon request."

Section 2. All remaining provisions of Chapter 17.72 are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 11th day of

August, 1992.

Wade Byers
Wade Byers, Mayor

Attest:

Verna Howell, CMC
Verna Howell, CMC
City Recorder

ORDINANCE NO. 1191

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE ZONING MAP DESIGNATION AND THE COMPREHENSIVE PLAN MAP DESIGNATION OF CERTAIN PARCELS OF PROPERTY LOCATED AT RISLEY AND GLOUCESTER BY RE-ZONING A PORTION OF THE PARCELS FROM MULTI-FAMILY RESIDENTIAL (MR) TO OPEN SPACE (OS) AND RE-DESIGNATING A PORTION OF THE PARCELS FROM OPEN SPACE (OS) TO HIGH-DENSITY RESIDENTIAL (HDR).

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notice did conduct a public hearing on May 17, 1994 regarding a certain zoning map amendment and comprehensive plan amendment relating to a certain parcel of property located at Risley and Gloucester and recommended approval of the zone change and comprehensive plan map amendment; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on June 14, 1994;

NOW, THEREFORE, the Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code, the Zoning Map and Comprehensive Plan Map are hereby amended to change both map designations of those certain parcels located at the intersection of Gloucester and Risley more particularly described as set forth in Exhibit A, attached hereto and incorporated herein by this reference, from a zoning of Multi-Family Residential (MR) to Open Space (OS) and changing the Comprehensive Plan Map Designations from Open Space (OS) to High Density Residential (HDR).

Section 2. The map amendments are based upon the findings and conclusions as contained in the Planning Staff Report and recommendations to the Planning Commission dated May 10, 1994, attached hereto and incorporated herein by this reference, marked Exhibit B.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Maps are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 14th day of

June, 1994.

Wade Byers
Wade Byers, Mayor

Attest:

Verna Howell, CMC
Verna Howell, CMC
City Recorder

ORDINANCE NO. 1194

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE ZONING MAP DESIGNATION OF A PORTION OF A PARCEL LOCATED ON THE EAST SIDE OF MCLOUGHLIN BOULEVARD BETWEEN GLOUCESTER STREET AND GLEN ECHO AVENUE FROM MULTI-FAMILY RESIDENTIAL (MR) TO GENERAL COMMERCIAL (C-3).

WHEREAS the Gladstone Planning Commission following proper publication and mailing of notice did conduct a public hearing on June 21, 1994 regarding a certain Zoning Map Amendment relating to a portion of a certain parcel of property located on the east side of McLoughlin Boulevard between Gloucester Street and Glen Echo Avenue; and

WHEREAS the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on July 12, 1994;

The city of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Zoning Map are hereby amended to change the zoning designation of the most easterly 100 feet of T 2S, R 2E, Section 19AD, Tax Lot #9400 from Multi-Family Residential (MR) to General Commercial (C-3). The zone change area is graphically described in Exhibit "A" attached hereto and incorporated herein by reference. Section 9.16.010 of the Gladstone Municipal Code is amended to read as follows:

Section 2. The subject zone change is based upon the findings and conclusions as contained in the Planning Staff Report and Recommendations to the Planning Commission dated June 6, 1994 attached hereto and incorporated herein by this reference as Exhibit "B."

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 12th day of

July, 1994.

Wade Byers
Wade Byers, Mayor

Attest:

Verna Howell, CMC
Verna Howell, CMC
City Recorder

EXHIBIT "A"

Olson Wetlands

owner--city of Gladstone

vacant parcel
owner--city of Gladstone
current zone: Multi-Family

North
1"=100'

Approx. area
for revocable
permit.

Gary
Worth

Zone Change request is for
the easterly 100'x270'
of the dealership's current
sales lot, which is
designated General Commercial
by the city's comprehensive
plan but zoned Multi-Family
residential by the zoning
code.

RON TONKIN DODGE

motel

E. PORTLAND-OREGON CITY
SUPPER HIGHWAY U.S. 99E

ORDINANCE NO. 1196

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF CERTAIN PARCELS ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF BERKELEY STREET AND BELLEVUE AVENUE FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE.

WHEREAS, the Gladstone Planning Commission, following the proper publication and mailing of notices, did conduct a public hearing on September 20, 1994 regarding a certain Comprehensive Plan Amendment relating to certain parcels of property located on the southeast quadrant of the intersection of Berkeley Street and Bellevue Avenue and recommended approval of the Comprehensive Plan Map Amendment; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on October 11, 1994, now, therefore,

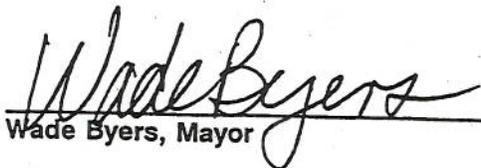
The Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the map designations of those certain parcels located on the southeast quadrant of the intersection of Berkeley Street and Bellevue Avenue, more particularly described in Exhibit A attached hereto and incorporated herein by this reference from a Comprehensive Plan Map designation of Medium Density Residential to Community Commercial.

Section 2. This Comprehensive Plan Map amendment is based upon the findings and conclusions as contained in the Planning Staff Report and recommendations to the Planning Commission dated August 24, 1994, marked Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 8th day of November, 1994.


Wade Byers, Mayor

Attest:


Verna Howell, CMC
City Recorder

RECOMMENDATION
FROM THE
GLADSTONE PLANNING COMMISSION

September 20, 1994

Public Hearing, ZC-94-10, Proposed Comprehensive Plan Map Amendment, SE Quadrant of Berkeley and Bellevue: Commissioner Phil Gagnier remained in the audience. The Chairman opened the Public Hearing and John Borge presented the Staff Report.

Phil Gagnier, 205 W. Clackamas Blvd., advised the Commission that he doesn't understand the original reason for the commercial zoning on the south side of W. Berkeley in this block and suggested the Planning Commission could consider R-5 Zoning on Tax Lots #1600 and #1700. Some Commission members appeared to conclude that the commercial zoning was applied to this property in part because it sits at the intersection of two minor arterials, where business-uses were assumed to have occupied the entire block. A motion was made by Alan Baucom, seconded by Joe Johnson, to recommend to the City Council a Comprehensive Plan Map Amendment from Medium Density Residential to General Commercial for the affected properties. A roll call vote was taken with the following results: Mr. Baucom, yes; Mr. Johnson, yes; Ms. Starkey, no; Mr. Jones, yes; Mr. Gardner, yes; and Chairman Matheny, yes. The motion passed by a vote of 5-1. Commissioner Phil Gagnier did not take part in this vote.

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File #: ZC-94-10, Comprehensive Plan Amendment
Applicant: City of Gladstone
525 Portland Avenue
Gladstone, OR 97027
Owners: • Juanita Tanzer, P.O. Box 829, Monterey Park, CA 91754
(155 W. Berkeley)
• Dennis & Nancy Monstvil, 175 W. Berkeley, Gladstone
• Esther Bush, 17744 S. Windy City Road, Mulino, OR
97042 (180 W. Arlington)
Date: August 24, 1994

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18575 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

I. General Information

A. Proposal - This proposal entails a comprehensive plan map amendment of the subject properties from Medium Density Residential (MDR) to Community Commercial. The current zoning of C-2 will remain. According to state law, the comprehensive plan designation pertains until it is changed.

B. Location - These properties are located at the southeast quadrant of the intersection of Berkeley Street and Bellevue Avenue.

C. Legal Description/Tax Account - Tax Lots #'s 1600, 1700, and 1800 of Clackamas County Assessor's Map 2 2E 20CA.

D. Vicinity Description - The subject area is located in the west central portion of the city one block west of the commercial strip along Portland Avenue. It abuts neighborhoods on the north and west planned and zoned medium density residential (R-5). On the south and east it abuts property planned and zoned community commercial, although currently primarily residential in useage.

E. Site Description - The 0.46 acre subject area is comprised of two (2) single-family homes and one (1) vacant lot.

F. Streets - Two of the properties are accessed by W. Berkeley Street and one by Bellevue Avenue and W. Arlington Street.

G. Zoning/Comprehensive Plan - The subject properties are currently zoned C-2, Community Commercial, and designated Medium Density Residential (MDR) on the Comprehensive Plan Map.

H. Utilities - Extension of utilities is not required by this proposal.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.18, C-2, Community Commercial Zoning District; and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Economy, Housing, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, date June, 1979; and the following State Planning Goals and Guidelines apply: Goal 1 - Citizen Involvement; Goal 2 - Land Use Planning; Goal 9 - Economic Development; Goal 10 - Housing.

III. CONCLUSIONS

A. Comprehensive Plan Map Amendment - This proposal is to change the current Comprehensive Plan Map designation of Medium Density Residential (MDR) to Community Commercial on all of the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Medium Density Residential and the zoning map designation of Community Commercial (C-2). Staff believe the current Comprehensive Plan designation is in error since the subject area is a logical extension of the abutting Portland Avenue commercial corridor. The current C-2 zoning in the area would be consistent with the proposed plan map designation of Community Commercial.

The Planning Commission may wish to consider a possible alternative to this proposal, namely the rezoning of the western half block abutting Berkeley Street R-5 (plan map designation MDR), to be consistent with the ½ block R-5/ ½ block C-2 zonings currently in effect from the north side of W. Jersey Street to the south side of W. Berkeley Street. Unlike these other streets the entire block bound by Berkeley to Arlington, and Portland to Bellevue is zoned C-2. Effected properties would include tax lots #1500 (145 W. Berkeley), #1600 (155 W. Berkeley) and #1700 (175 W. Berkeley). All of these properties are currently residential in nature.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning applicable planning goals and elements of the Gladstone Comprehensive Plan.

1. Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment.

- a. Goal 1 - "Citizen Involvement". The purpose of this goal is to provide citizens the opportunity to be involved in the process. Notice has been published as required by city ordinances. In addition notices were mailed to affected property owners.
- b. Goal 2 - "Land Use Planning". This process is consistent with procedures in the city's Comprehensive Plan and Land Use Ordinances.
- c. Goal 9 - "Economic Development" addresses the need to "provide adequate opportunities . . . for a variety of economic activities" vital to the community's prosperity. Plan Map designation of this property as Community Commercial is not only consistent with its current zoning of C-2, but is also consistent with the Community Commercial plan and zone map designations of most properties along the Portland Avenue corridor.
- d. Goal 10 - "Housing" endeavors to provide for the housing needs of citizens, partly by requiring that local jurisdictions inventory buildable lands for residential use and encourage the availability of adequate numbers and types of housing. The city has periodically inventoried buildable lands for residential use, in development of the Gladstone Comprehensive Plan, and Periodic Review of the plan. The evaluation of these inventories has allowed the city to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. It is believed that the plan map was designated MDR in error originally, and that sufficient housing of that type has been provided for in the city. Continued housing use is permitted as a Conditional Use.

2. Gladstone Comprehensive Plan Elements pertaining to Comprehensive Plan Map amendment:

- a. Economy. The city's economy goal encourages the development of new commercial activity at appropriate locations within the city, and within existing commercial districts. This proposal represents a logical extension of the McLoughlin Blvd. commercial district along an intersecting minor arterial.

b. *Housing.* The city's housing goal has been to promote the supply of adequate housing while providing a choice of housing type, density and price range. The city has been largely successful in these endeavors, and the redesignation of this area to commercial uses merely makes the plan map consistent with zoning practice and will not result in any significant loss of housing over time. Continued housing use is permitted as a Conditional Use.

3. Comprehensive Plan Map Amendment. This proposal amends the Plan Map by changing the designation of the subject properties from Medium Density Residential to Community Commercial. Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need requires consistency between the Comprehensive Plan and Zoning regulations and maps. These properties are currently zoned C-2, Community Commercial, in keeping with many properties along the Portland Avenue commercial corridor. The appropriate corresponding plan map designation is Community Commercial. This criterion is met.

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* It is believed that designation of these properties as Community Commercial was the original intent of the city at the time of adoption of the Comprehensive Plan, as indicated by the corresponding zoning designation of C-2. The Comprehensive Plan Map amendment is necessary to allow continued use and development of private property. It is important to ensure the city's land use instruments are current and consistent. This criterion is met.

3. *The proposed action is consistent with the Comprehensive Plan.* The area proposed for the Comprehensive Plan Map amendment is already zoned C-2 by the city, and is consistent with Plan elements on the Economy. This criterion is met.

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* As discussed previously, the Comprehensive Plan Map designation in this area was believed to have been recorded incorrectly on the original Plan Map. This oversight was an error that should be corrected to bring the planned use into agreement with the original zoning designation of C-2, Community Commercial. This criterion is met.

5. The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Adequate public facilities are available or can be provided. This criterion is met.

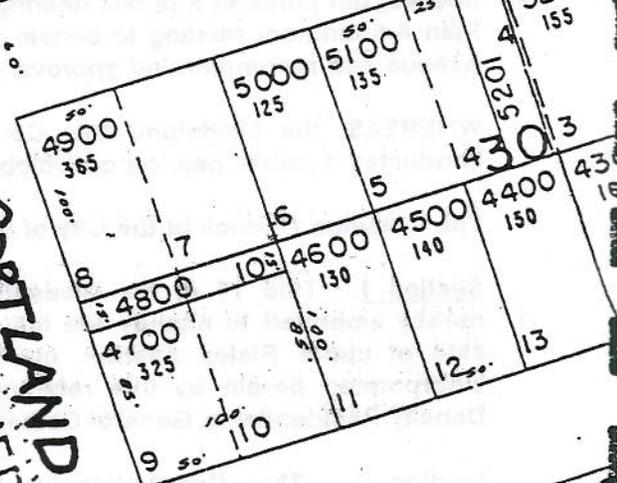
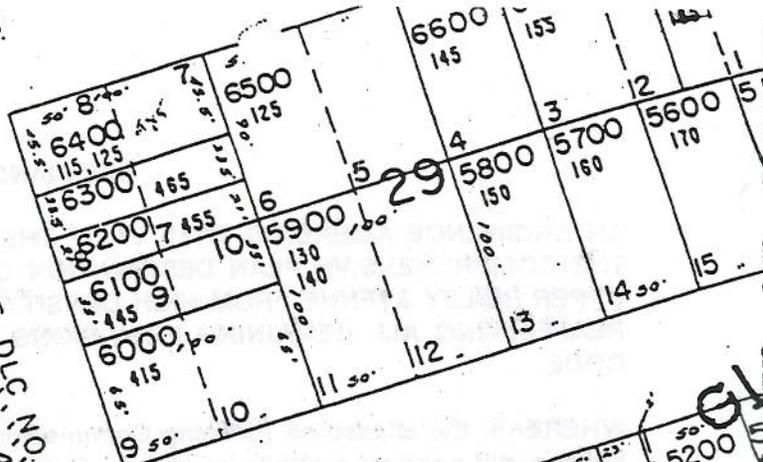
IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Comprehensive Plan Map Amendment, file ZC-94-10.

ZC 94-10

↑
1"=100'
MAP Z-ZE-20 CA

S.W. 1/4 LINE D.C. NO. 30
E. 1/4 LINE D.C. NO. 41 CO.



CLAREDON

GLADSTONE

BLKS 1 TO 2 INCL.

PORTLAND
ABANDONED

BELEVUE

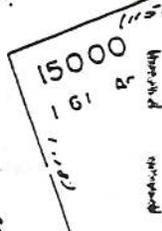
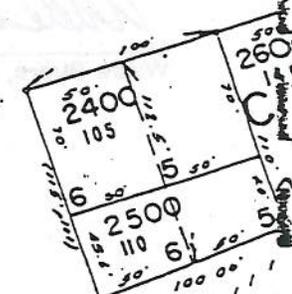
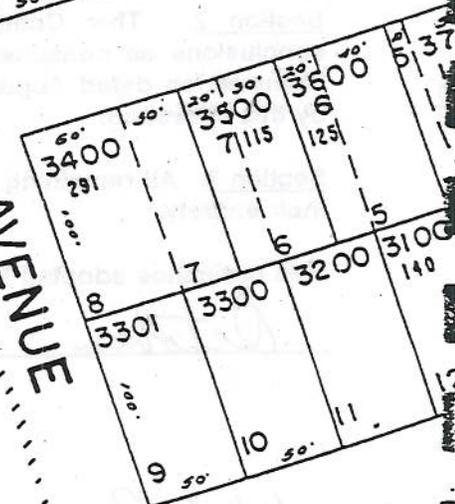
BERKELEY

BLKS A & B

AVENUE

AVE.

ARLINGTON



ORDINANCE NO. 1197

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF CERTAIN PARCELS ON THE WEST SIDE OF UPPER RISLEY AVENUE FROM HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE.

WHEREAS, the Gladstone Planning Commission, following the proper publication and mailing of notices, did conduct a public hearing on September 20, 1994 regarding a certain Comprehensive Plan Amendment relating to certain parcels of property located on the west side of upper Risley Avenue and recommended approval of the Comprehensive Plan Map Amendment; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on October 11, 1994, now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the map designations of those certain parcels located on the west side of upper Risley Avenue, more particularly described in Exhibit A attached hereto and incorporated herein by this reference from a Comprehensive Plan Map designation of High Density Residential to General Commercial.

Section 2. This Comprehensive Plan Map amendment is based upon the findings and conclusions as contained in the Planning Staff Report and recommendations to the Planning Commission dated August 24, 1994, marked Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 11th day of October, 1994.

Wade Byers
Wade Byers, Mayor

Attest:

Verna Howell, CMC
Verna Howell, CMC
City Recorder

Tax Lots 400, 501, 600 and 602 of Clackamas County Assessor's Map 2
2E 19DA.

ORDINANCE NO. 1199

AN ORDINANCE AMENDING CHAPTER 17.68 OF THE GLADSTONE MUNICIPAL CODE BY DELETING THE ABILITY OF PROPERTY OWNERS, CONTRACT PURCHASERS OR AUTHORIZED AGENTS TO INITIATE AMENDMENTS TO THE TEXT OF THE ZONING AND DEVELOPMENT ORDINANCE OR THE COMPREHENSIVE PLAN AND REAFFIRMING ALL REMAINING PROVISIONS OF CHAPTER 17.68 OF THE GLADSTONE MUNICIPAL CODE.

The Common Council of the City of Gladstone does ordain as follows:

Section 1. Chapter 17.68.010 of the Gladstone Municipal Code is amended to read as follows:

"17.68.010 Authorization to Initiate Amendments.

- (1) An amendment to the text of this title or the Comprehensive Plan may be initiated by the City Council or the city Planning Commission.
- (2) An amendment to the Zoning Map or to the Comprehensive Plan Map may be initiated by
 - (a) The City Council,
 - (b) The city Planning Commission, or
 - (c) By application of a property owner, contract purchaser or authorized agent of the subject property.
- (3) The request by a property owner for a map amendment shall be accomplished by filing an application with the city using forms prescribed by the city and submitting the information required from the applicant under Section 17.68.050."

Section 2. All remaining provisions of Chapter 17.68 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 8th day of November, 1994.

Wade Byers
Wade Byers, Mayor

Attest:
Verna Howell, CMC
Verna Howell, CMC
City Recorder

ORDINANCE NO. 1200

AN ORDINANCE AMENDING SECTION 17.02.010 OF THE GLADSTONE MUNICIPAL CODE BY PERMITTING ONLY THE CITY COUNCIL OR THE PLANNING COMMISSION TO INITIATE TEXT AMENDMENTS TO THE TEXT OF THE GLADSTONE COMPREHENSIVE PLAN AND REAFFIRMING ALL REMAINING PROVISIONS OF CHAPTER 17.02 OF THE GLADSTONE MUNICIPAL CODE.

The Common Council of the City of Gladstone does ordain as follows:

Section 1. Policy 5 of the Plan Evaluation and Update Element of the Gladstone Comprehensive Plan and Exhibit A of Section 17.02.010(1) of the Gladstone Municipal Code are amended to read as follows:

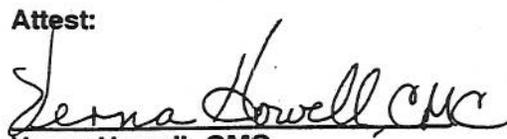
"Policy 5. Amendments to the Policy Plan shall be made pursuant to the following procedures:

- (a) An amendment to the text may be initiated by the city Planning Commission or City Council. Others may make a request to the Planning Commission or City Council to consider a text amendment initiation. Initiations by a review body are made without prejudice towards the final outcome.
- (b) A map amendment may be initiated by the Planning Commission, City Council or a property owner, contract purchaser or authorized agent of a subject property. Initiations by a review body are made without prejudice towards the final outcome.
- (c) An amendment to this plan shall be treated like a zone change. The same procedure for a zone change shall be adopted.
- (d) Prior to the Planning Commission hearing the matter, the planning department shall review the proposed amendment and make a report to the Planning Commission.
- (e) Within forty (40) days of the hearing, the Planning Commission shall recommend to the City Council approval, disapproval or modified approval of the proposed amendment. It shall take four (4) members of the Planning Commission voting in favor of the proposal to recommend to the City Council that the plan be amended.
- (f) After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing on the proposed amendment.
- (g) The City Recorder shall maintain records for all amendment hearings and adopted amendments of the Comprehensive Plan."

Section 2. All remaining provisions of text of the Gladstone Comprehensive Plan and Chapter 17.02 of the Gladstone Municipal Code are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 8th day of November, 1994.


Wade Byers, Mayor

Attest:

Verna Howell, CMC
City Recorder

ORDINANCE NO. 1205

AN ORDINANCE AMENDING SECTION 17.02.010 OF THE GLADSTONE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN MAP OF THE CITY OF GLADSTONE BY DESIGNATING A PREVIOUSLY UNDESIGNATED PARCEL LOCATED ON THE SOUTH SIDE OF THE CLACKAMAS RIVER ABUTTING THE MCLOUGHLIN BLVD. BRIDGE ON THE WEST TO GENERAL COMMERCIAL AND REAFFIRMING ALL REMAINING PROVISIONS OF CHAPTER 17.02.010 OF THE GLADSTONE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN MAP OF THE CITY OF GLADSTONE.

The City of Gladstone does ordain as follows:

Section 1. Exhibit A of Section 17.02.010 of the Gladstone Municipal Code and the Gladstone Comprehensive Plan Map are amended by designating a previously undesignated parcel located on the south side of the Clackamas River abutting the McLoughlin Blvd. Bridge on the west and more specifically identified as Tax Lot #1700 of Clackamas County Assessor's Map 2 2E 29 to General Commercial.

Section 2. This Comprehensive Plan Map amendment is supported by the findings and conclusions of the Staff Report dated August 24, 1994, which is attached hereto as Exhibit A and incorporated herein by reference.

Section 3. All remaining provisions of Section 17.02.010 of the Gladstone Municipal Code and the Gladstone Comprehensive Plan Map are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 10th day of

January, 1995.

Wade Byers
Wade Byers, Mayor

Attest:

Verna Howell, CMC
Verna Howell, CMC
City Recorder



City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File #: ZC-94-7, Comprehensive Plan Amendment
 Applicant/Owner: City of Gladstone
 525 Portland Avenue
 Gladstone, OR 97027
 Date: August 24, 1994

City Hall
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5223

Municipal Court
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5224

Police Department
 535 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Fire Department
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Public Library
 135 E. Dartmouth
 Gladstone, OR 97027
 (503) 656-2411

Senior Center
 1050 Portland Avenue
 Gladstone, OR 97027
 (503) 655-7701

City Shop
 18595 Portland Avenue
 Gladstone, OR 97027
 (503) 656-7957

I. General Information

- A. Proposal - This proposal entails a comprehensive plan map amendment designating the previously undesignated subject property as General Commercial. The current zoning of C-3 will remain.
- B. Location - This city-owned property (old Ranney Collector) is located on the south side of the Clackamas River abutting the McLoughlin Blvd. bridge on the west, at 1993 Clackamette Drive.
- C. Legal Description/Tax Account - Tax Lot #1700 of Clackamas County Assessor's Map 2 2E 29.
- D. Vicinity Description - The subject area is separated from the city proper by the Clackamas River. It is located at the southeast end of the 99-E bridge, on the south riverbank, in a largely undeveloped area.
- E. Site Description - The 0.45 acre subject area is the site of the city's mothballed water supply structure (Ranney Collector). It is currently utilized by the Environmental Learning Center as an educational and recreational facility. It is located in the flood plain.
- F. Streets - Access is from Clackamette Drive, a county road designed to service access to and through Clackamette Park.

ZC-94-7 - STAFF REPORT/RECOMMENDATION

August 24, 1994

Page 2

- G. Zoning/Comprehensive Plan - The subject property is currently zoned C-3, General Commercial, but not designated as to land use on the Comprehensive Plan Map.
- H. Utilities - Extension of utilities is not required by this proposal.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.20, C-3, General Commercial Zoning District; Chapter 15.24, Flood Hazard Regulations; and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Economy, Natural Resources, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, date June, 1979; and the following State Planning Goals and Guidelines apply: Goal 7 - Areas Subject to Natural Disasters & Hazards; Goal 9 - Economic Development. Statewide Planning Goals #1, "Citizen Involvement", and #2, "Land Use Planning", apply to this request.

III. CONCLUSIONS

- 1. Comprehensive Plan Map Amendment - This proposal is to assign the Comprehensive Plan Map designation of General Commercial to tax lot #1700, currently undesignated by error of omission. Currently a "Baker" conflict exists on this property due to a discrepancy between the zoning map designation of General Commercial (C-3), and the omission of any Comprehensive Plan Map designation. Staff believe the current lack of a plan map designation at this site is a result of an earlier mapping oversight at the time the Comprehensive Plan was adopted. At that time it is assumed to have been the intention of the city to extend to this subject property the identical plan map designation of General Commercial assigned to most all other properties located within the McLoughlin Blvd. commercial corridor, and consistent with the C-3 zoning designation.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning applicable planning goals and elements of the Gladstone Comprehensive Plan.

- I. Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment.
 - A. Goal 1 - "Citizen Involvement". The purpose of this goal is to provide citizens opportunity to be involved in the process. Notice has been published

as required by city ordinance. In addition, notices were mailed to affected property owners.

B. Goal 2 - "Land Use Planning". This process is consistent with procedures in city's Comprehensive Plan and Land Use Ordinances.

C. Goal 7 - "Areas Subject to Natural Disasters and Hazards" endeavors to protect life and property from natural hazards, by requiring that development subject to such hazards not be planned or located in known areas of natural disasters or hazard without appropriate safeguards. The subject site is located in the known flood plain area of the Clackamas River. Development on the site is subject to the conditions noted in Chapter 15.24 Flood Hazards Regulations of the Gladstone Municipal Code.

D. Goal 9 - "Economic Development" addresses the need to "provide adequate opportunities . . . for a variety of economic activities" vital to the community's prosperity. Plan Map designation of this property as General Commercial is not only consistent with its current zoning of C-3, but is also consistent with the General Commercial plan and zone map designations of most properties along the McLoughlin Blvd. corridor. Commercial riverfront property is somewhat limited in the city, and its designation as commercial further addresses the goals intent to "provide for . . . an adequate supply of sites . . . for a variety of . . . commercial uses."

II. Gladstone Comprehensive Plan Elements pertaining to Comprehensive Plan Map amendment:

A. *Economy*. The city's economy goal encourages the development of new commercial activity at appropriate locations within the city, and within existing commercial districts. This proposal represents a logical extension of the McLoughlin Blvd. commercial district to the south side of the river.

B. *Natural Resources*. The National Hazard Areas element of the Gladstone Comprehensive Plan identifies various means to manage development in areas subject to flooding. As such, development of this property would be subject to Chapter 15.24 Flood Hazards Regulations of the Gladstone Municipal Code.

III. Comprehensive Plan Map Amendment. This proposal amends the Plan Map by designating tax lot 1700 as General Commercial, from this property's previously undesignated status.

Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant. The public need requires consistency between the Comprehensive Plan and Zoning regulations and maps. This property is currently zoned C-3, General Commercial, in keeping with almost all properties within the city and region along the McLoughlin Blvd. commercial corridor. The appropriate corresponding plan map designation is General Commercial. **This criterion is met.**

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* It is believed that designation of this property as General Commercial was the original intent of the city at the time of adoption of the Comprehensive Plan, as indicated by the corresponding zoning designation of C-3. Because of this property's relative isolation and city ownership, its map designation omission/conflict was not noted sooner. **This criterion is met.**

3. *The proposed action is consistent with the Comprehensive Plan.* The area proposed for the Comprehensive Plan Map amendment is already zoned C-3 by the city, and is consistent with Plan elements on the Economy and Natural Hazard Areas. **This criterion is met.**

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* As discussed previously, the appropriate Comprehensive Plan Map designation was mistakenly not recorded on the original Plan Map. This oversight was an error that should be corrected to bring the planned use into agreement with the original zoning designation of C-3, General Commercial. **This criterion is met.**

5. *The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Immediate development of this property is not anticipated, although adequate public facilities are available or can be provided. **This criterion is met.**

ZC-94-7 - STAFF REPORT/RECOMMENDATION

August 24, 1994

Page 5

IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Comprehensive Plan Map Amendment, file ZC-94-7.

ZC 94-7

↑ 1" = 400'

N

13000

19

20

30

29

CLACKAMAS RIVER

SEE MAP 2

1" = 400'

1509
11.42 Ac.

16015
16400

1503
1503 A1
61.16 Ac.

1600
6.77 AC

1700
0.45 AC

62-57UR

99E

This point is 9169.76
W1310.92 & N21°36'E
378 0' from N1/4 Cor

1508
1.60 AC

1505
1.71 AC

1501
0.94 AC

1800
16.50 AC

1800 AI

1500
5.70 AC

1507
1.58 AC

1506
0.98 AC

1504
0.78 AC

VACATED
569/845

SUPER
HWY

1900 SHAW'S
1900 A1
Edison Ave.
1ST ADNN

Thomson Ave.
Vacated By
90-22135

STATE HWY

SEE MAP

SEE MAP

SLY
N LINE WLY P

ORDINANCE NO. 1206

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE RELATING TO THE COMPREHENSIVE PLAN MAP DESIGNATION AND ZONING MAP DESIGNATION OF CERTAIN PARCELS OF PROPERTY LOCATED ALONG BOTH SIDES OF WEST ARLINGTON STREET WEST OF BARTON AVENUE FROM A COMPREHENSIVE PLAN DESIGNATION OF MEDIUM DENSITY RESIDENTIAL TO A COMPREHENSIVE PLAN MAP DESIGNATION OF COMMUNITY COMMERCIAL FOR CERTAIN PARCELS AND COMPREHENSIVE PLAN DESIGNATION OF A GENERAL COMMERCIAL FOR OTHER PARCELS AND BY AMENDING THE ZONING DESIGNATION OF CERTAIN PARCELS FROM GENERAL COMMERCIAL (C-3) TO COMMUNITY COMMERCIAL (C-2) AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE.

WHEREAS the Gladstone Planning Commission following the proper publication and mailing of notices conducted a public hearing on October 18, 1994 regarding a certain Comprehensive Plan Amendment and Zoning Map Amendment relating to certain parcels of property located along both sides of West Arlington Street west of Barton Avenue and recommended approval of the Comprehensive Plan Map Amendment and Zone Change; and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on December 13, 1994; now, therefore

The City of Gladstone does ordain as follows:

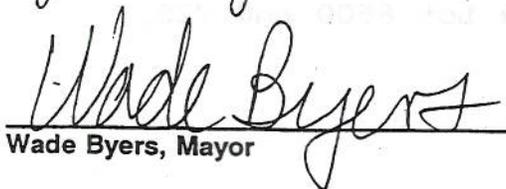
Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map and the Zoning Map are hereby amended for properties described as T2S, R2E, Section 19DD, Tax Lots #7900, #8000, #8100, #8200, #8300, #8400, and #8401 from a Comprehensive Plan Map designation of Medium Density Residential to Community Commercial and for a Zoning District Map amendment from General Commercial (C-3) to Community Commercial (C-2). For properties described as T2S, R2E, Section 19DD, Tax Lot #8500 and T2S, R2E, Section 20, Tax Lot #600, the Comprehensive Plan Map designation is amended from Medium Density Residential to General Commercial (C-3).

Section 2. The map amendments are based upon the findings and conclusions contained in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map and Zoning District Map are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 15th day of

January, 1995.


Wade Byers, Mayor

Attest:


Verna Howell, CMC
City Recorder

City of

GLADSTONE

FINDINGS AND CONCLUSIONS

FOR MUNICIPAL CODE AND COMPREHENSIVE PLAN AMENDMENTS

I. FACTS

FILE: ZC-94-8

APPLICANT: City of Gladstone

DATE OF CITY COUNCIL HEARING: December 13, 1994

PROPOSAL: This was a request for a Comprehensive Plan amendment from Medium Density Residential to General Commercial to resolve a mapping error where the zoning district was inconsistent with the Comprehensive Plan.

PROCESS: This was a legislative amendment to the Gladstone Municipal Code. The request was initiated by the Planning Commission consistent with Subsection 17.68.010(1) of the Code. The review process satisfied the remaining provisions of Chapter 17.94 of the Code.

DECISION: The City Council approved changes for the properties described as T2S, R2E, Section 19DD, Tax Lots 7900, 8000, 8100, 8200, 8300, 8400 and 8401 for a Comprehensive Plan map amendment from Medium Density Residential to Community Commercial and a zoning district map amendment from C-3, General Commercial to C-2, Community Commercial. Additionally, the Council approved a Comprehensive Plan map amendment from Medium Density Residential to General Commercial for the properties described as T2S, R2E, Section 19DD Tax Lot 8500 and T2S, R2E, Section 20, Tax Lot 600.

II. FINDINGS

A. Comprehensive Plan Considerations:

The Land Use, Housing, Economy, Natural Resources, and Plan Evaluation and Update elements of the Comprehensive Plan are applicable to this request.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

B. Municipal Code Considerations:

The following provisions of the Gladstone Municipal Code are applicable to this request: Chapter 17.68 regarding Amendments and Zone Changes; Chapter 17.18 regarding the Community Commercial District; Chapter 17.20 regarding the General Commercial District; 17.12 regarding the R-5 Single-Family Residential District.

III. CONCLUSIONS

- A. The Gladstone Comprehensive Plan was acknowledged on January 29, 1981. The planning effort that created this document was considerable and included an open public participation process. Zoning of the properties generally occurred consistent with this Plan. There are occasional areas where mapping errors have resulted in zoning that is inconsistent with the Plan. The subject area is one of those areas.
- B. The Gladstone Comprehensive Plan Inventory and Analysis (April 1979) was the background document used to determine the goals, policies and land use designations of the Comprehensive Plan. This document described the "Highway 99E commercial district" as having a six per cent (6%) land vacancy, "suggesting a need to expand the commercial zone to provide for future business expansion". It appears this commercial land expansion objective along the McLoughlin Blvd. corridor contributed to zoning the subject area C-3.

The Inventory and Analysis also included a vacant lands inventory performed for analysis of Gladstone's housing obligations. The vacant 6 acre parcel on the south side of Arlington Street was not included in this housing inventory (Map II) though the current Plan designation is Medium Density Residential, which is contradictory. Additionally, the vacant lands inventory described on Map 4 of the Comprehensive Plan identifies the 6 acre parcel as vacant commercial land, which is consistent with the existing zoning. This compels the Council to believe the south side of Arlington Street within the subject area was originally intended to be commercial on the Comprehensive Plan.

- C. The upzoning of property is a common method for encouraging redevelopment. This may have contributed to the application of the C-3 zoning to the area on the north side of Arlington Street. Because of the lack of redevelopment occurring in this area, the Council finds it is more appropriate to apply a zoning district that recognizes and is more compatible with the existing

development pattern of residential uses. The C-2, Community Commercial Zoning District is more compatible with residential uses and should be applied to this area.

D. Approval of the map change is consistent with the criteria in Chapter 17.68 of the Code regarding Amendments and Zone Changes. Specifically, this request satisfies Subsection 17.68.050 of the Gladstone Municipal Code as described in the following text:

1. The granting of this request fulfills a public need. The public need requires consistency between the Comprehensive Plan and the zoning regulations and maps. Approval of this request will make the Plan designation of General Commercial on the south side of Arlington Street consistent with the existing zoning of C-3, General Commercial. Additionally, changing the Plan and zoning designations on the north side of Arlington Street to Community Commercial and C-2, Community Commercial, respectively, will provide a land use designation that is more compatible with the existing residential development pattern. This criterion is met.
2. The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time. The current Medium Density Residential Plan designation and General Commercial Zoning District conflict precludes orderly development within the subject area. It is necessary and in the best interest of the public to immediately resolve this conflict. This criterion is met.
3. The proposed action is consistent with the Comprehensive Plan. The Comprehensive Plan identifies certain classes of commercial land may not be compatible with residential uses. The C-3 Zoning District permits uses that are incompatible with residential uses. The C-2 Zoning District permits uses more compatible with residential uses. The application of the C-2 Zoning District is more appropriate for the north side of Arlington Street because of the existing residential development pattern. Additionally, because the south side of Arlington Street is not committed to residential uses, the Plan designation of General Commercial is appropriate. It is also consistent with the existing zoning district. This criterion is met.
4. Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider. As described earlier in the text, there is a mistake as the Comprehensive Plan and zoning

for the subject area is not consistent. Approval of this request will resolve this error. This criterion is met.

5. The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Adequate public facilities are available or can be provided to serve the subject area. This criterion is met.

E. The amendment to the Comprehensive Plan and Code does not have to address the Statewide Planning Goals and Guidelines because it is a legislative amendment to an acknowledged comprehensive plan and no exceptions to the Statewide Goals and Guidelines are requested.

ORDINANCE NO. 1212

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF CERTAIN PARCELS LOCATED BETWEEN MCLOUGHLIN BOULEVARD AND RIVER ROAD SOUTH OF RINEARSON ROAD FROM GENERAL COMMERCIAL TO INDUSTRIAL, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing regarding a certain Comprehensive Plan amendment relating to certain parcels of property located between McLoughlin Boulevard and River Road south of Rinearson Road, and recommended approval of the Comprehensive Plan amendments, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on June 13, 1995 now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the map designations of those certain parcels located between McLoughlin Boulevard and River Road south of Rinearson Road, more particularly identified as Tax Lots numbered 1800 and 1900 of Clackamas County Assessor's Map 2 2E 19DB from a Comprehensive Plan map designation of General Commercial to Industrial.

Section 2. This comprehensive plan map amendment is based upon the findings and conclusions as contained in the Planning Staff Report and Recommendations to the Planning Commission dated April 25, 1995 which are marked as Exhibit A and attached hereto and incorporated herein by this reference.

Section 3. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Comprehensive Plan are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 13th day of

June, 1995.

Attest:

Wade Byers
Wade Byers, Mayor

Verna Howell, CMC
Verna Howell, CMC
City Recorder

STAFF REPORT/RECOMMENDATION
TO PLANNING COMMISSION

File #: ZC-95-4, Comprehensive Plan Amendment
Applicant: City of Gladstone
525 Portland Avenue
Gladstone, OR 97027
Owners: • SLTB Inc., 19395 McLoughlin Blvd., Gladstone, Oregon
• SLTW Inc., 19375 McLoughlin Blvd., Gladstone, Oregon
Date: April 25, 1995

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5723

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Darrough
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18075 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

I. General Information

A. Proposal - This proposal entails a comprehensive plan map amendment of the subject properties from General Commercial to Industrial. The current zoning of Light Industrial (LI) on subject properties will remain.

B. Location - These properties are located between McLoughlin Blvd. and River Road, south of Rinearson Road.

C. Legal Description/Tax Account - Tax Lots #1800 and #1900 of Clackamas County Assessor's Map 2 2E 19DB.

D. Vicinity Description - The subject area is located in the western portion of the city between McLoughlin Blvd. and River Road. Commercial activities occur to the south and east related to automobile sales and repair. The area across River Road to the west is planned and zoned High Density Residential (HDR). Directly north the property is planned and zoned industrial, although is currently being used to store automobiles.

E. Site Description - The subject properties are approximately 0.64 acres in size. They are developed with various storage sheds and structures ancillary to adjacent automobile dealership activities. There are no streams or ponds on the subject properties. There appear to be no restrictions that would limit the properties for the primary uses of the zoning district.

F. Streets - Tax Lot #1800 has access to McLoughlin Blvd. which is a State highway (99-E), and considered a major arterial in the comprehensive plan. Tax Lot #1900 has access to River Road which is identified as a minor arterial in the comprehensive plan.

G. Zoning/Comprehensive Plan - The subject properties are currently zoned LI, Light Industrial. The subject properties are currently designated on the Comprehensive Plan Map as General Commercial. (see map)

H. Utilities - Utilities are available for the primary uses of the zoning district.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.20, C-3, General Commercial Zoning District; Chapter 17.24, LI, Light Industrial District; and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Land Use Planning, Economy, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, date June, 1979; and the following State Planning Goals and Guidelines apply: Goals #9 "Economic Development"; #1, "Citizen Involvement"; and #2, "Planning", apply to this request.

III. CONCLUSIONS

A. Comprehensive Plan Map Amendment - This proposal is to change the current Comprehensive Plan Map designation of General Commercial to Industrial on both of the the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of General Commercial and the zoning of Light Industrial (LI). Staff believe the current Comprehensive Plan designation is in error since the subject area is a logical extension of the north abutting industrial area and has direct access to arterial streets. The current LI, Light Industrial zoning in the area would be consistent with the proposed plan map designation of Industrial.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning applicable planning goals and elements of the Gladstone Comprehensive Plan.

1. Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment.
 - a. Goal 1 - "Citizen Involvement". The purpose of this goal is to provide citizens opportunity to be involved in the process. Notice has been published as required by city ordinance. In addition, notices were mailed to affected property owners.
 - b. Goal 2 - "Land Use Planning". This process is consistent with procedures in City's Comprehensive Plan and Municipal Code.
 - c. Goal 9 - "Economic Development" addresses the need to "provide adequate opportunities ... for a variety of economic activities" vital to the community's prosperity. Plan Map designation of these properties as Industrial is consistent with its current zoning of LI, and directly abuts adjacent property planned and zoned industrial. Gladstone is a largely fully developed community, predominately residential in makeup, with a very limited inventory of industrially zoned properties. In order to provide a range of properties planned and zoned for a variety of economic activities, it is important that a sufficient number of developable industrial acres be available in the community for economic diversity. Sufficient developed and developable commercial properties currently exist in the city to accomodate such needs for the foreseeable future.
2. Gladstone Comprehensive Plan Elements pertaining to Comprehensive Plan Map amendment:
 - a. *Economy*. The city's economy goal encourages a diversified employment base, balanced growth, and the provision of local jobs to reduce reliance on commuting to conserve energy and reduce air and noise pollution. Sufficient commercially zoned property currently exists in the city, while developable industrial properties are much more limited in number, quantity, and size. Further loss of industrially-zoned lands would diminish the economic diversity and vitality of the community.
 - b. *Land Use Planning*. Land use planning objectives aim to provide for adequate levels of housing, employment, and commercial facilities in the city, and ensuring a factual base for land use decisions and actions. Gladstone is a predominately residential community with sufficient inventory of commercially developable land available but a limited inventory of industrially planned and zoned properties. Ensuring an adequate supply of industrial sites in the city meets the broad land use planning needs of the city.

3. Comprehensive Plan Map Amendment. This proposal amends the Plan Map by changing the designation of the subject properties from General Commercial to Industrial. Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need requires consistency between the Comprehensive Plan and Zoning regulations and maps. The subject properties are currently zoned LI, Light Industrial, in keeping with abutting properties to the north. The appropriate corresponding plan map designation is Industrial. The area is committed to a mix of general commercial and industrial uses. The public need for greater economic diversity in this predominately residential community supports that intent of this proposal to prevent further loss of an already limited inventory of industrially zoned properties. **This criterion is met.**

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* It is believed that designation of these properties as Industrial was the original intent at the time of adoption of the Comprehensive Plan, as indicated by the corresponding zoning designation of LI, Light Industrial. There currently is a conflict between the zoning and comprehensive plan designation. This will impede development of the properties until the conflict is resolved. The Comprehensive Plan Map amendment is necessary to provide consistency in this zone. **This criterion is met.**

3. *The proposed action is consistent with the Comprehensive Plan.* The area proposed for the Comprehensive Plan Map amendment is already zoned LI by the city, and is consistent with Plan elements on the Economy. Approval of this request will not adversely impact the City's supply of commercially planned and zoned properties. **This criterion is met.**

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* The zoning and comprehensive plan designations are in conflict. This is a mistake in mapping. As discussed

previously, the Comprehensive Plan Map designation in this area was believed to have been recorded incorrectly on the original Plan Map. This oversight was an error that needs to be corrected to make Plan Designation consistent with the original zoning designation of LI, Light Industrial. This criterion is met.

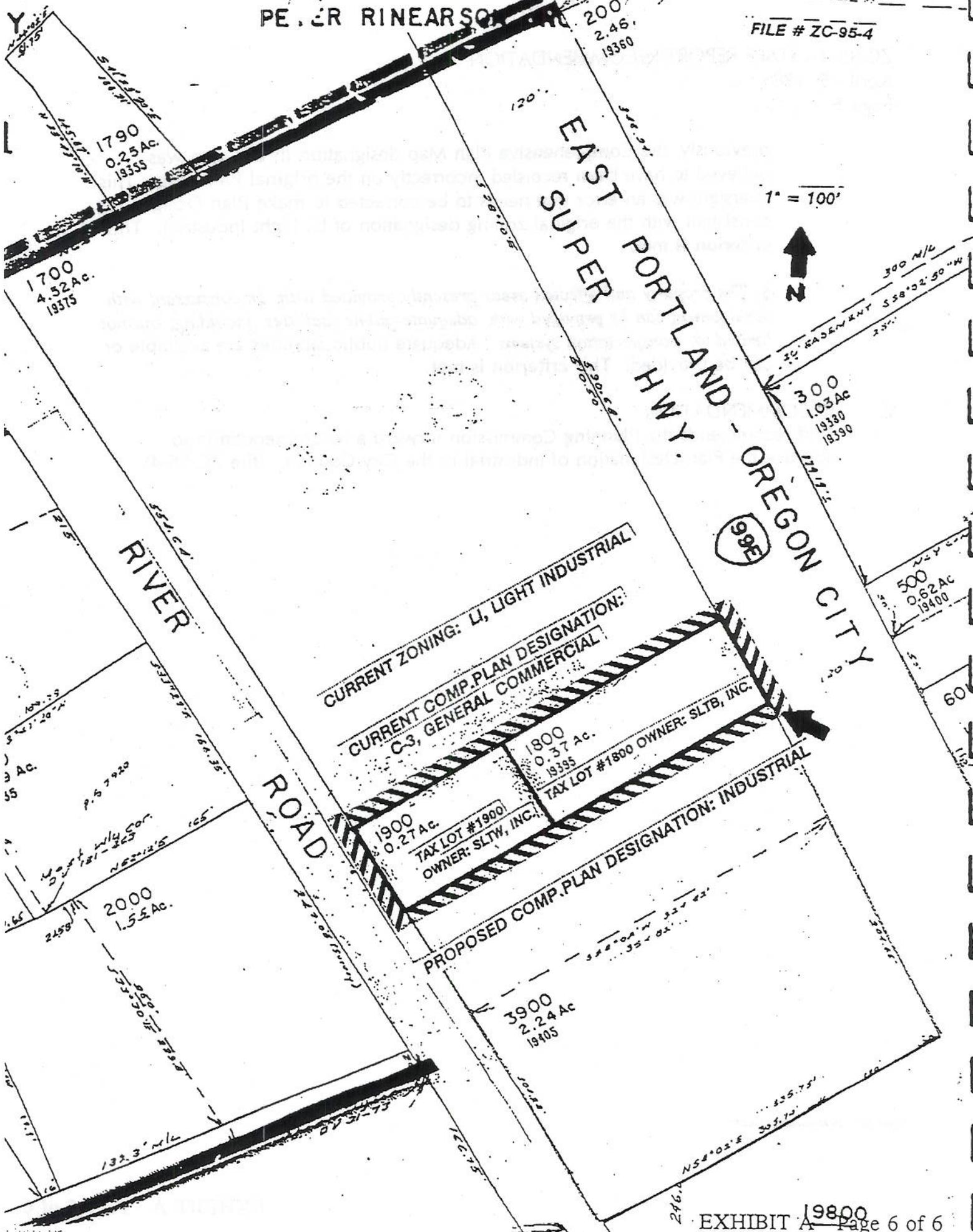
5. The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Adequate public facilities are available or can be provided. This criterion is met.

V. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to approve the Plan Designation of Industrial to the City Council. (file ZC-95-4)

PETER RINEARSON

FILE # ZC-95-4



1790
0.25 Ac.
19355

1700
4.52 Ac.
19375

200
2.46
19360

1" = 100'



CURRENT ZONING: LI, LIGHT INDUSTRIAL
CURRENT COMP. PLAN DESIGNATION:
C-3, GENERAL COMMERCIAL

1900
0.27 Ac.
TAX LOT #1900
OWNER: SLTW, INC.

1800
0.37 Ac.
19395
TAX LOT #1800 OWNER: SLTB, INC.

PROPOSED COMP. PLAN DESIGNATION: INDUSTRIAL

3900
2.24 Ac
19405

ORDINANCE NO. 1214

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN BY APPLYING A COMPREHENSIVE PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL (LDR) TO CERTAIN PROPERTIES LOCATED ALONG THE CLACKAMAS RIVER IN THE SOUTHEAST PORTION OF THE CITY, EAST OF EDGEWATER ROAD, WHICH PREVIOUSLY HAD NO COMPREHENSIVE PLAN DESIGNATION, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN.

WHEREAS, the Gladstone Planning Commission, following the proper publication and mailing of notices, did conduct a public hearing on June 20, 1995 regarding the application of a Comprehensive Plan designation to certain properties located along the Clackamas River in the southeast portion of the city east of Edgewater Road, and recommended approval of the Comprehensive Plan Map designation, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on July 11, 1995,

NOW, THEREFORE, the Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to reflect the application of a Comprehensive Plan designation of Low Density Residential (LDR) to certain properties located along the Clackamas River in the southeast portion of the city, east of Edgewater Road, and more particularly described as Tax Lots numbered 300, 1800 and 2000, of Clackamas County Assessor's Map 2 2E 21C. These properties previously lacked a Comprehensive Plan Map designation.

Section 2. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Gladstone Comprehensive Plan are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 11th day of

July, 1995.

Attest:

Wade Byers
Wade Byers, Mayor

Helen Parent
Helen Parent, City Recorder

ORDINANCE NO. 1216

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF CERTAIN PARCELS LOCATED BETWEEN WEBSTER AND OATFIELD ROADS, JUST EAST OF STONEWOOD COURT, FROM HIGH DENSITY RESIDENTIAL (HDR) TO LOW DENSITY RESIDENTIAL (LDR) AND FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR); AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE OF ONE OF THE SAME PARCELS FROM SINGLE FAMILY RESIDENTIAL (R-7.2) TO MULTI-FAMILY RESIDENTIAL (MR); AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing on July 18, 1995 regarding certain Comprehensive Plan and zoning map amendments relating to certain parcels of property located between Webster and Oatfield Roads, just east of Stonewood Court, and recommended approval of the Comprehensive Plan Map amendments and zone change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on August 8, 1995, now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the Comprehensive Plan Map designation of a portion of Tax Lot 701, T2S, R2E, Section 17DC, as reflected in Exhibit 1, attached hereto and incorporated herein by this reference, from High Density Residential (HDR) to Low Density Residential (LDR), and change the Comprehensive Plan Designation of a portion of Tax Lot 700, T2S, R2E, Section 17DC, also as reflected on Exhibit 1, from Low Density Residential (LDR) to High Density Residential (HDR).

Section 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended by changing the zoning of a portion of Tax Lot 700, T2S, R2E, Section 17DC, as reflected on Exhibit 1, from Single-Family Residential (R-7.2) to Multi-Family Residential (MR).

Section 3. The Comprehensive Plan and Zoning Designation amendments are based on the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit 2 and incorporated herein by this reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code, the Comprehensive Plan, and the Gladstone Zoning Map, are reaffirmed in their entirety.

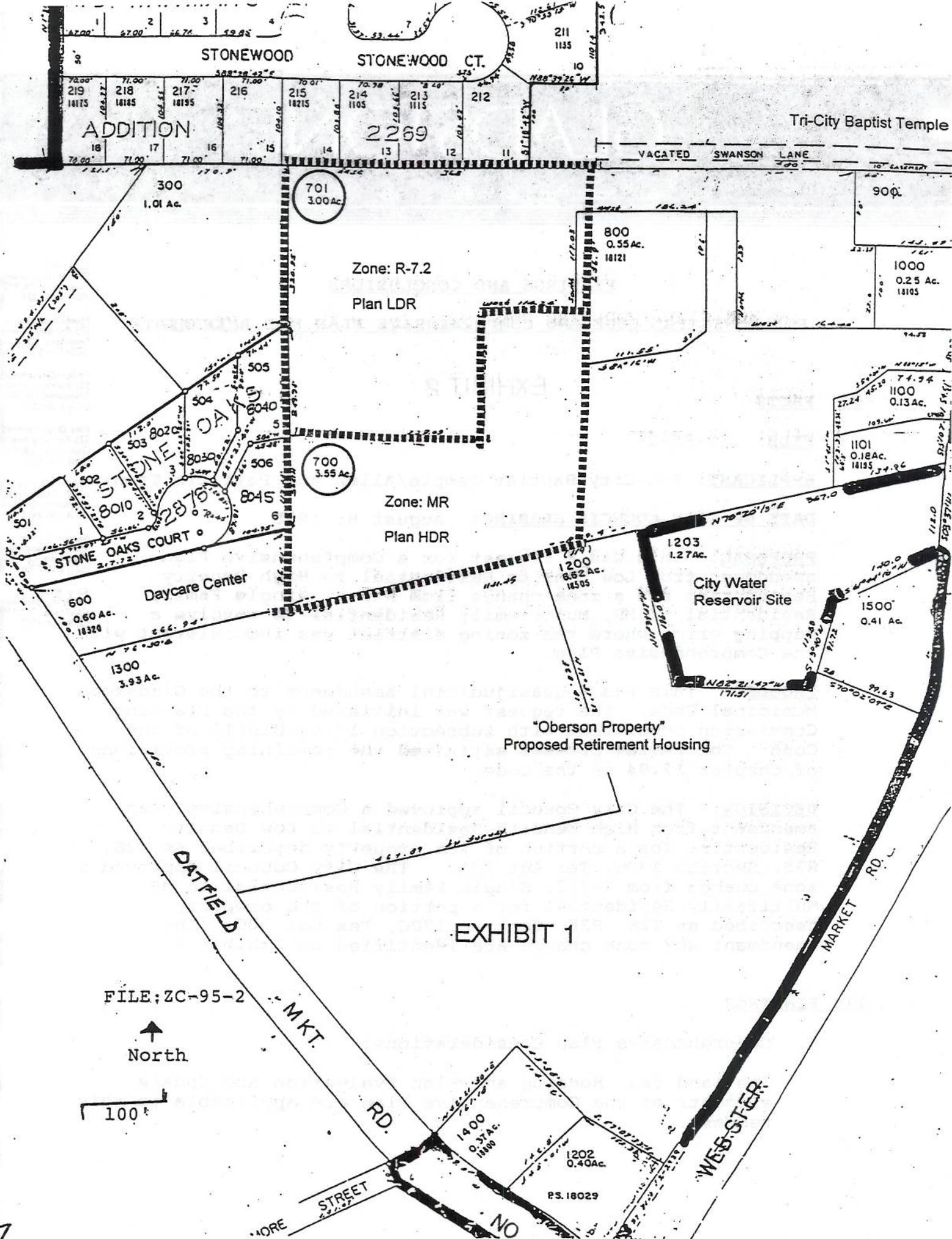
This ordinance adopted by the Common Council and approved by the Mayor this 10th day of

October, 1995.

Attest:

Wade Byers
Wade Byers, Mayor

Helen M. Parent
Helen Parent, City Recorder



STONEWOOD

STONEWOOD CT.

Tri-City Baptist Temple

ADDITION

2269

VACATED SWANSON LANE

300
1.01 Ac.

701
3.00 Ac.

Zone: R-7.2

Plan LDR

800
0.55 Ac.
18121

900
1000
0.25 Ac.
18105

700
3.55 Ac.

Zone: MR

Plan HDR

1100
0.13 Ac.

1101
0.18 Ac.
18135

Daycare Center

600
0.60 Ac.
18320

1300
3.93 Ac.

1200
8.62 Ac.
18505

City Water Reservoir Site

1203
1.27 Ac.

1500
0.41 Ac.

"Oberson Property"
Proposed Retirement Housing

EXHIBIT 1

FILE: ZC-95-2

North

100'

City of GLADSTONE

FINDINGS AND CONCLUSIONS

FOR MUNICIPAL CODE AND COMPREHENSIVE PLAN MAP AMENDMENTS

EXHIBIT 2

I. FACTS

FILE: ZC-95-2

APPLICANT: Tri-City Baptist Temple/Allen and Patricia Transue

DATE OF CITY COUNCIL HEARING: August 8, 1995

PROPOSAL: This was a request for a Comprehensive Plan amendment from Low Density Residential to High Density Residential and a zone change from R-7.2, Single Family Residential to MR, Multifamily Residential to resolve a mapping error where the zoning district was inconsistent with the Comprehensive Plan.

PROCESS: This was a quasijudicial amendment to the Gladstone Municipal Code. The request was initiated by the Planning Commission consistent with Subsection 17.68.010(1) of the Code. The review process satisfied the remaining provisions of Chapter 17.94 of the Code.

DECISION: The City Council approved a Comprehensive Plan amendment from High Density Residential to Low Density Residential for a portion of the property described as T2S, R2E, Section 17DC, Tax Lot 701. The City Council approved a zone change from R-7.2, Single Family Residential to MR, Multifamily Residential for a portion of the property described as T2S, R2E, Section 17DC, Tax Lot 700. The amendment and zone change are identified on Exhibit 1.

II. FINDINGS

A. Comprehensive Plan Considerations:

The Land Use, Housing and Plan Evaluation and Update elements of the Comprehensive Plan are applicable to this request.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

B. Municipal Code Considerations:

The following provisions of the Gladstone Municipal Code are applicable to this request: Chapter 17.68 regarding Amendments and Zone Changes.

III. CONCLUSIONS

- A. The Gladstone Comprehensive Plan was acknowledged on January 29, 1981. The planning effort that created this document was considerable and included an open public participation process. Zoning of the properties generally occurred consistent with this Plan. There are occasional areas where mapping errors have resulted in zoning that is inconsistent with the Plan. The subject area is one of those areas.
- B. The Gladstone Comprehensive Plan Inventory and Analysis (April 1979) was the background document used to determine the goals, policies and land use designations of the Comprehensive Plan. This document included describing the need for single-family and multifamily residential uses. The evidence in this document indicates the intended land use for the subject property was residential. The City Council approved single family and multifamily residential Plan designations and zoning districts. The Council's action is consistent with the Comprehensive Plan.
- C. The subject property is located within a transitional area where low density residential uses abut multifamily residential uses. Both the R-7.2, Single Family Residential and MR, Multifamily Residential Zoning Districts are appropriate for certain areas of the property. The Planning Commission recommended a portion of Tax Lot 701, owned by Tri-City Baptist Temple, have a Comprehensive Plan designation of Low Density Residential and corresponding zoning of R-7.2, Single Family Residential District because the designation is consistent with adjacent land uses and allows church uses pursuant to the conditional use provisions of the Code. This is consistent with Chapter 17.68 of the Gladstone Municipal Code as the designation fulfills a public need because it recognizes and is consistent with existing and planned adjacent land uses. Additionally, the need is best carried out at this time because the existing conflict, which was a mistake in the original planning, between the zoning district and Comprehensive Plan designation is inconsistent with Oregon's Statewide Planning Goals and Guidelines and case law. The City Council concurred with the Planning Commission's recommendation and approved the Plan designation of Low Density Residential and corresponding zoning of R-7.2, Single Family Residential District for a portion of Tax Lot 701 as identified in Exhibit 1.

D. The subject property is located within a transitional area where low density residential uses abut multifamily residential uses. Both the R-7.2, Single Family Residential and MR, Multifamily Residential Zoning Districts are appropriate for certain areas of the property. The Planning Commission recommended a portion of Tax Lot 700 owned by the Transues have a Comprehensive Plan designation of High Density Residential and corresponding zoning of MR, Multifamily Residential because the designation is consistent with adjacent existing and planned land uses. This is consistent with Chapter 17.68 of the Gladstone Municipal Code as the designation fulfills a public need because it recognizes and is consistent with existing and planned adjacent land uses. Additionally, the need is best carried out at this time because the existing conflict, which was a mistake in the original zoning, between the zoning district and Comprehensive Plan designation is inconsistent with the Oregon's Statewide Planning Goals and Guidelines and case law. The City Council concurred with the Planning Commission's recommendation and approved the Comprehensive Plan designation of High Density Residential and corresponding zone of MR, Multifamily Residential for a portion of Tax Lot 700 as identified in Exhibit 1.

E. The amendments to the maps of the Comprehensive Plan and Code do not have to address Oregon's Statewide Planning Goals and Guidelines because they are an amendment to an acknowledged comprehensive plan and no exceptions to the Statewide Goals and Guidelines are requested.

ORDINANCE NO. 1219

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF A CERTAIN PARCEL LOCATED ON THE SOUTHWEST SIDE OF VALLEY VIEW ROAD, JUST SOUTH OF OAKRIDGE DRIVE, FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE; AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE FOR THIS PARCEL FROM SINGLE FAMILY RESIDENTIAL (R-7.2) TO OPEN SPACE (OS); AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following the proper publication and mailing of notices, did conduct a public hearing regarding Comprehensive Plan and Zoning Map amendments relating to a certain parcel located on the Southwest side of Valley View Road just south of Oakridge Drive, and recommended approval of the Comprehensive Plan Map amendment and zone change: and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on January 9, 1996;

NOW, THEREFORE, the Common Council of the City of Gladstone does ordain as follows:

Section 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are amended to change the Comprehensive Plan Map designation of a portion of T2S, R2E, Section 17BD, Tax Lot 1600, as reflected in Exhibit A attached hereto and incorporated herein by this reference, from Low Density Residential to Open Space.

Section 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended by changing the zoning of the aforesaid parcel from Single Family Residential (R-7.2) to Open Space (OS).

Section 3. The Comprehensive Plan and zoning designation amendments are based on the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit B and incorporated herein by this reference.

Section 4. All remaining provisions of Title 17 of the Gladstone Municipal Code, the Gladstone Comprehensive Plan, and the Gladstone Zoning Map are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 13th day of

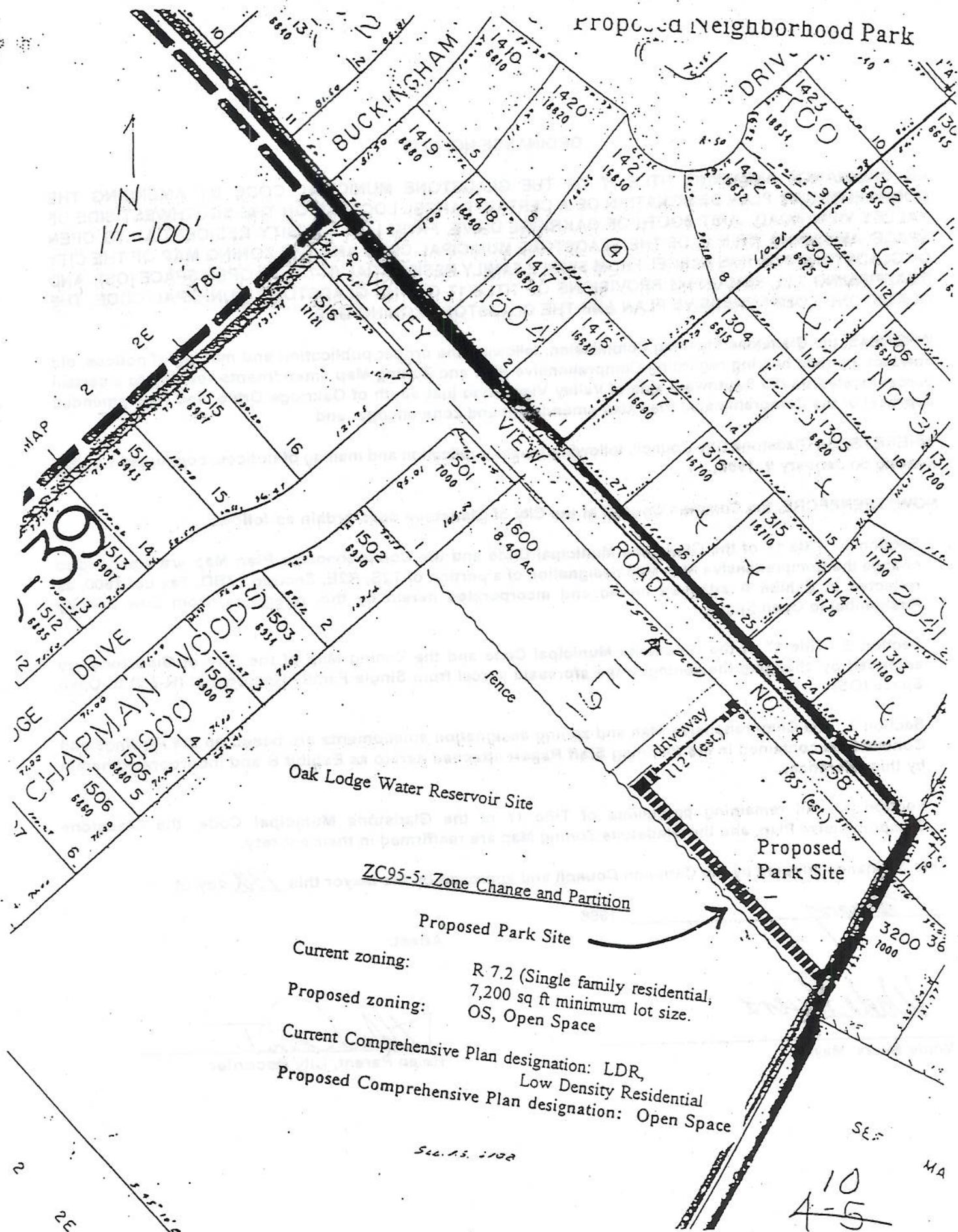
February, 1996

Attest:

Wade Byers
Wade Byers, Mayor

Helen Parent
Helen Parent, City Recorder

Proposed Neighborhood Park



Oak Lodge Water Reservoir Site

ZC95-5: Zone Change and Partition

Proposed Park Site

Current zoning: R 7.2 (Single family residential,
7,200 sq ft minimum lot size.)

Proposed zoning: OS, Open Space

Current Comprehensive Plan designation: LDR,
Low Density Residential

Proposed Comprehensive Plan designation: Open Space

See A.S. 1002

10
A-5

City of GLADSTONE

PLANNING STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Darrouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

FACTS - File No.: ZC-95-5, PART-95-2
Application Name: City of Gladstone
Date: December 11, 1995

I. GENERAL INFORMATION

A. PROPOSAL: This is a comprehensive plan amendment and zone change request to change approximately twenty-five thousand (25,000) square feet of a parcel from a Low Density Residential plan designation, zoned R-7.2, to an Open Space plan designation with an OS zone. This application also includes a request for a minor partition to divide the property into two (2) parcels.

LOCATION: The subject property is located on the southwest side of Valley View Drive just south of Oak Ridge Drive.

LEGAL DESCRIPTION: T2S, R2E, Section 17SD, Tax Lot 1600.

ZONE: R-7.2, Single Family Residential District

COMPREHENSIVE PLAN: Low Density Residential

APPLICANT: City of Gladstone

B. SITE DESCRIPTION: The size of the subject property is approximately 8.4 acres. Existing improvements include two (2) Oak Lodge Water District reservoirs and a caretaker's residence. The site is relatively flat with vegetation consisting of many trees, medium-story plant materials and lawn. Valley View Drive provides

17.

10-4-1

access to the site. Though curbs exist along the frontage, there are no sidewalks.

The portion of the property considered in this request is the southeast part that is located along Valley View Drive, south of the existing access, and extending into the site approximately one hundred-twelve (112) feet.

VICINITY DESCRIPTION: The subject property is located in an established single family residential area. Valley View Drive is considered both a bikeway and collector street in the Comprehensive Plan. Utilities are available in the Valley View Drive right-of-way.

- C. BACKGROUND: The subject property was approved for water reservoirs in 1965. The site received approval for the earth station facilities for TCI Cablevision of Oregon in 1980. Both of these approvals occurred pursuant to Clackamas County's standards and procedures prior to the annexation of the property in 1988. Shortly after the annexation the City changed the zone from County zoning to the current R-7.2 District. Since that time the site has received design review approval for the newer reservoir (Dr-88-6) and the caretaker's residence (CU-88-7). Additionally, the TCI Cable improvements were approved pursuant to the City's provisions in 1988.

II. FINDINGS

- A. Comprehensive Plan Considerations:

The Land Use, Housing, Natural Resources, Facilities and Service, and Plan Evaluation and Update elements of the Comprehensive Plan are applicable to this request.

- B. Municipal Code Considerations:

The following provisions of the Gladstone Municipal Code are applicable to this request: Chapter 17.68 regarding Amendments and Zone Changes; Chapter 17.10 regarding the R-7.2 Single Family Residential Zoning District; Chapter 17.26 regarding the Open Space District; Chapter 17.34 regarding Partitions and the Division IV Development Standards of the Gladstone Municipal Code.

III. CONCLUSIONS

- A. The Gladstone Comprehensive Plan was acknowledged on January 29, 1981. The planning effort that created this document was considerable and included an open public participation process. Zoning of the properties generally occurred consistent with this Plan.

10.
17

The subject property was annexed to Gladstone in 1988. It had been planned and zoned Low Density Residential by Clackamas County and that designation remained until shortly after annexation. The City then processed an amendment package that made the land use designations of the property consistent with the City's Plan and Code. This request is to reconsider a portion of the property for consideration of the Open Space District to establish a City park.

This proposed amendment has been reviewed consistent with Chapter 17.68 of the Code regarding the notification and procedures of plan amendments and zone changes.

- B. The Gladstone Comprehensive Plan Inventory and Analysis (April 1979) was the background document used to determine the goals, policies and land use designations of the Comprehensive Plan. The staff has reviewed this document in consideration of this request. Map VI of the Housing Element of this document identified the area in near proximity to the subject property has needing park land for providing recreational opportunities. There have been no changes in circumstances since the drafting of is document. Approval of this request would resolve this deficiency.
- C. The Housing Element of the Comprehensive Plan identifies the need to provide for housing for the City's residents. Additionally, the Metropolitan Housing Rule, adopted by Metro in the 1980's, requires the City provide for a wide range of housing alternatives. This is a request to remove approximately 25,000 square feet from residential use. Though approval of this request would remove property from the available housing land inventory, it would not result in bringing the City out of compliance with the Metropolitan Housing Rule.
- D. The Land Use Element of the Comprehensive Plan encourages the Open Space Plan designation and zoning in natural resource areas. The portion of the subject site under consideration in this proposal is a natural area and is currently not committed to development. This is consistent with this element of the Plan.
- E. The Natural Resources Element of the Comprehensive Plan encourages placing parks in close proximity to residential areas to minimize travel distances between these uses. The subject site is located in a well established residential area. Approval of this request would be consistent with this element of the Plan.
- F. The Facilities and Services Element of the Comprehensive Plan encourages adequate park and recreation facilities for the City's residents. The Inventory and Analysis identified

17

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the area near the property under consideration as needing park and recreation opportunities. Approval of this request would be consistent with this element of the Plan.

IV. RECOMMENDATION

The Planning staff recommends the Planning Commission forward to City Council a recommendation of approval of this request.

<johnb>GLSTN/zc-95-5

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ORDINANCE NO. 1223

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PORTLAND AVENUE JUST NORTH OF CALDWELL ROAD FROM COUNTY LOW DENSITY RESIDENTIAL AND CONSERVATION WETLAND DESIGNATION TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL; AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE FOR THIS PARCEL FROM CLACKAMAS COUNTY SINGLE FAMILY RESIDENTIAL (R-7) TO CITY OF GLADSTONE SINGLE FAMILY RESIDENTIAL (R-T.2) INCLUDING OPEN SPACE FOR THE WESTERLY WETLAND AREAS OF THE SITE, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN AND THE GLADSTONE ZONING MAP

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing regarding Comprehensive Plan and Zoning Map amendments relating to a certain parcel located on the West side of Portland Avenue just north of Caldwell Road, and recommended approval of the Comprehensive Plan Map Amendment and Zone change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on June 11, 1996;

Now therefore, the Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are amended to change the Comprehensive Plan Map designation of T2S, R2E, Section 18DD, Tax Lots 2400, 2500, and 2600 from Clackamas County Low Density Residential and Conservation Wetland designation to City of Gladstone Low Density Residential.

SECTION 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the zoning of the aforesaid parcel from Clackamas County Single Family Residential (R-7) to City of Gladstone Single Family Residential (R-7.2).

SECTION 3. The Comprehensive Plan and Zoning Designation amendments are based on the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 4. The Comprehensive Plan and Zoning designation amendments are subject to the conditions attached hereto as Exhibit B and incorporated herein by this reference.

SECTION 5. All remaining provisions of Title 17 of the Gladstone Municipal Code, the Gladstone Comprehensive Plan, and the Gladstone Zoning Map, are reaffirmed in their entirety.

This ordinance adopted by the Common Council and approved by the Mayor this 11th day of

June, 1996.

Attest:

Wade Byers
Wade Byers, Mayor

Helen Parent
Helen Parent, City Recorder

Exhibit A

FINDINGS AND CONCLUSIONS

OF THE PLANNING COMMISSION

File: S-96-1

Applicant: Chaim Sil (Frog Hollow Subdivision)

Date: June 3, 1996

I. GENERAL INFORMATION

- A. Proposal: This is a request for preliminary plat approval to subdivide an 8.34 acre parcel into eighteen (18) lots for a planned unit development. Included in this request is a comprehensive plan amendment and zone change to the City's Low Density Residential designation and R-7.2 District, a conditional use for a planned unit development and a variance on road standards.
- B. Legal Description: T2S, R2E, Section 18DD, Tax Lots 2400, 2500 and 2600.
- C. Location: 18211 and 18221 S.E. Portland Avenue; located on the west side of Portland Avenue just north of Caldwell Road.
- D. Zoning: County Zoning R-7, Single Family Residential - minimum 7000 square foot lot size and CW, Conservation Wetland for the westerly portion of the site.
- E. Comprehensive Plan: County Low Density Residential and Conservation Wetland Designations
- F. Site Information: The subject property is approximately 8.34 acres and is rather rectangularly shaped. Improvements on the property include a single family residence near the northeast corner of the property. The property is relatively flat with the exception of the far easterly area which drops westerly from Portland

Avenue about 10%. Vegetation includes a variety of mature deciduous and conifer trees. Two areas of wetlands have been verified on the site. The significant wetlands, approximately 2 acres in size, are located at the westerly end of the site. Lesser quality wetlands are located approximately 200 hundred feet west of Portland Avenue. Access is available from Portland Avenue.

G. Vicinity Description: The subject property is located at the north edge of the City. Portland Avenue north of Glen Echo Avenue is considered a local street in the Comprehensive Plan although City policy has been to require collector street improvements to this area. There currently are no curbs or sidewalks along the frontage of Portland Avenue though they are present on the adjacent property to the north. Utilities are located in the Portland Avenue right-of-way. The wetland complex at the westerly end of the site is part of what is known as the Boardman Swamp.

H. Background: This request was first considered by the Planning Commission at their February meeting where the applicant requested the Commission forward a favorable recommendation to the City Council for annexation of the subject property. It was at this meeting that the applicant requested a continuance of the request to the March meeting. It was the Planning Commissions decision to approve both requests subject to the applicant waiving the 120 day rule.

At the March Commission meeting, a public hearing was held to consider the proposed actions. After considerable discussion, the Commission moved to continue the matter to the April meeting to consider more details regarding the request. These details were primarily regarding the design of the proposed road, easements for utilities and the consideration of tracts for the wetland areas.

The applicant returned to the April Commission meeting with further details and refinements regarding the issues. At that meeting the applicant submitted additional information, including development alternatives, for the Planning Commission's review. The Commission considered the additional information and moved to continue the matter to the May meeting. The Commission also highly encouraged the applicant to return with a comprehensive submittal that clearly identified the proposed subdivision layout, road design,

utility easements and method of protecting the wetlands (i.e. tracts, conservation easements, etc.)

The Planning Commission met again in May to review the subject application. It was at this meeting they reached a decision to recommend City Council approve the request subject to conditions. The decision and conditions of approval are located at the end of this report. The findings and conclusions supporting the Planning Commission's recommendation follows.

II. FINDINGS

The following provisions of the Gladstone Comprehensive Plan and Municipal Code are applicable to this request:

A. Comprehensive Plan Considerations:

The Land Use, Housing, Natural Resources, Facilities and Service, Transportation, Growth Management and Plan Evaluation and Update elements of the Comprehensive Plan are applicable to this request.

B. Municipal Code Considerations:

Chapter 17.68 regarding Amendments and Zone Changes; Chapter 17.70 regarding Conditional Uses; Chapter 17.32 regarding Subdivisions; Chapter 17.38 regarding Planned Unit Developments; Chapter 17.72 regarding Variances; Chapter 17.10 regarding the R-7.2 Single Family Residential District; Chapter 17.26 regarding the Open Space District; and the Division IV Development Standards of the Gladstone Municipal Code are applicable to this request.

III. CONCLUSIONS

The Planning staff has reviewed this request in reference to the applicable elements of the Comprehensive Plan and the appropriate provisions of the Municipal Code. Based upon this review, the staff makes the following conclusions:

A. ANNEXATION:

The Gladstone Comprehensive Plan contains provisions to guide considerations of annexations. Policy 4 of the Growth

Management element of the Plan states the City shall "consider only those areas which are within the dual area interest area for annexation to the City". Map 10 of the Plan identifies the City's Dual Interest Area. The subject property is located within the boundaries of the Dual Interest Area as shown on Map 10. Therefore, this request is consistent with the Comprehensive Plan.

It has been the policy of the City to annex properties only when requested by the property owner. The owner of the subject property is requesting annexation to the City. The Planning Commission, at their February 20, 1996 meeting, considered the applicant's request for annexation. After acknowledging the applicant's request to waive the 120 day rule, the Commission recommended the City Council approve the annexation. The City Council will consider this recommendation at a later meeting. City Council approval of the annexation will be forwarded to the Boundary Commission for their consideration. This request is consistent with the City's policy.

B. COMPREHENSIVE PLAN AMENDMENT/ZONE CHANGE

This proposal includes a comprehensive plan amendment and zone change request. The request is to change the Plan and zoning from County designations to City designations. Both the County's and the City's Comprehensive Plan are acknowledged pursuant to the requirements of the Statewide Goals and Guidelines. Therefore, the review of this request does not have to include findings regarding the Statewide Goals and Guidelines but need only consider the City's Plan and Municipal Code requirements.

Amendments to the Comprehensive Plan and corresponding changes to the zoning of property within the City is controlled through Chapter 17.68 of the Code. Subsection 17.68.010(2) of the Code provides for an amendment and zone change to be initiated by application of a property owner. The owner of the subject property has submitted application for this request. This satisfies the initiation provisions of the Code.

The subject property currently has a County Low Density Residential Plan designation which is implemented by the County's R-7 Zoning District. Additionally, the property has a Conservation Wetland Plan designation for the westerly approximately 2 acres of the site. The applicant is requesting the City consider a City Plan designation of Low Density Residential and corresponding zoning of R-7.2.

Subsection 17.68 identifies the procedures, conditions and criteria on which the City Council shall base their decision.

Subsection 17.68.040 provides the City with the ability to require conditions to properly relate new developments to existing or anticipated conditions in the vicinity or make possible a higher quality of development than would otherwise be possible. Such conditions shall be designed to further the objectives of the Comprehensive Plan and zoning of the property. These type of conditions may include preserving or providing public access to greenspace. Where a zone change is made subject to such conditions, it becomes effective upon written acceptance and filing of the applicable terms and conditions of the property owner.

The City Council may only grant an amendment to the Plan and corresponding zone change when a preponderance of evidence satisfies the criteria in Subsection 17.68.050 of the Code. The Planning has reviewed this criteria and, based upon this review, makes the following conclusions:

1. The granting of the request must fulfill a public need, the greater the departure from present land use patterns, the greater the burden of the applicant. The applicant has submitted testimony the granting of the request would fulfill a public need by preserving wetland areas of ecological and aesthetic importance for the community.

The applicant states the subject property has approximately 2.42 acres of wetlands that is suitable habitat for water fowl, furbearing animals and non-game wildlife. An additional approximately 26,000 square feet of upland area is also wetland. The applicant states that, combined with proposed conservation easements, the wetlands conservation area would create a total wetland open space area of approximately 3.62 acres. It is further stated the protection of the wetlands and open space area would be consistent with the City's desire to protect the Boardman Swamp wetland area. The applicant has also testified the proposal provides the maximum preservation of trees and maximizes the site's potential as an urban natural area.

The applicant is requesting a Plan designation and zoning district generally consistent with the County's current designations. The submittal includes testimony supporting the existing residential character of the City. The Planning Commission generally concurs with the applicant the request fulfills the public need to preserve wetland areas and establish residential uses consistent with the

committed uses of land in the vicinity. The Commission recommends the most appropriate method to achieve this objective is to plan and zone the developable areas for residential uses and the wetland areas for open space uses. Additionally, the Commission finds the public need is best carried out by requiring the dedication of the approximately 2 acre westerly wetland area to the City to protect these wetlands.

Subsection 17.26.010 states the purpose of the Open Space District is to provide and preserve open space areas for use and enjoyment of the public. The Land Use Planning element of the Comprehensive Plan states that Open Space areas should include natural resource areas, such as wetlands, that should at times be used as greenways. Additionally, Policy 4 of the Fish and Wildlife Section of the Natural Resources element the Plan states "Those wetland sites with long-term prospects for preservation shall receive the open space zoning designation and shall be managed pursuant to the requirements of that zone." The wetland areas on the subject property are not appropriate for residential or other developmental uses but do have substantial value as open space.

Therefore, the Commission finds the public need is best carried out by providing developable areas for residential uses and designating them Low Density Residential with a corresponding zoning of R-7.2, Single Family Residential. The Commission also finds the public need is best carried out by protecting natural resource areas by dedication to the City and designating these areas Open Space with a corresponding zoning of OS, Open Space. This criterion is met.

2. The public need must be best carried out by granting the petition of the proposed action, and that need is best served by the granting of the petition at this time. The applicant is requesting annexation to the City. The Oregon Revised Statutes state that, until the City changes the plan designation and zoning consistent with the City Code, the County plan designation and zoning will continue to apply to the property. It is not in the best interest of the public to have County provisions apply to properties within the City of Gladstone because County provisions can not be administrated by the City. Therefore, the public need is best carried out at this time. This criterion is met.
3. The proposed action must be consistent with the Comprehensive Plan. The County's comprehensive plan

currently designates the subject property Low Density Residential and has zoned it R-7, Single Family Residential - 7,000 square foot lot size. Additionally, the County's Plan designates the westerly area of the site the has wetlands as Conservation Wetland. The applicant has petitioned the City to designate the property Low Density Residential with a R-7.2 Zoning District. This is generally consistent with the County's plan. It is also consistent with the committed residential use of the general area.

The City's Comprehensive Plan includes areas outside the City that could conceivably be annexed. The subject property is one of those areas, which are considered Dual Interest Areas. Map 3 of the City's Plan currently designates the property as Low Density Residential. The applicant's Comprehensive Plan amendment and zone change request is generally consistent with Map 3 of the Plan.

The City's Comprehensive Plan also identifies the need to plan and zone natural resource areas to conserve and protect the resource. Map 6 of the Plan shows a wetland and drainage area along the west property line of the site. The Open Space policies of the Land Use Planning element of the Plan states that "major vegetation along...drainageways should be maintained" and "greenways should be encouraged". This is consistent with Map 7 of the Comprehensive Plan Inventory and Analysis which shows the drainage along the west property line as a greenway. Additionally, Policy 6 of the Water Section of the Natural Resources element of the Plan directs the City to "help maintain identified major wetlands..." and "require wetland protection plans for proposed developments within wetlands". Because this area along the west property line of the site has been verified as wetland, and the Plan directs the City to provide greenways, protect wetlands, the Commission finds this westerly wetland portion of the property should be Planned and zoned Open Space.

The wetland portion of the subject property has received considerable analysis for both the quality of the wetland and greenway purposes. The County just completed an extensive review of wetlands in the north urban area of the County and the subject wetland was identified as a significant wetland worthy of protection. This analysis was conducted pursuant to the Goal 5 processes and procedures and resulted in the County Planning and zoning the

wetland with the Conservation Wetland District This district is an overlay district that protects and conserves the significant wetlands in the County. A transfer of jurisdiction from the County to the City does not change the significance of this wetland. Page E-22 of the City's Plan Inventory and Analysis states that "long range planning for the City should include provisions to protect wetlands and leave them in their natural state". A Plan designation of Open Space with corresponding zoning of Open Space, and dedication to the City, would be the best method to achieve this objective.

The Planning Commission considered the wetlands of the subject property and found the westerly wetlands (approximately 2 acres) warranted the Open Space Plan designation and zoning district. Additionally, the Commission found it appropriate the applicant dedicate these westerly wetlands to the City. The basis for this finding was that the wetland was an integral part of a much larger wetland complex that stretches from Glen Echo Avenue to Boardman Avenue. This large complex has been targeted by Metro and the North Clackamas Parks and Recreation District (NCPRD) as a resource worthy of acquisition for park and wildlife habitat purposes. The City is coordinating with the NCPRD to construct a trail/boardwalk the entire length of the wetland for wildlife habitat, recreational and educational opportunities. The Planning Commission considered the applicant's request for the Plan amendment and zone change necessary for annexation into the City warranted protecting the westerly wetlands through an Open Space Plan and zoning designation and dedication to the City.

Therefore, the Commission finds it consistent with the Comprehensive Plan to plan and zone the subject property's wetlands as Open Space. It should be noted that the properties to both the north and south of the site have wetlands that adjoin the subject wetlands. The wetlands to the north are currently zoned Conservation Wetland (County) and those to the south are owned by the City. The designation of Open Space to the subject wetlands would be consistent with the committed uses and land uses designations occurring on both sides of the subject property.

To conclude, the Commission finds the proposed action, as modified, is consistent with the

Comprehensive Plan. Both the Open Space and Low Density Residential designations are warranted for the subject property. These designations, including the applicable zoning, are consistent with the Comprehensive Plan. This criterion is met.

4. Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider. The significant change that has occurred in the neighborhood and community is the verification of wetlands. The County has determined there are significant wetlands to the north and on the subject property. The City has determined there are significant wetlands on the property to the south. Though these wetlands have always been identified on the City's Plan maps, the significance of them was never confirmed. The knowledge of the importance of the wetland resources on the subject property is a significant change and warrants the designation of both Low Density Residential and associated R-7.2 District and Open Space Plan and Zoning District as described in this text. This criterion is met.
5. The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Both City water and sanitary sewer are available to the site. Additionally, improvements can be constructed along the Portland Avenue frontage that will be adequate for development occurring on the site. This criterion is or can be met concurrent with development of the property.

To conclude, the Commission finds a preponderance of evidence has been submitted by the applicant that warrants approval of a Low Density Residential Plan designation and corresponding zoning of R-7.2 for the portion of the property not inundated by the westerly wetland area. The Commission also finds a preponderance of evidence has been submitted by the applicant that warrants approval of an Open Space Plan designation and corresponding zoning of OS for the westerly portion of the property having verified wetlands.

C. CONDITIONAL USE

The applicant is requesting a conditional use for a planned unit development to allow flexible lot sizes in the platting of a subdivision. Additionally, this request includes a proposal to place a considerable amount of land into open space.

The Planning Commission has reviewed this request in reference to the Conditional Use provisions of the Gladstone Municipal Code. The City Council may authorize a Conditional Use when it is demonstrated the applicable criteria identified in Subsection 17.70.010 is met. The Commission has reviewed this criteria and, based upon this review, makes the following conclusions:

1. The proposed use is listed as a conditional use in the underlying zoning district. Subsection 17.10.040(9) of the Code lists planned unit developments as a use that may be granted pursuant to these provisions. This criterion is met.
2. The proposed use shall be suitable for the proposed site considering the size, shape, location, topography, existence of improvements and natural features. The provisions of Subsection 17.38.020 authorizes consideration of a planned unit development (PUD) when the size of the subject property is at least 80,000 square. The site is approximately 8.34 acres in size. This satisfies the minimum size requirements of the Code.

The topography and existing natural features of the site create difficulties in developing the site according to the minimum lot size standards of the R-7.2 District. To efficiently utilize the site, it is necessary to allow lot sizes less than typically allowed in the R-7.2 District. Additionally, to efficiently access the site, it will be necessary to encourage a road substantially smaller than typically required by the City. The granting of this request will permit the applicant to plat lot sizes less than 7200 square feet yet not exceed the density allowed for the total site and construct a road that is narrower than City standards yet still satisfies the fire life safety requirements recommended by the Police Chief and Fire Marshall. Therefore, the proposed development is suitable considering the size, topography and natural features of the site

Subsection 17.38.060(7) of the Code requires PUD's to have a minimum twenty percent (20%) of the gross site area in open space. Such open space areas shall include trails and natural or landscaped buffer areas. The existing

wetlands exceed 20% of the gross site area. This satisfies this provision of the Code.

Subsection 17.38.060(5) of the Code grants the City authority to request the "dedication of proposed open space which is reasonably suited for use as a public park or other recreation or community purpose, taking into consideration such action as size, shape, topography, access, location, or other unique feature. The site has unique features in the form of wetlands. Only the wetlands along the westerly property line have value for community recreational purposes. These wetlands connect to the committed open space areas to both the north and south of the subject property. It is in the community's interest to provide a pedestrian linkage with these adjacent open spaces. Though trails do not currently exist, they can be constructed concurrently with development of the site.

Ownership of open space areas are required to be in one of the following manners: One, homeowners association in common for all owners within the development in perpetuity; two, dedication to the City upon approval by the Planning Commission and City Council; or three, conservation easements when the Planning Commission determines they will protect the intent and purpose of this Code and the public interest. Open space areas in PUD's typically are platted as tracts. The applicant has submitted evidence that describes a preference towards the homeowners ownership of the open space. The Commission finds dedication of the westerly wetlands area will better protect the intent and purpose of the proposed zone. The Commission also finds this dedication will protect the public interest by providing recreational, educational and wildlife habitat opportunities. The proposed dedication will provide for public access along a potential trail that connects the wetland area to the north with the City owned property to the south. This criterion is met.

3. The request shall be timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use. The proposed development can be served by City sanitary sewer and water service. Water service is available from Portland Avenue. Sanitary sewer service is available west of the property on the other side of the wetlands. It will be necessary to disturb wetlands to connect the proposed residences to this service line. The applicant will be required to satisfy the permitting requirements of the Oregon Division of State Lands and U.S. Army Corps of Engineers. Maintenance easements for this sewer line will

be required.

Improvements for storm water detention and discharge can be developed concurrently with development. Storm water detention plans, including the method of discharge from the site, will need to be specifically identified in engineered plans. Detention, mitigation of contaminants entering wetlands and erosion control consistent with the National Pollution discharge Elimination System (NPDES) will be required as part of development approval. Oil water separator catch basins will be required and the proposed ditch and swale areas will need to be piped. It will be necessary to grant the City easements to maintain the storm water facilities and detention areas.

To conclude, utilities of sufficient capabilities can be provided to the site to serve the proposed development. These will be developed concurrently with development of the site. This criterion is met.

4. The proposed use can not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district. The site plan appears to be sensitive to surrounding residential uses. The dedication of to the City of the westerly wetland area will protect the surrounding properties for the primary uses listed in the underlying zoning district. The dedication and Open Space designation will protect the Conservation Wetland District properties to the north from inconsistent uses. Retention of existing trees and protection of wetland areas will help mitigate the adverse impacts of development. Because of the proposed site design, the Commission finds this request will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district. This criterion is met.
5. The proposed use shall satisfy the policies of the Gladstone Comprehensive Plan. The applicant is proposing an 18 lot subdivision designed for residential structures. Additionally, the subdivision is proposed to be designed as a planned unit development that will conserve the natural resources on the site. The Comprehensive Plan identifies the need to protect natural resources while permitting development consistent with the Plan designation. Policies in the Low Density Residential section of the Land Use Planning element of the Plan encourage pedestrian paths and trails, open spaces,

utility easements and the retention of trees. The proposed plan provides for these paths, trails, easements and tree retention. Furthermore, as described earlier in this text, the Open Space designation and dedication to the public of the westerly wetland area satisfies the policies of the Comprehensive Plan. Therefore, the proposed development is consistent with the Comprehensive Plan. This criterion is met.

To conclude, as described in this section of the report, the Commission recommends approval of this request as it is consistent with the stated criteria.

D. VARIANCE

The applicant is requesting a variance on road standards. Specifically, this is a request to reduce a small section of proposed road to preserve natural features on the site. The Code requires a minimum 40 foot right-of-way paved a minimum width of 32 feet. The applicant is requesting the City grant a variance to these standards. Included is a request to not construct a portion of sidewalk that is typically required by the Code.

The Planning Commission is authorized to grant a variance when the request satisfies all the criteria in Subsection 17.72.020 of the Code. The Planning Commission has reviewed this request in reference to the applicable criteria and, based upon this review, finds a twenty-four (24) foot pavement width with sidewalk only along the south side, including forty (40) foot radius cul-de-sac, is appropriate for the proposed subdivision. The establishment of this finding is based upon the following conclusions:

1. Exceptional or extraordinary circumstances shall apply to the property which do not apply generally to other properties in the same zoning district or vicinity, and which result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control. The subject property is unique to the vicinity because of the presence of substantial wetlands. Very few other properties in the R-7.2 District or vicinity have wetlands. Therefore, exceptional and extraordinary circumstances apply to the subject property that do not apply generally to other properties in the zoning district and vicinity. This criterion is met.
2. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zoning district or

vicinity possess. The Planning Commission finds the reduction in road width is necessary to preserve a property right substantially the same as other property owners in the R-7.2 District or vicinity. It is necessary to construct a road with a reduced to save existing trees and reduce impacts to wetlands. This criterion is met.

3. The variance shall not be materially detrimental to the purposes of this title, or to property in the same zoning district or vicinity in which the property is located, or otherwise conflict with the comprehensive plan or any planning policy or objective. The Code requires minimum street widths to provide for the safety and welfare of the public. The minimum widths are to provide sufficient room for automobile traffic, utilities and sidewalks. Approval of this request would establish a street width that would be less than typically required by the City but still satisfy the fire, life safety standards as determined by the Police Chief and Fire Marshall. Additionally, approval of this request would be consistent with the Planned Unit Development provisions of the Code that encourages flexibility in design of subdivisions. Therefore, approval of this request would not be materially detrimental to the purposes of this title, to property in the same zoning district and conflict with the policies of the Comprehensive Plan. This criterion is not met.
4. The variance requested shall be the minimum variance necessary to alleviate the hardship. The Planning Commission finds the 24 foot pavement width is the minimum necessary to alleviate the hardship. This criterion is met.
5. The request for the variance shall not be the result of an illegal act. There currently are no known violations regarding the subject property which would require this request. This criterion is met.

To conclude, the Planning Commission finds this request does satisfies the variance criteria identified in Subsection 17.72.020 of the Code.

E. SUBDIVISION

The Planning Commission has reviewed this request in reference to the applicable provisions of the Gladstone Municipal code and, based upon this review, makes the following conclusions:

1. The proposed lots satisfy the density standards of the

Code. The R-7.2 District allows a density of up to one residence for every 7200 square feet of land. The planned unit development provisions permit flexible lot sizes that, individually may not meet the 7200 square foot lot size requirement, but are permitted as long as the overall density of the property is not exceeded. This is consistent with the Code.

2. Access to the property currently exists from Portland Avenue and serves the existing residence. It will be necessary to construct a street in to the interior of the property to provide access to the proposed lots. Improvements to satisfy the needs of the subdivision and mitigate the impacts can be developed concurrently with development of the property.

The construction of a street on the site to serve proposed lots will provide suitable access and should generally be consistent, except as modified by the findings and conclusions of the variance, with the standards of the Code. Portland Avenue will need further improvements to collector street standards to mitigate the impacts from the proposed development. These improvements shall include a half-street improvement consisting of 36 feet of pavement, curb and sidewalk. The interior street shall be constructed to the local street standards of the Code. This shall include a right-of-way dedication of 40 feet and 5 foot utility easements. Additionally, the pavement width shall be 24 feet curb-to-curb with sidewalk only along the south side. The street shall terminate in a cul-de-sac with a minimum 45 foot radius.

3. The proposed easements for pedestrian access are acceptable. All accesses shall be labeled as tracts on the final plat.
4. Utilities are located adjacent to the site. Water service can be obtained from Portland Avenue by extending a service line into the site. Sanitary sewer service is available from the existing service line located along the west property line. A connection to this sanitary line will result in a disturbance to the westerly wetlands. The applicant will need to get approval from the Oregon Division of State Lands (DSL) for construction work performed in these wetlands. Sanitary sewer and water service improvements shall be constructed in accordance with the requirements of the City of Gladstone.

Storm water improvements will be required to be constructed concurrently with development. In addition to the improvements shown on the submitted plans, the

applicant shall provide 12 foot wide easements and construct storm water lines for the "ditch" located behind lots 5,6,7 and 8 and the storm water retention area along the north property line.. Catch basins shall be of the oil water separator type.

5. The proposed open space areas shall be labeled as tracts of the final plat. This includes the property containing the wetland areas to the west.
6. A homeowners association shall be established in a manner consistent with the provisions in Subsection 17.38.060 of the Code. The proposed covenants, restrictions and reservations shall be approved by City Counsel prior to recording.
7. A wetland delineation shall be performed for the site to determine the extent of the wetland areas. This delineation, and required mitigation, shall be approved by the DSL prior to the recording of the final plat. All wetland areas, as approved by the DSL, shall be included in the common areas.
8. The proposed fire hydrants need to be placed within the right-of-way of the proposed street. This will provide legal access to the hydrant for fire personnel.
9. The proposed private drive serving lots 15 and 16 shall be paved in accordance with City standards. This drive shall be labeled a tract on the final plat.

IV. RECOMMENDATION:

The Planning Commission recommends the City Council approve the annexation, Comprehensive Plan amendment and zone change consistent with the findings and conclusions stated in this report. These conclusions warrant the Plan designation of Open Space for the westerly wetland areas of the site and a Low Density Residential designation for the remaining portion of the property. The conclusions also warrant the implementing zones be Open Space for the westerly wetland areas of the site and R-7.2 District for the remaining portion of the property.

The Planning Commission also recommends approval of the conditional use for the Planned Unit Development, the variance on road standards and preliminary plat approval for the proposed subdivision.

The above recommendations are based on the submitted plans,

subject to the following conditions:

1. A statement of water rights shall be recorded on the final plat.
2. Street improvements are required on Portland Avenue consistent with collector standards as required by the City of Gladstone. These improvements shall include a half-street improvement along the subject property's frontage that results in a 36 foot pavement curb-to-curb, curbs and sidewalk. A dedication of a five (5) foot utility easement along the frontage of Portland Avenue is also required for utility purposes. Plans shall be submitted to the City for approval prior to construction.
3. Street improvements are required for the proposed local street which shall be developed with twenty-four (24) foot side pavement width curb to curb and sidewalk only along the south side. Forty (40) foot right-of-way dedication is required, with five (5) foot utility easements on each side. Plans shall be submitted to the City for approval prior to construction.
4. The private drive serving lots 15 and 16 shall be constructed a minimum 20 feet side pursuant to the requirements of the City of Gladstone. This drive shall be labeled a tract on the final plat.
5. All utilities shall be placed underground.
6. The applicant shall provide twelve (12) foot sanitary and storm sewer easements to the City for maintenance purposes. Included shall be a 12 foot sanitary sewer easement between the proposed cul-de-sac and the Gill Street right-of-way, and 12 foot easements for the ditch and storm water retention area along the north property line, including access from the street right-of-way, as approved by staff.
7. All easements shall be shown on the final plat.
8. Sanitary and storm sewer improvements shall be constructed as required by the City of Gladstone. This shall include improvements to the ditch area shown on the preliminary plat. Additionally, an engineered surface water management plan shall be submitted to and approved by the authority(ies) having jurisdiction including plans for detention, mitigation of contaminants entering the wetland and erosion control consistent with the National Pollutant Discharge Elimination System (NPDES) requirements.

9. The proposed pedestrian easement shown on the preliminary plat extending between lots 10 and 11 shall be required. The width of this easement shall be a minimum 15 feet.
10. Water service improvements shall be constructed as per the requirements of the City of Gladstone. Included shall be the fire hydrant shown on the preliminary plat located on lot 14. This hydrant shall be placed in the public right-of-way.
11. Prior to final platting the Oregon Division of State Lands shall review and approve a wetland delineation and mitigation plan. Minor adjustments to proposed lot lines may be permitted, as approved by City staff, when consistent with the proposed preliminary plat.
12. Prior to approval of the street and construction plans, a copy of an approved site grading plan and a grading permit shall be submitted to the City.
13. A homeowners association shall be established in a manner consistent with the standards of the Code as approved by City Counsel.
14. All common areas and pedestrian easements shall be labeled tracts on the final plat.
15. The common areas containing wetlands shall include a minimum 25 foot buffer around the delineated wetland areas and be shown as tracts on the final plat.
16. The proposed cul-de-sac shall be a minimum 40 foot radius and constructed as required by the City of Gladstone.
17. Street lights are a requirement for the subdivision. The developer shall make arrangements for the installation of street lights with the power company and to pre-wire for acceptance of these street lights.
18. The final plat shall delineate all identified wetlands, and shall note development is prohibited within the wetland areas.
19. The identified wetlands and buffer areas shall be flagged during construction to preclude non-approved disturbance of those protected areas.
20. All improvement costs shall be borne by the developer. If construction is not immediately possible, there shall be a submittal of a guarantee by an irrevocable letter of credit or cash guarantee in a form acceptable to City

Counsel.

21. This development shall comply with the City's minimum twenty percent (20%) requirement for open space dedication; specifically, Tract "A", a 2.42 acre wetlands located along the westerly edge of the development shall be dedicated to the City as Open Space, consistent with the City Attorney's memorandum dated May 20, 1996.
22. Tract "A", the approximate 2.42 acre wetland shall be planned and zoned Open Space.

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EXHIBIT B

1. A statement of water rights shall be recorded on the final plat.
2. Street improvements are required on Portland Avenue consistent with collector standards as required by the City of Gladstone. These improvements shall include a half-street improvement along the subject property's frontage that results in a 36 foot pavement curb-to-curb, curbs and sidewalk. A dedication of a five (5') foot utility easement along the frontage of Portland Avenue is also required for utility purposes. Plans shall be submitted to the City for approval prior to construction.
3. Street improvements are required for the proposed local street, which shall be developed within twenty-four foot (24') wide pavement width curb-to-curb and sidewalk along the south side. Forty foot (40') right-of-way dedication required, with five foot (5') utility easements on each side. Plans shall be submitted to the City for approval prior to construction.
4. The private drive serving lots 15 and 16 shall be constructed a minimum 20 feet side pursuant to the requirements of the City of Gladstone. This drive shall be labeled as a tract on the final plat.
5. All utilities shall be placed underground.
6. The applicant shall provide twelve foot (12') sanitary and storm sewer easements to the City for maintenance purposes. Included shall be a twelve foot (12') sanitary sewer easement between the proposed cul-de-sac and the Gill Street right-of-way; twelve foot (12') easements, including access from street right-of-way as approved by staff, for the ditch and storm water retention area along the north property line.
7. All easements shall be shown on the final plat.
8. Sanitary and storm sewer improvements shall be constructed as required by the City of Gladstone. This shall include improvements to the ditch area shown on the preliminary plat. Additionally, an engineered surface water management plan shall be submitted to and approved by authority(ies) having jurisdiction including plans for detention, mitigation of contaminates entering the wetland

and erosion control consistent with National Pollution Discharge Elimination System (NPDES) requirements.

9. The proposed pedestrian easement shown on the preliminary plat extending between lots 10 and 11 shall be required. The width of this easement shall be a minimum 15 feet.
10. Water service improvements shall be constructed as per the requirements of the City of Gladstone. Included shall be the fire hydrant shown on the preliminary plat located on lot 14. This hydrant shall be placed in the public right-of-way.
11. Prior to final platting the Oregon Division of State Lands shall review and approve a wetland delineation and mitigation plan. Minor adjustments to proposed lot lines may be permitted, as approved by City staff, when consistent with the proposed preliminary plat.
12. Prior to approval of the street and construction plans, a copy of an approved site grading plan and a grading permit shall be submitted to the City.
13. A homeowners association shall be established in a manner consistent with the standards of the Code as approved by City Counsel.
14. All common areas and pedestrian easements shall be labeled tracts on the final plat.
15. The common areas containing wetlands shall include a minimum 25 foot buffer around the delineated wetland areas and be shown as tracts on the final plat.
16. The proposed cul-de-sac shall be a minimum forty foot (40') radius and constructed as required by the City of Gladstone.
17. Street lights are a requirement for the subdivision. The developer shall make arrangements for the installation of street lights with the power company and to pre-wire for acceptance of these street lights.
18. The final plat shall delineate all identified wetlands and shall note development is prohibited within the wetland areas.
19. The identified wetlands and buffer areas shall be flagged during construction to

preclude non-approved disturbance of those protected areas.

20. All improvement costs shall be borne by the developer. If construction is not immediately possible, there shall be a submittal of a guarantee by an irrevocable letter of credit or cash guarantee in a form acceptable to City Attorney.
21. This development shall comply with the City's minimum twenty percent (20%) requirement for open space dedication, specifically Tract 'A', a 2.42 acre wetland located along the westerly edge of the development, by execution of a conservation easement in a form acceptable to the City Attorney and Planning Commission.
22. Tract 'A', the approximate 2.42 acre wetland, shall be planned and zoned Open Space.

The following information is provided for your information:

All improvement work shall be done by the developer. The contractor is not responsible for the design of the improvement work. The contractor is responsible for the construction of the improvement work.

The developer shall provide all necessary permits and approvals for the improvement work. The contractor shall provide all necessary labor and materials for the improvement work.

The developer shall provide all necessary site access and utility information for the improvement work. The contractor shall provide all necessary site access and utility information for the improvement work.

ORDINANCE NO. 1225

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF CERTAIN PARCELS ON THE EAST SIDE OF 82ND DRIVE JUST SOUTH OF HANSON COURT FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL AND OFFICE COMMERCIAL TO CITY OF GLADSTONE INDUSTRIAL PLAN DESIGNATION AND ALSO AMENDING THE ZONING DESIGNATION OF THESE PARCELS FROM CLACKAMAS SINGLE FAMILY RESIDENTIAL (R-10) AND CLACKAMAS COUNTY OFFICE COMMERCIAL DISTRICT TO CITY OF GLADSTONE LIGHT INDUSTRIAL (L-I) AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing regarding Comprehensive Plan and Zoning Map amendments to certain parcels located on the East side of 82nd Drive just South of Hanson Court, and recommended approval of the Comprehensive Plan Map Amendment and Zone Change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on July 9, 1996;

NOW, THEREFORE, the Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are amended to change the Comprehensive Plan Map designation of T2S, R2E, Section 16CA, Tax Lots 1100 and 1500 as reflected in Exhibit A, attached hereto and incorporated herein by reference, from Clackamas County Low Density Residential and Office Commercial to City of Gladstone Industrial Plan designation.

SECTION 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the zoning of the aforesaid parcels from Clackamas County Single Family Residential (R-10) and Clackamas County Office Commercial District to City of Gladstone Light Industrial (L-I) Zoning District.

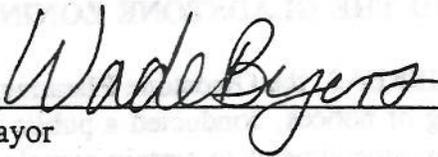
SECTION 3. The Comprehensive Plan and Zoning designation amendments are based on the Findings and Conclusions contained in the Planning Staff Report attached

hereto as Exhibit B, incorporated herein by this reference.

SECTION 4. This Ordinance shall be effective on the date of entry of a Final Order from the Portland Metropolitan Area Local Government Boundary Commission approving the annexation of the subject parcels to the City of Gladstone.

SECTION 5. All remaining provisions of Title 17 of the Gladstone Municipal Code, the Gladstone Comprehensive Plan, and the Gladstone Zoning Map are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 9TH DAY OF July, 1996.



Mayor

ATTEST:



City Recorder

LEGAL DESCRIPTION

ANNEXATION TO

City of Gladstone

Annexation to the city of Gladstone of parcels described as tax lots 1100 and 1500 of Clackamas County Assessors Map 2 2E 16CA, comprising approximately 3.61 acres and more particularly described as:

Beginning at the most westerly point of Lot #7 Tangiers, No. 2455; said point being the true point of beginning; thence, N.68°36'41"W. 240 feet more or less to the centerline of S.E. 82nd Drive; thence, S.16°47'00"W. 1070 feet more or less along the centerline of S.E. 82nd Drive to a point on the south line of the Isom Cranfield DLC; thence, S.85°56'40"E. along said DLC 30 feet more or less to a point on the west line of the Southern Pacific railroad right of way; thence, northerly along the west line of rail road right of way 950 feet more or less to a point; thence, northerly 200 feet more or less continuing on the west line of said rail road right of way to the most southerly point of lot #6 Tangiers No. 2455; thence N.79°04'50"W. 163.5 feet along the south lines of Lots #6 and #7 Tangiers No. 2455 to the true point of beginning.

file

ORDINANCE NO. 1229

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN MAP OF THE CITY OF GLADSTONE TO CHANGE THE COMPREHENSIVE MAP DESIGNATION OF CERTAIN PROPERTIES LOCATED ON THE SOUTH SIDE OF GLOUCESTER STREET JUST EAST OF RISLEY AVENUE, FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing regarding Comprehensive Plan amendments to certain parcels located on the south side of Gloucester Street just east of Risley Avenue, and recommended approval of the Comprehensive Map change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on October 8, 1996; now, therefore

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Comprehensive Map designation of certain parcels located on the south side of Gloucester Street just east of Risley Avenue, which parcels are more specifically described in Exhibit A attached hereto and incorporated herein by reference, from General Commercial to High Density Residential.

SECTION 2. The Comprehensive Map designation amendments are based upon the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit B and incorporated herein by this reference.

SECTION 3. All remaining provisions of Gladstone Municipal Code and the Gladstone Comprehensive Plan are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND

APPROVED BY THE MAYOR THIS 14th DAY OF November, 1996.

Wade Byers
Mayor

ATTEST:

Allen M. Perant
City Recorder

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File #: ZC-96-3 Comprehensive Plan Map Amendment
 Applicant: City of Gladstone
 525 Portland Avenue
 Gladstone, OR 97027
 Owners:

- Stanley E. Apperson, 3500 SW 44th Ave., Portland, OR 97221
- Porfirio & Rufina Alcazar, 18693 Allegheny Dr., Oregon City, OR 97045

 Date: September 10, 1996

City Hall
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5223

Municipal Court
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5224

Police Department
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Fire Department
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Public Library
 135 E. Darnmouth
 Gladstone, OR 97027
 (503) 656-2411

Senior Center
 1050 Portland Avenue
 Gladstone, OR 97027
 (503) 655-7701

City Shop
 18595 Portland Avenue
 Gladstone, OR 97027
 (503) 656-7957

I. General Information

A. Proposal - This proposal entails a comprehensive map designation change from General Commercial to HDR, High Density Residential. The current zoning of MR, Multi-Family Residential would remain.

B. Location - The subject properties are located south of Gloucester Street, just east of Risley Avenue.

C. Legal Description/Tax Account - Tax Lots #4900 and #5000 of Assessors Map 2 2E 19DA, and a portion of Tax Lot #300 of Assessors Map 2 2E 19DD.

D. Vicinity Description - The subject properties are located in the western portion of the city, adjacent to the general commercial (C-3) area on the west along McLoughlin Blvd. Neighborhoods to the north, south and east are planned and zoned high and medium density residential.

E. Site Description - The subject properties comprise approximately 0.75 acres, and consist of one duplex and a twelve (12) unit apartment complex (3 fourplexes) directly adjacent on the west and south in an "L" shaped development with access on Gloucester Street only.

F. Streets - The subject properties have direct access to W. Gloucester Street. The interior apartment complex has sole access to Gloucester Street via a driveway through Tax Lot 4900.

G. Zoning/Comprehensive Plan - Those portions of the subject properties discussed herein are currently zoned MR, Multi-Family Residential. Those same areas are currently designated on the comprehensive plan map as General Commercial. Tax Lots #4900 and #300 received Conditional-Use approval (file #CU-77-9) to the C-3, General Commercial zoning designation for development of the multi-housing complex in December, 1977 (prior to adoption of the Comprehensive Plan).

H. Utilities - Utilities are available for the primary uses of the zoning district.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.14, Multi-Family Residential District; Chapter 17.20, C-3, General Commercial; Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Land Use Planning, Housing, Economy, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, date June, 1979; and the following State Planning Goals and Guidelines apply: Goals #10 "Housing"; Goal #9 "Economic Development"; #1, "Citizen Involvement"; and #2, "Planning."

III. CONCLUSIONS

A. Comprehensive Plan Map Amendment - This proposal is to change the current comprehensive plan map designation of General Commercial to HDR, High Density Residential. Currently a "Baker" conflict exists on these properties due to a discrepancy between the plan map designation of General Commercial and the zoning map designation of MR, Multi-Family Residential. Staff believe the current comprehensive plan map designation is in error since the majority of the site is developed for high density residential use and because the site has no direct access to McLoughlin Blvd. Staff believe it was not the intent of the comprehensive plan to allow General Commercial uses to reach as far into residential neighborhoods, with sole access by way of a collector street, as is the case with these properties (approximately 480' from McLoughlin Blvd.).

Policy 5 of the comprehensive plan Evaluation and Update section states that amendments to the comprehensive plan "shall be treated like a Zone Change." In addition, findings are required concerning applicable planning goals and elements

of the Gladstone Comprehensive Plan.

B. Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment:

Goal 1 - "Citizen Involvement". The purpose of this goal is to provide citizens opportunity to be involved in the process. Notices have been mailed to affected and surrounding property owners as required by city ordinance.

Goal 2 - "Land Use Planning". This process is consistent with procedures in city's comprehensive plan and Municipal Code.

c. Goal 10 - "Housing" provides for the housing needs of citizens by requiring local jurisdictions inventory buildable lands for residential uses and encourage the availability of adequate numbers and types of housing. The city has inventoried buildable lands for residential use. The evaluation of these inventories has allowed the city to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. The subject properties are located within an area specifically identified for high density residential use, in close proximity to commercial activities and recreational facilities (Dierickx Field). This proposal will not remove vacant residential land from the city's housing inventory. This is consistent with state and regional housing policies.

Goal 9 - "Economic Development" This goal aims to provide adequate opportunities for a variety of economic activities vital to the prosperity of citizens. The city has inventoried areas suitable for increased economic growth and activity, and provided for an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of commercial uses. Sufficient developable commercial properties currently exist within the McLoughlin Blvd. commercial corridor that additional extension of such uses into adjacent residential neighborhoods is not warranted.

C. Gladstone Comprehensive Plan Elements pertaining to comprehensive plan map amendment:

1. *Housing*. The city's housing goal promotes the supply of adequate housing while providing a choice of housing type, density and price range. The designation of the subject properties for high density residential makes the plan map consistent with the original zoning map designation of MR, Multi-Family Residential, as well as with the plan and zone designations of adjacent properties in the area and will retain diversified housing choices.

2. Economy. The Economy element of the Gladstone Comprehensive Plan aims to enhance and improve the economic vitality of the city, encourage balanced growth and diversity, and ensure the compatibility of commercial activity with surrounding land uses. The city has inventoried areas suitable for economic activity and provided a sufficient supply of sites for a variety of commercial uses. The landlocked characteristics of the subject properties, with no direct access to/and lengthy distance from McLoughlin Blvd., is not supportive of commercial activity.

D. Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need requires consistency between the comprehensive plan and zoning maps. The subject properties, located amidst both commercial and medium and high density residential uses are currently designated on the comprehensive plan map as General Commercial, even though they extend a considerable distance into a residential neighborhood from the McLoughlin Boulevard commercial corridor. The current zoning and use of the subject properties are MR, Multi-Family Residential. The appropriate corresponding comprehensive plan designation is HDR, High Density Residential.

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* It is believed that the original comprehensive plan map designation of General Commercial was in error at the time of adoption of the comprehensive plan, as indicated by the existing multi-family land-uses (Conditional-Use of a C-3 zone), abutting high density residential designations, and poor vehicle access to the properties. Approval of this request will not disrupt the city's compliance with its housing policies.

3. *The proposed action is consistent with the current zoning in the area.* The proposal is consistent with plan elements on Housing and Economy, and will ensure more efficient and consistent use of commercial land and housing resources in the area. Approval of this request will not disrupt the city's compliance with the state or regional housing policies.

4. *Proof of significant change in a neighborhood or community or mistake in*

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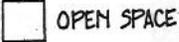
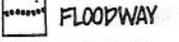
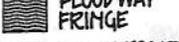
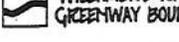
the planning or zoning for the property under consideration may be additional relevant factors to consider. As discussed previously, the comprehensive plan map and zoning designations of the subject properties were believed to have been recorded incorrectly on the original plan map, given the intent at the time to limit the intrusion of commercial activities into adjacent neighborhoods, and to encourage access to more intensive commercial uses be directly to minor or major arterial streets. The original oversight and lack of direct access to the site from McLoughlin Blvd. suggest the preference for making the comprehensive plan designation consistent with the zoning map designation.

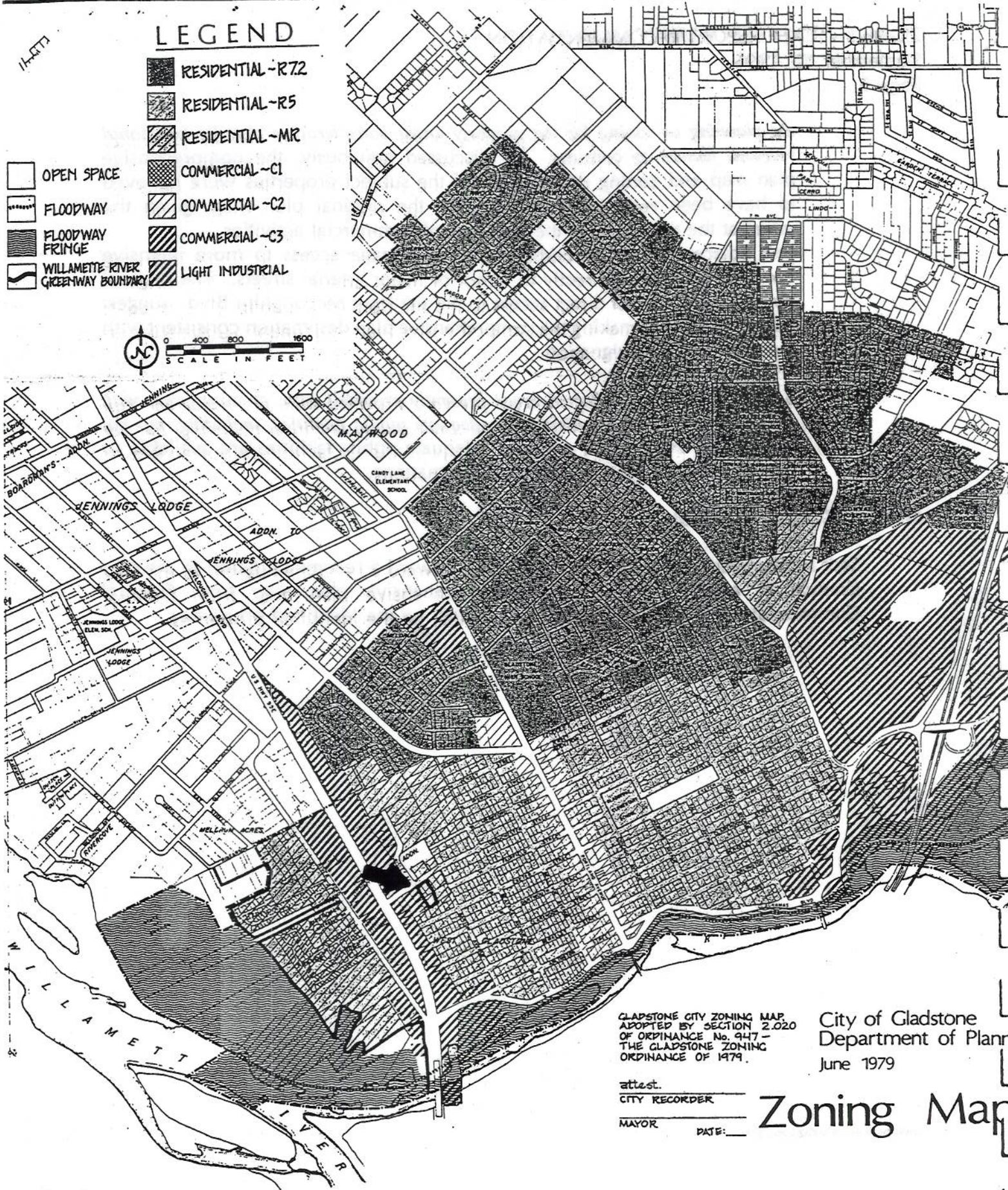
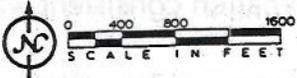
5. The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Adequate public facilities are available or can be provided for the proposed designations.

IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to the City Council to approve amending the comprehensive plan map from General Commercial to HDR, High Density Residential, on the identified properties.

LEGEND

-  RESIDENTIAL - R72
-  RESIDENTIAL - R5
-  RESIDENTIAL - MR
-  OPEN SPACE
-  FLOODWAY
-  FLOODWAY FRINGE
-  WILLAMETTE RIVER GREENWAY BOUNDARY
-  COMMERCIAL - C1
-  COMMERCIAL - C2
-  COMMERCIAL - C3
-  LIGHT INDUSTRIAL



GLADSTONE CITY ZONING MAP
 ADOPTED BY SECTION 2.020
 OF ORDINANCE No. 947 -
 THE GLADSTONE ZONING
 ORDINANCE OF 1979.

City of Gladstone
 Department of Planning
 June 1979

attest.

 CITY RECORDER

 MAYOR

 DATE: _____

Zoning Map

ORDINANCE NO. 1230

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTIES LOCATED ON THE NORTH SIDE OF WEST EXETER STREET, WEST OF BARTON AVENUE TO THE END OF EXETER, FROM MULTI-FAMILY RESIDENTIAL (MR) TO SINGLE FAMILY RESIDENTIAL (R-5), AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing regarding zoning map amendments to certain parcels located on the north side of west Exeter street, west of Barton Avenue to the end of Exeter, and recommended approval of the zone change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on October 8, 1996; now, therefore

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the zoning of certain parcels located on the north side of west Exeter street, west of Barton Avenue to the end of Exeter Street, which parcels are more specifically described in Exhibit A attached hereto and incorporated herein by reference, from Multi-Family Residential (MR) to Single Family Residential (R-5).

SECTION 2. The zoning designation amendments are based upon the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit B and incorporated herein by this reference.

SECTION 3. All remaining provisions of Gladstone Municipal Code and the Gladstone Zoning Map are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 14th DAY OF November, 1996.

Wade Byers
Mayor

ATTEST:

Allen M. Parent
City Recorder

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File #: ZC-96-4, Zone Change
 Applicant: City of Gladstone
 525 Portland Avenue
 Gladstone, OR. 97027

Owners:

- Junior & Theda Jackson, 660 Barton Avenue
- Gail Miller, 400 W. Exeter Street
- Walter & Ella Peterson, 1724 SE Fourth, West Linn, OR (410 & 440 W. Exeter)
- Jack & Christene Duncan, 420 W. Exeter Street
- Linda L. Vancil, 430 W. Exeter Street
- Lynn & Alice May Marchant, 450 W. Exeter Street
- Bert & Mary Partlow, 460 W. Exeter Street
- Gary Kraemer, 470 W. Exeter Street

Date: September 10, 1996

City Hall
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5223

Municipal Court
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-5224

Police Department
 535 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Fire Department
 525 Portland Avenue
 Gladstone, OR 97027
 (503) 656-4253

Public Library
 135 E. Dartmouth
 Gladstone, OR 97027
 (503) 656-2411

Senior Center
 1050 Portland Avenue
 Gladstone, OR 97027
 (503) 655-7701

City Shop
 18595 Portland Avenue
 Gladstone, OR 97027
 (503) 656-7957

I. General Information

A. Proposal - This proposal entails a zone change from MR, Multi-Family Residential, to R-5, Single-Family Residential. The current comprehensive plan designation of MDR, Medium Density Residential, will remain.

B. Location - These nine (9) properties are located on the north side of W. Exeter Street, west of Barton Avenue to end of Exeter.

C. Legal Description/Tax Account - Tax Lots #400, 500, 600, 700, 800, 900, 1000, 1100, and 1200 of Assessor's Map 2 2E 19DD.

D. Vicinity Description - The subject area is located in the western portion of the city, abutting the east side of the McLoughlin Blvd. commercial corridor on the west and north. Neighborhoods across Exeter Street to the south and to the east are planned and zoned medium density residential. North of the subject area to Gloucester Street are properties zoned high density residential.

ZC-96-4 - STAFF REPORT/RECOMMENDATION

September 10, 1996

Page 2

E. Site Description - The subject properties are approximately 1.3 acres in size, and are comprised of nine (9) single-family homes along the north side of Exeter Street, west from Barton Avenue to dead-end.

F. Streets - All properties have direct access to abutting local streets (W. Exeter Street and Barton Avenue).

G. Zoning/Comprehensive Plan - The subject properties are currently zoned MR, Multi-Family Residential. The subject properties are currently designated on the Comprehensive Plan Map as MDR, Medium Density Residential.

H. Utilities - Utilities are available for the primary uses of the zoning district.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.12, R-5, Single-Family Residential District; Chapter 17.14, Multi-Family Residential District; and Chapter 17.68, Amendments and Zone Changes.

III. CONCLUSIONS

A. Zone Change - This proposal is to change the current zoning of MR, Multi-Family Residential, to R-5, Single-Family Residential on all of the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the plan map designation of Medium Density Residential and the zoning map designation of MR, Multi-Family Residential. Staff believe the current zoning is in error since the subject area is a logical extension of the R-5 zoned properties on the south side of W. Exeter, and consistent with the original intent of the comprehensive plan in designating higher density residential properties in close proximity to commercial services, and in particular in those areas to the west and northeast of the commercial strip along both sides of McLoughlin Blvd. Single family homes are outright permitted in the R-5 zoning district but not in the MR district. The proposed zoning of R-5 would be consistent with the existing plan map designation of Medium Density Residential.

B. Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public

26

need is established by the existing discrepancy between the comprehensive plan and zoning maps. The zone change to R-5 acknowledges current land use on the subject properties. The area is adjacent to properties planned and zoned for High Density Residential uses, and with the exception of tax lot #200, all of these properties have direct access onto W. Gloucester Street, a designated collector. With the exception of tax lot #200, all other properties having access onto W. Exeter and W. Fairfield, which are designated local streets, would be planned and zoned R-5.

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* Because these properties are already developed, the zone change from multi-family residential to single-family will not disrupt the city's compliance with state or regional housing goals.

3. *The proposed action is consistent with the current zoning in the area.* Generally, properties that were zoned for multi-family residential land use have been primarily large vacant lots that are conducive to future multi-family development. The subject properties are not conducive to redevelopment for multi-family land use because the lots are relatively small, ranging from 5,000 to about 7,000 sq. ft., which is similar to nearby lots that are zoned R-5, and because these properties are all already developed with single-family homes. Therefore, the proposed zone change to R-5 is consistent with current zoning and land use in the area.

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* A mistake evidently occurred on either the zoning or plan map; for the reasons described above, staff recommends the zone of these properties be changed to reflect current land use and limited potential for redevelopment as multi-family.

5. *The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Adequate public facilities are available for either single-family or multi-family development. The zone change to R-5 is appropriate because properties designated for single family land use would share the same transportation system and route, with the exception of tax lot #200.

IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to the City Council to approve a zone change on the subject properties to R-5, Single-Family Residential, from MR, Multi-Family Residential.

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ORDINANCE NO. 1231

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTIES LOCATED ON THE NORTH SIDE OF WEST HEREFORD STREET, WEST OF BEATRICE AVENUE TO ITS DEAD END AT DIERICKX FIELD, FROM MULTI-FAMILY RESIDENTIAL (MR) TO SINGLE FAMILY RESIDENTIAL (R-5), AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, conducted a public hearing regarding zoning map amendments to certain parcels located on the north side of West Hereford Street west of Beatrice Avenue to its dead end at Dierickx Field, and recommended approval of the zone change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on October 8, 1996; now, therefore

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the zoning of certain parcels located on the north side of west Hereford Street, west of Beatrice Avenue to its dead end at Dierickx Field, which parcels are more specifically described in Exhibit A attached hereto and incorporated herein by reference, from Multi-Family Residential (MR) to Single Family Residential (R-5).

SECTION 2. The zoning designation amendments are based upon the Findings and Conclusions contained in the Planning Staff Report attached hereto as Exhibit B and incorporated herein by this reference.

SECTION 3. All remaining provisions of Gladstone Municipal Code and the Gladstone Zoning Map are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 14th DAY OF November, 1996.

Wade Byers
Mayor

ATTEST:

W. M. Grant
City Recorder

MAP 2-2E-19DA

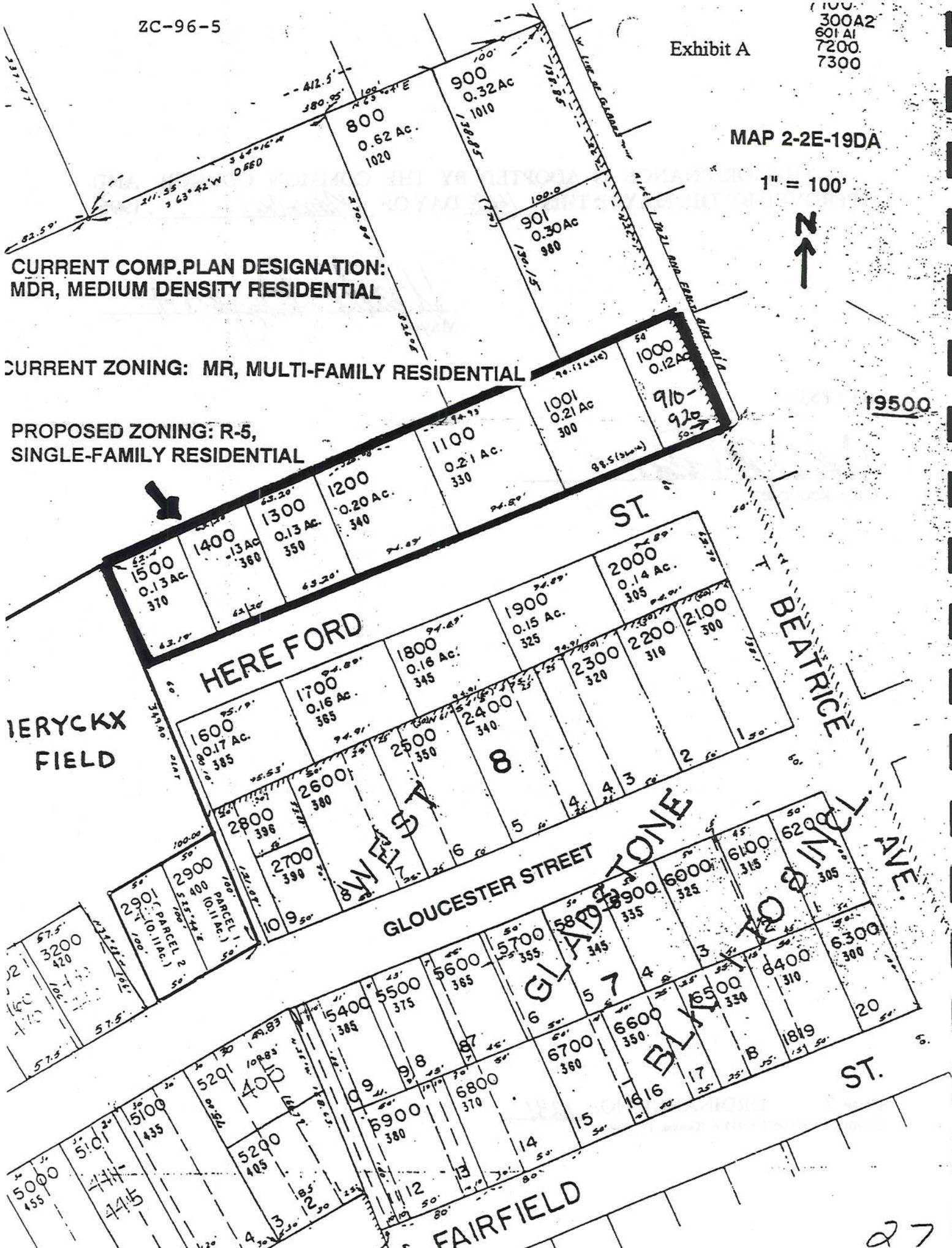
1" = 100'



CURRENT COMP.PLAN DESIGNATION:
MDR, MEDIUM DENSITY RESIDENTIAL

CURRENT ZONING: MR, MULTI-FAMILY RESIDENTIAL

PROPOSED ZONING: R-5,
SINGLE-FAMILY RESIDENTIAL



19500

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City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
1859S Portland Avenue
Gladstone, OR 97027
(503) 656-7957

File #: ZC-96-5, Zone Change
 Applicant: City of Gladstone
 525 Portland Avenue
 Gladstone, OR 97027
 Owners: ● Marcia Johnson, 11634 SW Penn Court, Tigard, 97223.
 (910-920 Beatrice Avenue)
 ● James & Tamara Daniels, 300 W. Hereford Street
 ● Gordon & Sandra DeGolyer, 733 Bubbling Well Dr.,
 Glendora, CA 91741 (330 W. Hereford Street)
 ● James & Donna Kennon, 340 W. Hereford Street
 ● Janice Fluharty, 350 W. Hereford Street
 ● Marie Clark (Trustee), 360 W. Hereford Street
 ● Charles & Lynn Reeves, 370 W. Hereford Street
 Date: September 9, 1996

I. General Information

A. Proposal - This proposal is to resolve a discrepancy between the city's zoning and comprehensive plan map by changing the zoning to R-5, Single Family Residential. The current comprehensive plan designation of Medium Density Residential will remain.

B. Location - The subject properties are located on the north side of W. Hereford Street, west of Beatrice Avenue to dead-end at Dierickx Field.

C. Legal Description/Tax Account - Tax Lots #1000, 1001, 1100, 1200, 1300, 1400, and 1500 of Assessor's Map 2 2E 19DA.

D. Vicinity Description - The subject area is located in the west-central portion of the city. Neighborhoods to the north are planned and zoned high density residential. Neighborhoods to the south and east are planned and zoned medium density residential. To the east is Dierickx Field, which is planned and zoned Open Space.

E. Site Description - The subject properties are approximately 1.3 acres in size, and are comprised of six (6) single-family homes and one (1) duplex along the north side of Hereford Street, west from Beatrice Avenue to dead-end.

F. Streets - All properties have direct access to abutting local streets (W. Hereford Street and/or Beatrice Avenue).

G. Zoning/Comprehensive Plan - The subject properties are currently zoned MR, Multi-Family Residential. The subject properties are currently designated on the Comprehensive Plan Map as MDR, Medium Density Residential.

H. Utilities - Utilities are available for the primary uses of the zoning district.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.12, R-5, Single-Family Residential District; Chapter 17.14, Multi-Family Residential District; and Chapter 17.68, Amendments and Zone Changes.

III. CONCLUSIONS

A. Zone Change - This proposal is to change the current zoning of MR, Multi-Family Residential, to R-5, Single-Family Residential on all of the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Medium Density Residential and the zoning map designation of MR, Multi-Family Residential. Single family residences are outright permitted in the R-5 zoning district, but not in the MR zone; duplexes are outright permitted in both districts. Therefore, changing the zoning from MR to R-5 would have the affect of assuring existing structures and land uses are conforming; however, future redevelopment of these properties for multi-family uses would be limited.

B. Section 17.68.050 of the Gladstone Municipal Code requires the applicant show by a preponderance of the evidence the following:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need is established by the existing discrepancy between the comprehensive plan and zoning maps. The zone change to R-5 acknowledges current land use on the subject properties.

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* Because these properties are already developed, the zone change from multi-family residential to single-family residential will not disrupt the city's compliance with state or regional housing goals.

3. *The proposed action is consistent with the current zoning in the area.* Generally, properties that were zoned for multi-family land use have been primarily large vacant lots that are conducive to future multi-family development. The subject properties are not conducive to redevelopment for multi-family land uses because the seven lots range in size from 5,000 to 9,000 sq. ft., which are similar in size to nearby lots zoned R-5, and because these properties are already developed. Therefore, the proposed zone change to R-5 is consistent with current zoning and land use in the area.

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* A mistake evidently occurred on either the zoning or plan map; for the reasons described above, staff recommends the zone of these properties be changed to R-5 to reflect current land uses and limited potential for redevelopment as multi-family.

5. *The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Adequate public facilities are available for either single family or multi-family developments. The zone change to R-5 is appropriate because properties designated for medium density land uses would share the same transportation system and routes.

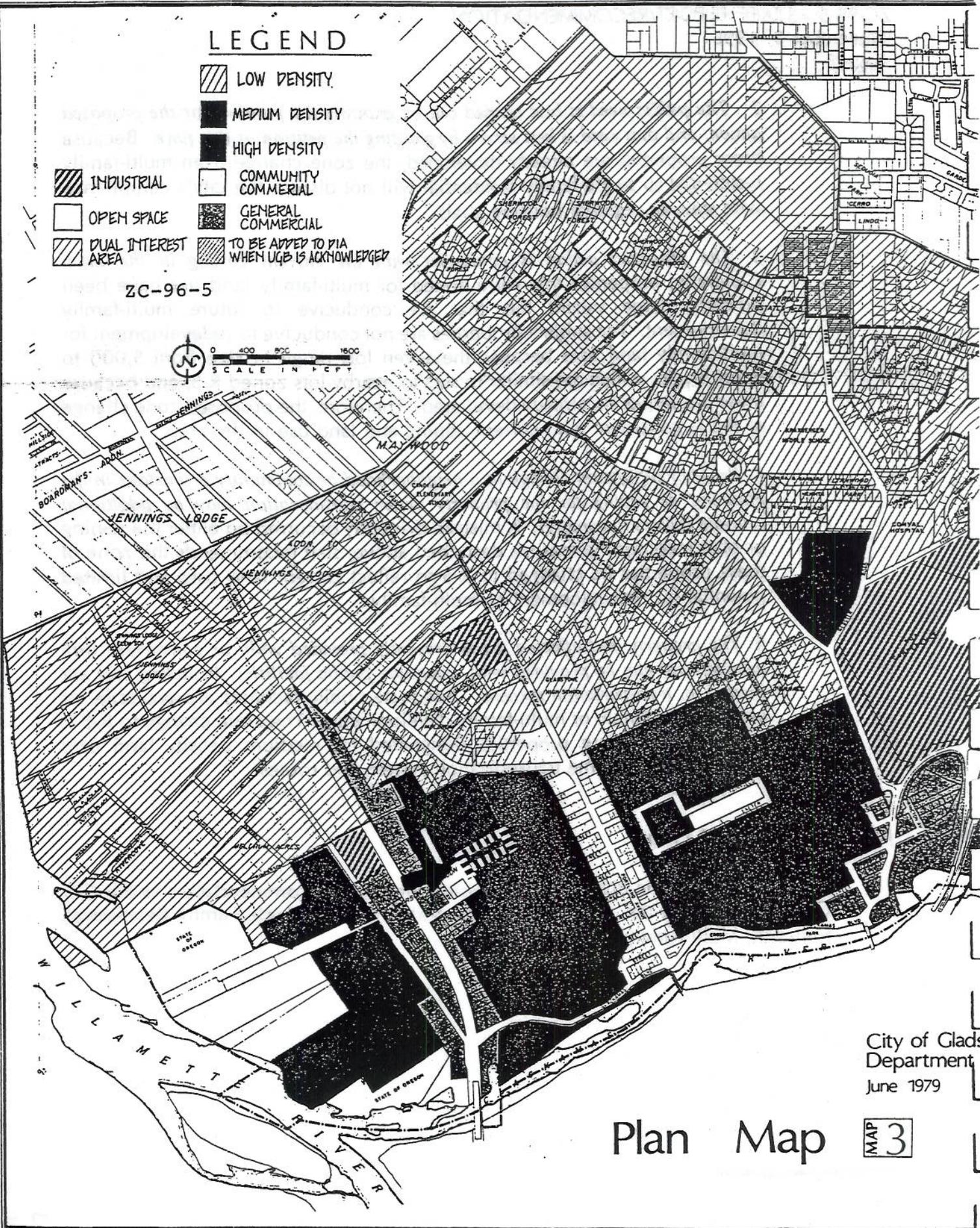
IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to the City Council to change the zone on these properties to R-5, Single-Family Residential, from MR, Multi-Family Residential.

LEGEND

-  LOW DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY
-  INDUSTRIAL
-  COMMUNITY COMMERCIAL
-  OPEN SPACE
-  GENERAL COMMERCIAL
-  DUAL INTEREST AREA
-  TO BE ADDED TO PIA WHEN UGB IS ACKNOWLEDGED

ZC-96-5



City of Glad
 Department
 June 1979

Plan Map

MAP 3

ORDINANCE NO. 1232

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN OF THE CITY OF GLADSTONE TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION OF A PORTION OF THE TRI-CITY MOBILE HOME PARK ADJACENT TO MELDRUM BAR PARK FROM OPEN SPACE TO HIGH DENSITY RESIDENTIAL AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM MULTI-FAMILY RESIDENTIAL (MR) TO OPEN SPACE AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, after proper publication and mailing of public notices, conducted a public hearing on Comprehensive Plan and Zone Map amendments to certain parcels located in the vicinity of the Tri-City Mobile Home Park and Meldrum Bar Park and recommended approval of the Comprehensive Map and Zone Map changes, and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on December 6, 1996,

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLADSTONE does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Comprehensive Plan designation of Tax Lot 900, Assessor's Map 22E 19C from Open Space to High Density Residential.

SECTION 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended by changing the zoning designation of Tax Lot 700, Assessor's Map 22E 19C from Multi-Family Residential (MR) to Open Space.

SECTION 3. The Comprehensive Map amendments and the Zoning Map amendments are based on the Planning Staff Report attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 4. All remaining provisions of Title 17 are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED

BY THE MAYOR THIS 10th DAY OF December, 1996.

Wade Byers
Mayor

ATTEST:

Allen M. Parent
City Recorder

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File #: ZC-96-7 Comprehensive Plan Amendment
Applicant: City of Gladstone
525 Portland Avenue
Gladstone, OR 97027
Owners: ● Milton Brown, 301 NW Murray Rd., Portland, OR 97229
● City of Gladstone, Gladstone, OR 97027
Date: November 12, 1996

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

I. General Information

A. Proposal - This proposal entails a comprehensive plan designation change from Open Space to HDR, High Density Residential on the privately-owned portion of the existing Tri-City Mobile Home Park (TL#900) [current zoning of MR would remain], and a zoning change from MR, Multi-Family Residential to Open Space, on the publicly-owned portion of Meldrum Bar Park (TL#700) [current comprehensive plan designation of Open Space would remain.

B. Location - These two (2) properties are located on the southwest portion of the Tri-City Mobile Home Park and northeast portion of Meldrum Bar Park.

C. Legal Description/Tax Account - Tax Lots #700 and #900 of Assessor's Map 2 2E 19C.

D. Vicinity Description - The subject area is located in the western portion of the city. It abuts Meldrum Bar Park on the west and south, planned and zoned Open Space. It abuts areas planned and zoned low density residential to the north (Clackamas County), and high density residential to the east (Tri-City Mobile Home Park).

E. Site Description - The subject properties comprise 4.69 acres total of which approximately 0.3 acres are at issue in this proposal, including a portion of the Tri-City Mobile Home Park. A portion of the site is within the flood plain of the Willamette River, and the Willamette River Greenway Boundary.

F. Streets - The Tri-City Mobile Home Park property has direct access to private roads internal to the mobile home park. Meldrum Bar Park is served by park roads.

G. Zoning/Comprehensive Plan - The subject properties are currently zoned MR, Multi-Family Residential. The subject properties are currently designated on the Comprehensive Plan Map as Open Space.

H. Utilities - Utilities are available for the Tri-City Mobile Home Park.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.14, Multi-Family Residential District; Chapter 17.26, Open Space District; Chapter 15.24, Flood Hazard Regulations; and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Housing, Natural Resources, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, date June, 1979; and the following State Planning Goals and Guidelines apply: Goals #10 "Housing"; Goal #5 "Open Spaces, Scenic and Historic Areas, and Natural Resources"; Goal #7 "Areas Subject to Natural Disasters and Hazards"; Goal 15 "Willamette River Greenway"; #1, "Citizen Involvement"; and #2, "Planning", apply to this request.

III. CONCLUSIONS

A. Comprehensive Plan Map Amendment - This proposal is to change the current Comprehensive Plan Map designation of Open Space, to HDR, High Density Residential on a portion of the Tri-City Mobile Home Park property (TL#900) not already so designated, and to change the current zoning designation of MR, Multi-Family Residential on a portion of the city park property (TL#700) already so designated. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Open Space and the zoning map designation of MR, Multi-Family Residential. Staff believe the current Comprehensive Plan Map designation of Open Space on Tax Lot #900 is in error since the subject area is committed to residential uses and is part of the Tri-City Mobile Home Park property to the east. The current zoning of MR, Multi-Family Residential in the area would be consistent with the proposed plan map designation of HDR.

5

Likewise, staff believe the current zoning of MR, Multi-Family Residential on Tax Lot #700 is in error since the subject area is committed to park uses and is a part of Meldrum Bar Park to the south and west, and consistent with the original comprehensive plan map designation of Open Space.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning applicable planning goals and elements of the Gladstone Comprehensive Plan.

1. Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment.
 - a. Goal 1 - "Citizen Involvement". The purpose of this goal is to provide citizens opportunity to be involved in the process. Notices were mailed to affected property owners.
 - b. Goal 2 - "Land Use Planning". This process is consistent with procedures in City's Comprehensive Plan and Municipal Code.
 - c. Goal 10 - "Housing" provides for the housing needs of citizens by requiring local jurisdictions inventory buildable lands for residential uses and encourage the availability of adequate numbers and types of housing. The city has inventoried buildable lands for residential use. The evaluation of these inventories has allowed the city to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. It is believed the comprehensive plan map designation of Open Space on a portion of the adjacent existing Mobile Home Park, planned HDR, High Density Residential, is in error. Limited housing of this type and affordability exists elsewhere in the city. This proposal will not remove vacant residential land from the city's housing inventory, but will enhance the diversity and affordability of housing choices in the city. This is consistent with the Metropolitan Housing Rule and Goal 10.
 - d. Goal 5 - "Open Spaces, Scenic and Historic Areas, and Natural Resources" This goal aims to conserve open space and protect natural and scenic resources. Given the existing usage of Tax Lot #900 as a high density mobile home park, its close proximity to significant existing acreage (80+ acres) of open space in the immediately adjacent Meldrum Bar Park, and its minuscule size (<0.15 acres), it is believed that no significant loss of existing open space will occur as a result of amending this apparent error in original plan map designation.

e. Goal 7 - "Areas Subject to Natural Disaster and Hazards" endeavors to protect life and property from natural hazards, by requiring that development subject to such hazards not be planned or located in known areas of natural disasters or hazards without adequate safeguards. It appears that all of Tax Lot #700 (Meldrum Bar Park) and a small portion of the subject portion of Tax Lot #900 (Tri-City) are located within the flood plain area of the Willamette River. As such it would be reasonable to maintain the existing Open Space plan map designation for the portion of the subject properties currently within Meldrum Bar Park (and zone accordingly as Open Space), and amend the plan map on the mobile home property to correspond to its existing zoning of MR, subject to the conditions noted in Chapter 15.24 Flood Hazards Regulations of the Gladstone Municipal Code.

f. Goal 15 - "Willamette River Greenway" aims to protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River. Meldrum Bar Park clearly achieves these goals of the Greenway, and its continued designation as Open Space is appropriate, as is a change in the existing zoning to a corresponding designation of Open Space.

2. Gladstone Comprehensive Plan Elements pertaining to Comprehensive Plan Map amendment:

a. *Housing*. The city's housing goal has been to promote the supply of adequate housing while providing a choice of housing type, density and price range. The designation of that portion of Tax Lot #900 for High Density Residential housing uses makes the plan map consistent with the original zoning map designation of MR, Multi-Family Residential, as well as with the plan and zone designations of the remainder of TL#900 and will result in the retention of diversified housing choices.

b. *Natural Resources*. The Natural Hazards Areas element of the Gladstone Comprehensive Plan identifies various means to manage development in areas subject to flooding. As such all of the identified properties would be subject to Chapter 15.24, Flood Hazards Regulations of the Gladstone Municipal Code. Open Space and Willamette River Greenway issues are also addressed in this chapter of the Comprehensive Plan.

3. Comprehensive Map Amendment. This proposal amends the Comprehensive Plan Map by changing the designation of the subject property in Tax Lot #900 (Tri-City) from Open Space to MR, Multi-Family Residential, and the zoning map by changing the designation of the subject property in Tax Lot #700 (Meldrum Bar Park) from MR, Multi-Family Residential to Open Space. Section 17.68.050 of the Gladstone Municipal Code,

Amendments and Zone Changes, requires a showing "by preponderance of the evidence" the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need requires consistency between the Comprehensive Plan and Zoning regulations and maps. The mobile home park property is currently zoned MR, Multi-Family Residential. The appropriate corresponding comprehensive plan designation is HDR, High Density Residential, as held by the remainder of the mobile home park. The Meldrum Bar Park property is currently designated on the Plan Map as Open Space. The appropriate corresponding zone designation is Open Space. **This criterion is met.**

2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* It is believed that the original plan map designation of Open Space for that portion of Tax Lot #900 examined in this proposal was in error at the time of adoption of the Comprehensive Plan, as indicated by the zoning designation of MR, and remaining portions of this tax lot to the east planned and zoned for similar higher density residential uses. Likewise, the zoning of that portion of Tax Lot #700 examined in this proposal was in error as noted by the comprehensive plan designation of Open Space, and remaining portions of this tax lot, and others comprising Meldrum Bar Park to the south and west, planned and zoned for Open Space. Approval of this request will not disrupt the City's compliance with the Metropolitan Housing Rule. **This criterion is met.**

3. *The proposed action is consistent with the current zoning in the area.* The proposal is consistent with committed land uses and to plan elements on Housing and Natural Resources. Approval of this request will not disrupt the City's compliance with the Metropolitan Housing Rule. **This criterion is met.**

4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* As discussed previously, the Comprehensive Plan Map and zoning designations of the subject properties were believed to have been recorded incorrectly on the original Plan Map, given the planning intent at the time to follow existing property lines in designating land uses. In each case, the proposed map changes are consistent with the uses of the remainder of each respective tax lot. This oversight should be corrected to make the Plan Map and Zoning Map consistent with one another. **This criterion is met.**

ZC-96-7 - STAFF REPORT/RECOMMENDATION

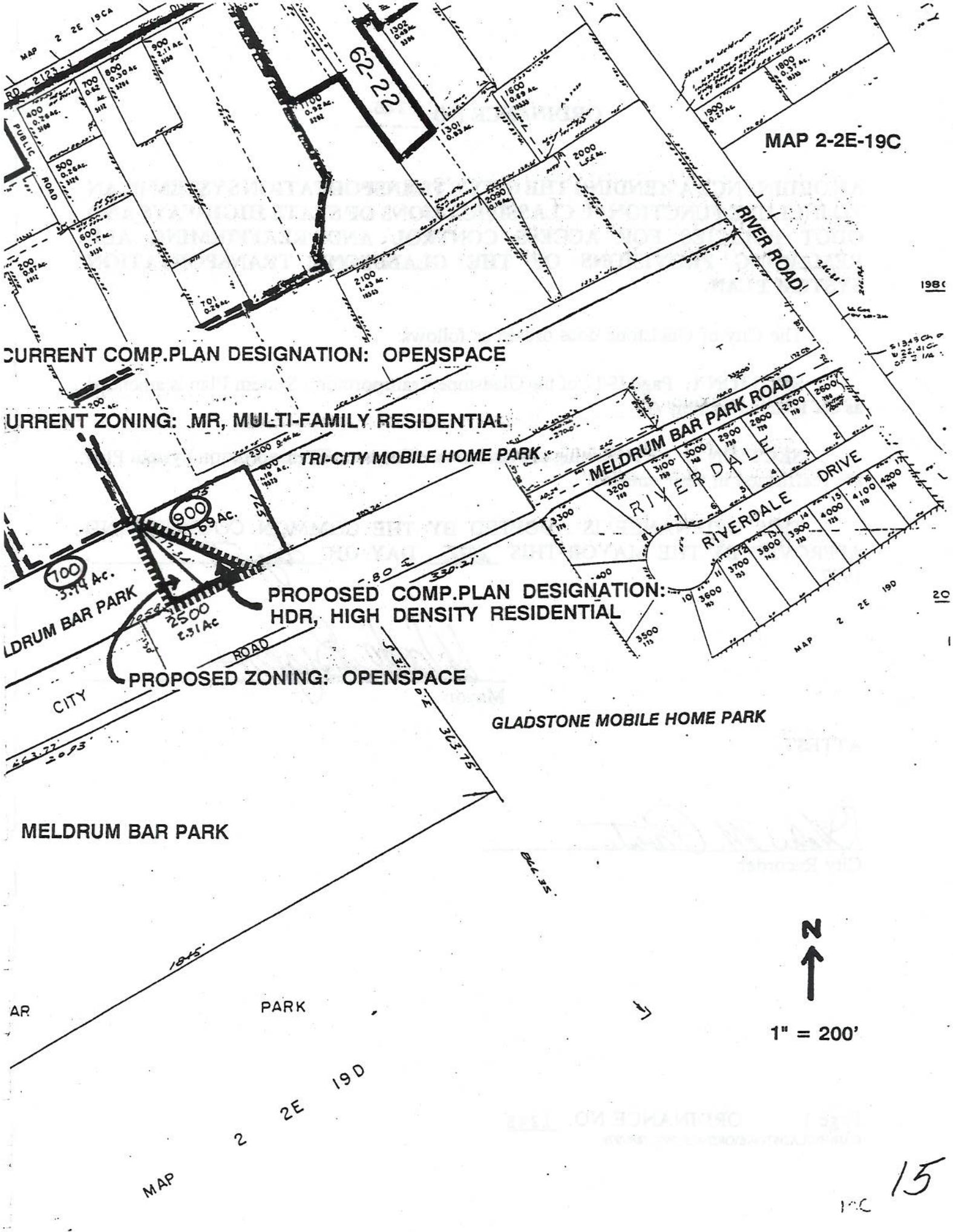
November 12, 1996

Page 6

5. *The property and affected areas presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Adequate public facilities are available or can be provided for the proposed designations. **This criterion is met.**

IV. RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to the City Council to approve the Plan Designation of HDR, High Density Residential on that portion of Tax Lot #900, and a Zoning Map Designation of Open Space on that portion of Tax Lot #700. (file ZC-96-7)



CURRENT COMP.PLAN DESIGNATION: OPENSOURCE

CURRENT ZONING: MR, MULTI-FAMILY RESIDENTIAL

PROPOSED COMP.PLAN DESIGNATION:
HDR, HIGH DENSITY RESIDENTIAL

PROPOSED ZONING: OPENSOURCE

MAP 2-2E-19C

MAP 2 ZE 190

MAP

2 ZE 19D

1" = 200'

15

100

ORDINANCE NO. 1245

AN ORDINANCE AMENDING THE CITY'S TRANSPORTATION SYSTEM PLAN TO INCLUDE FUNCTIONAL CLASSIFICATIONS OF STATE HIGHWAYS AND ODOT POLICIES FOR ACCESS CONTROL AND REAFFIRMING ALL REMAINING PROVISIONS OF THE GLADSTONE TRANSPORTATION SYSTEM PLAN.

The City of Gladstone does ordain as follows:

SECTION 1. Page II-17 of the Gladstone Transportation System Plan is amended as set forth in Exhibit A.

SECTION 2. All remaining provisions the Gladstone Transportation System Plan are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 12TH DAY OF August, 1997.

Wade Byers
Mayor

ATTEST:

Helen M. Parent
City Recorder

CITY OF GLADSTONE
Transportation System Plan
Amendments to Chapter II, Street Plan Element: Access Management

Add the following to page II-17:

Access Management affecting State Highways

Sections of I-205 and McLoughlin Boulevard (Highway 99-E) are within city limits. The Oregon Department of Transportation (ODOT) has full authority for access control onto these state highways. The state has adopted access management guidelines for state highways; these are detailed in the Oregon Highway Plan (Appendix B - Access Management Policy) and are herein incorporated by reference. The access management classification categories for the two state highways within city limits are detailed below:

Interstate 205 — This freeway has a designation for statewide Level of Importance (LOI) as an interstate(1) level highway. Its access management category is Category 1(2) which calls for an access treatment of full control. This portion of the freeway is an urban setting which calls for interchange spacing of 2 to 3 miles with full median control.

McLoughlin Boulevard (Highway 99E) — This roadway has a designation for Level of Importance (LOI) as a District(s) level highway. Its access management category is Category 5(4) which calls for an access treatment of partial control. This portion of the highway is an urban setting which calls for at-grade interchanges with a spacing of 1/4 mile and no median control. Private drives with left and right turns may be allowed with spacing of at least 300 feet. Signals may be allowed if warranted with spacing of at least 1/4 mile.

The access control lines associated with freeway interchanges, such as those on I-205, are a function of ODOT policy to manage the operation of the freeway in a safe and efficient manner. The city's Transportation System Plan acknowledges that access to the Seventh-day Adventist site in the north west quadrant of the Gladstone interchange will not be through a break in the ODOT access control line unless specifically authorized by ODOT.

(1) 1991 Oregon Highway Plan, Appendix A - Level of Importance (LOI) Policy. Interstate Highways — "The primary function of highways in this level is to provide connections and links to major cities, regions of the state and other states. A secondary function in metropolitan areas is to provide connections and links for regional trips within the metropolitan area. Connections are primarily with roadways that serve areas of regional significance or scope. Included in this level are highways on the federal interstate system. The management objective is to provide for safe and efficient high-speed continuous flow operation in urban and rural areas."

(2) Access Management Category 1. "These highway segments provide for efficient and safe high speed and light volume traffic movements, on interstate, interregional, intercity, and some intracity routes in the urbanized areas. The segments do not provide direct land access. Access control and other methods will be used on nearby cross streets in the area of interchanges to protect the operation of those interchanges. This category will apply to all interstate highways and other highways that function like freeways."

(3) Oregon Highway Plan Appendix A -- Level of Importance. District Highways -- "The primary function of highways in this level is to serve local traffic and land access. Highways included in this level primarily serve local functions and are of relatively low significance from a statewide perspective. They are often routes that held a higher function during the early development of Oregon's highway system. With the passage of time and the construction of other through routes the importance of these highways from a statewide perspective has diminished. They now serve a similar function to county roads and city streets. The management objective is to provide for safe and efficient moderate to high speed continuous flow operations in rural areas reflecting the surrounding environment, and moderate to low speed operation in urban and urbanizing areas with a moderate to high level of interruptions to flow."

(4) Access Management Category 5. "These highway segments provide for efficient and safe medium speed and medium to high volume traffic movements, on intercity, intracity and intercommunity routes. There is a reasonable balance between direct access and mobility needs within this category."

ORDINANCE NO. 1248

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION FROM CLACKAMAS COUNTY LIGHT INDUSTRIAL TO CITY OF GLADSTONE LIGHT INDUSTRIAL AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM CLACKAMAS COUNTY LIGHT INDUSTRIAL (I-2) TO CITY OF GLADSTONE LIGHT INDUSTRIAL (LI) OF A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF 82ND DRIVE AT THE INTERSECTION OF HANSON COURT, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices conducted a public hearing on October 21, 1997 on Comprehensive Plan and Zone Map amendments to a certain parcel located on the east side of 82nd Drive at the intersection of Hanson Court, and

WHEREAS, the Gladstone City Council following proper publication and mailing of notices conducted a public hearing on November 11, 1997,

NOW, THEREFORE, the Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Comprehensive Plan designation of T2S, R2E, Section 16 CA, Tax Lot 1200 from Clackamas County Light Industrial to City of Gladstone Light Industrial.

SECTION 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the zoning designation of T2S, R2E, Section 16 CA, Tax Lot 1200 from Clackamas County Light Industrial (I-2) to City of Gladstone Light Industrial (LI).

SECTION 3. The Comprehensive Map amendment and the Zoning Map amendment are based on the Planning Staff Report attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 4. All remaining provisions of Title 17 of the Gladstone Municipal

Code are reaffirmed in their entirety.

SECTION 5. This Ordinance shall be effective on the effective date of the Final Order of the Portland Metropolitan Area Local Government Boundary Commission approving the annexation of the subject property to the City and annexation into Clackamas County Sewer District No. 1 for sanitary sewer and storm water service.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 12th DAY OF November, 1997.

Wade Byers
Mayor

ATTEST:

W. M. Piret
City Recorder

City of

GLADSTONE



STAFF REPORT/RECOMMENDATION TO CITY COUNCIL

File: ZC-97-2, ANNEX-97-1,
Applicant: Mitch Killian; Killian Signs
Date: November 3, 1997

I. GENERAL INFORMATION

- A. Proposal: This is a request for an annexation, comprehensive plan amendment and zone change to apply the City's Industrial Plan designation and Light Industrial (LI) Zoning District to property located on 82nd Drive.
- B. Legal Description: T2S, R2E, Section 16CA, Tax Lots 1200.
- C. Location: The east side of 82nd Drive at the intersection of Hanson Court.
- D. Zoning: County Zoning I-2, Light Industrial District.
- E. Comprehensive Plan: County Light Industrial
- F. Site Information: The subject property is approximately thirteen thousand (13,000) square feet in size. The property is relatively flat with the exception of the westerly side which slopes towards 82nd Drive. There are no improvements or vegetation on the property except minor scrub plant materials. Access to the site is from both 82nd Drive and Hanson Court. The site can be served by City water; however, sewer service can only be available through an annexation to Clackamas County

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City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

Service District No. 1. Additionally, storm sewer improvements will need to be connected to the County storm water system.

- G. Vicinity Description: The subject property is located at the north edge of the City in an area of mixed uses. The County has designated the properties to the north, northwest and east of the site as Low Density Residential with an implementing zone of R-10, Single Family Residential District - 10,000 square foot lot size. Adjacent uses include residential uses to the north and east, light industrial uses to the south and the I-205 freeway to the west. 82nd Drive is considered in both the County and City comprehensive plans as a minor arterial. This road has recently been improved consistent with this classification, including curb and sidewalk along the frontage. Hanson Court is improved only with pavement.
- H. Background: The Planning Commission considered this request at their regularly scheduled October 21, 1997 meeting. At that time the request included Design Review considerations. The Design Review portion of this request has been continued to the next Planning Commission meeting which is the portion that, unless appealed, is considered only by the Planning Commission. There were no compelling reasons to delay the annexation, comprehensive plan amendment and zone change sections of this application and, as a result, it is only the annexation, comprehensive plan amendment and zone change elements that are being requested for review.

II. FINDINGS

The property has been designated Industrial on the County's Comprehensive Plan map and is currently located in unincorporated Clackamas County. Because this request contemplates a City Comprehensive Plan and zoning map change consistent with the County's designation, it is not necessary to consider the Statewide Goals and Guidelines.

The following provisions of the Gladstone Comprehensive Plan and Municipal Code are applicable to this request:

A. Comprehensive Plan Considerations:

The Land Use, Facilities and Service, Transportation, Growth Management and Plan Evaluation and Update elements of the Comprehensive Plan are applicable to

this request.

B. Municipal Code Considerations:

Chapter 17.68 regarding Amendments and Zone Changes;
Chapter 17.22 regarding the Light Industrial District;
and the Division IV Development Standards of the
Gladstone Municipal Code.

III. CONCLUSIONS

The Planning staff has reviewed this request in reference to the applicable elements of the Comprehensive Plan and the appropriate provisions of the Municipal Code. Based upon this review, the staff makes the following conclusions:

A. ANNEXATION:

Annexations require review and approval by the Portland Metropolitan Area Boundary Commission. Approval of this request shall be subject to the Boundary Commission's approval of the annexation.

The Gladstone Comprehensive Plan contains provisions to guide considerations of annexations. Policy 4 of the Growth Management element of the Plan states the City shall "consider only those areas which are within the dual area interest area for annexation to the City". Map 10 of the Plan identifies the City's Dual Interest Area. The subject property is located within the boundaries of this Dual Interest Area as shown on Map 10. Therefore, this request is consistent with this element of the Comprehensive Plan.

It has been the policy of the City to annex properties only when requested by the property owner. The owner of the subject property is requesting annexation to the City. This request is consistent with the City's policy.

B. COMPREHENSIVE PLAN AMENDMENT/ZONE CHANGE

This proposal includes a comprehensive plan amendment and zone change request. The request is to change the Plan and zoning from County designations to City designations. Both the County's and the City's Comprehensive Plan are acknowledged pursuant to the requirements of the Statewide Goals and Guidelines. Additionally, this request is to establish a Comprehensive Plan and zoning designation consistent with the County's designation. Therefore, the review of this request

does not require findings and conclusions regarding the Statewide Goals and Guidelines but need only consider the City's Plan and Municipal Code requirements.

Amendments to the Comprehensive Plan and corresponding changes to the zoning of property within the City is controlled through Chapter 17.68 of the Code. Subsection 17.68.010(2) of the Code provides for an amendment and zone change to be initiated by application of a property owner. The owner of the subject property has submitted application for this request. This satisfies the initiation provisions of the Code.

The subject property currently has a County Light Industrial Plan designation which is implemented by the County's Light Industrial District. The applicant is requesting the City consider a City Plan designation of Light Industrial. Subsection 17.68 identifies the procedures, conditions and criteria on which the City Council shall base their decision.

Subsection 17.68.040 provides the City with the ability to require conditions to properly relate new developments to existing or anticipated conditions in the vicinity or make possible a higher quality of development than would otherwise be possible. Such conditions shall be designed to further the objectives of the Comprehensive Plan and zoning of the property. These types of conditions may include requiring additional transportation improvements when warranted to serve prospective uses and vegetative buffering between less compatible uses. Where a zone change is made subject to such conditions, it becomes effective upon written acceptance and filing of the applicable terms and conditions of the property owner.

Comprehensive Plan

The Gladstone Comprehensive Plan contains policies regarding the establishment of industrial areas. Policies in the Land Use Planning element of the Plan "are intended to specify the nature and quality of particular classes of land uses and the way by which they relate to transportation, public facilities and other land uses." Additionally, "they should relate to statements of historic trends, current situations, to goals, objectives and policies providing for future changes or regulation of future changes in land uses". Furthermore, "industrial locations should be near major arterials and/or freeways or at least minor arterials".

This request contemplates the annexation and designation of land for industrial uses in an area that generally has historically been committed to converting to industrial uses. The adjacent properties to the south of the subject site have been committed to industrial uses for a considerable period of

12

time. Additionally, the economic trend of the 82nd Drive corridor has been towards conversion of underdeveloped properties to industrial and commercial uses. This request is consistent with both the historic commitment and economic trend of development in the 82nd Drive corridor.

The Industrial Section of the Land Use Planning element of the Comprehensive Plan directs the City to "ensure provision of buffers between industrial and less intensive uses". The County has planned and zoned properties to the north, northwest and east as Low Density Residential with a zoning of R-10 - Single Family Residential District. As a result, it will be necessary to provide sufficient buffering between the subject property and these residential uses.

Policy 3 of the Growth Management element of the City's Comprehensive Plan directs the City to "adopt an approach to development within the Gladstone Planning Area" (which includes the subject site) to "encourages the expansion of the city's commercial/industrial tax base". The subject property is one of only four areas within the City that could be expanded for such uses. Therefore, this request is consistent with this policy of the Plan.

This request contemplates designating additional industrial land on a minor arterial (82nd Drive) that has been designed for industrial transportation purposes. The minor arterial is a major transportation route between the County's Clackamas industrial area and the I-205 freeway through the Gladstone interchange. As a result, 82nd Drive is adequate to serve uses allowed in the City's industrial district. This request is consistent with the transportation requirements of the Comprehensive Plan.

Zone Change

The City Council may only grant an amendment to the Plan and corresponding zone change when a preponderance of evidence satisfies the criteria in Subsection 17.68.050 of the Code. The Planning staff has reviewed this criteria and, based upon this review, makes the following conclusions:

1. The granting of the request must fulfill a public need, the greater the departure from present land use patterns, the greater the burden of the applicant. The current County Plan designation and corresponding zoning is almost identical to this proposal. Approval of this request would not result in a departure of present land use patterns. The applicant states City services are required to realize this development. The adjacent land uses adjacent to the subject property on 82nd Drive are light industrial uses. The Plan designation of Industrial and corresponding zoning to Light Industrial District are

consistent with the committed use of this area. This criterion is met.

2. The public need must be best carried out by granting the petition of the proposed action, and that need is best served by the granting of the petition at this time. The applicant is requesting annexation to the City. The Oregon Revised Statutes state that, until the City changes the Plan designation and zoning consistent with the City Code, the County Plan designation and zoning will continue to apply to the property. It is not in the best interest of the public to have County provisions apply to properties within the City of Gladstone because County provisions can not be administrated by the City. Therefore, the public need is best carried out at this time. This criterion is met.
3. The proposed action must be consistent with the Comprehensive Plan. The County's Comprehensive Plan and zoning currently designates the subject property Light Industrial. The applicant has petitioned the City to Plan the property Industrial with a corresponding Light Industrial District. The property's current Plan and zoning designation and location on the minor arterial adjacent to industrial uses warrants the proposed industrial designations. Therefore, because the property is located in an area that has a historical commitment to industrial uses, and is consistent with the Plan as described in the above text, this request is consistent with the policies in the City's Comprehensive Plan. This criterion is met.
4. Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider. The significant change that has occurred in the neighborhood and community is the improvement of 82nd Drive. This minor arterial has been improved to provide a link between the Clackamas Industrial area to the north and the I-205 freeway. The improvement of this link has provided better access to the industrial area and established 82nd Drive as a significant truck route. This factor is significant in considering the most appropriate Plan and zoning designations as it has committed this area more to industry. Additionally, because the property is proposed to be annexed into the City, a significant change in the jurisdictional responsibility of the property warrants approval of this request. This criterion is met.
5. The property and affected area is presently provided

with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. The transportation facilities on 82nd Drive are suitable for anticipated industrial uses of the property. City water, and sanitary sewer and storm water facilities from Clackamas County Service District No. 1 are available to the site. This criterion is or can be met concurrent with development of the property.

To conclude, the staff finds a preponderance of evidence has been submitted by the applicant that warrants approval of the Industrial Plan designation and corresponding Light Industrial Zoning District.

IV. RECOMMENDATION:

The Planning Commission forwards to City Council approval of the annexation, Comprehensive Plan amendment and zone change request subject to the following conditions:

1. The applicant shall receive annexation approval from the Portland Metropolitan Area Boundary Commission.
2. Approval of annexation into the jurisdiction of Clackamas County Service District No. 1 for sewer and storm water service.

ORDINANCE NO. 1251

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION OF CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF E. HEREFORD STREET, BETWEEN CORNELL AVENUE AND OATFIELD ROAD, FROM LDR, LOW DENSITY RESIDENTIAL TO MDR, MEDIUM DENSITY RESIDENTIAL, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing regarding a certain Comprehensive Plan amendment relating to certain parcels of property located on the north side of E. Hereford Street, between Cornell Avenue and Oatfield Road, and recommended approval of the Comprehensive Plan amendment, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on February 10, 1998, now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the Comprehensive Plan Map designation of those certain parcels located on the north side of E. Hereford Street, between Cornell Avenue and Oatfield Road, more particularly described in Exhibit A attached hereto and incorporated herein by reference, from a Comprehensive Plan map designation of LDR, Low Density Residential to MDR, Medium Density Residential.

SECTION 2. The Comprehensive Plan Map amendments are based upon the findings and conclusions as contained in the Planning Staff Report and Recommendations to the Planning Commission dated January 13, 1998 which are marked as Exhibit B and attached hereto and incorporated herein by reference.

SECTION 3. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Gladstone Comprehensive Plan are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 10th DAY OF February, 1998.

Wade Byers
Mayor

ATTEST:

Allen M. Pratt
City Recorder

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File: ZC-98-1 (Comprehensive Plan Map Amendment)
Applicant: City of Gladstone
Date: January 13, 1998

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

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I. GENERAL INFORMATION

- A. **PROPOSAL:** This is a request for a comprehensive plan designation change from LDR, Low Density Residential, to MDR, Medium Density Residential. The current zoning of R-5, Single-Family Residential will remain.
- B. **LEGAL DESCRIPTION:** T2S, R2E, Section 20AB, Tax Lots 100, 200, 300, 400, 500, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4001, 4002, 4100, 4101, 4102, 5100, 5200, 5300, 5400, 5401, 5500, 7100, and 7101
- C. **LOCATION:** The subject properties are located on the north side of E. Hereford Street, south of Kenmore Street, between Oatfield Road on the west and Cornell Avenue on the east.
- D. **ZONING DISTRICT:** R-5; Single-Family Residential District
- E. **COMPREHENSIVE PLAN DESIGNATION:** LDR; Low Density Residential
- F. **SITE INFORMATION:** The subject properties comprise an area approximately 5.25 acres in size. Improvements include 24 single-family residences and one duplex. All properties have direct access to abutting local streets (E. Hereford, Cornell, Columbia, Donna Lynn, and Oatfield).

- G. VICINITY DESCRIPTION: The subject properties are located in the central area of the City. Neighborhoods to the south and west are planned and zoned medium density residential. Neighborhoods to the north are planned and zoned low density residential. To the east is the Seventh Day Adventist property with a zoning designation of Office Park.
- H. BACKGROUND: Currently a "Baker" conflict exists on the subject properties because the Comprehensive Plan designation of LDR is not consistent with the zoning designation of R-5. The appropriate Comprehensive Plan designation for the R-5 zoning district is MDR. This discrepancy has existed since 1979, when the Comprehensive Plan was adopted, and likely resulted from a mapping error.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.12, R-5, Single-Family Residential District and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Housing, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, dated June, 1979. Also, the following Oregon Statewide Planning Goals and Guidelines apply: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; and Goal 10, Housing.

III. CONCLUSIONS

- A. Comprehensive Plan Map Amendment - This proposal is to change the current Comprehensive Plan Map designation of LDR, Low Density Residential, to MDR, Medium Density Residential for all of the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Low Density Residential and the zoning map designation of R-5, Single-Family Residential. Staff believes the current Comprehensive Plan Map designation is in error because the subject area is a logical extension of the abutting R-5 zoning district to the south. In addition, designating the subject properties MDR is consistent with the original intent of the Comprehensive Plan to provide for higher density residential properties in more central locations in the city. By locating higher density housing in closer proximity to various activity centers such as parks, schools, and commercial areas, pedestrian access to these facilities and services is enhanced. The extensive completion of the sidewalk network along the entire length of both sides of Hereford Street further encourages pedestrian usage, thereby supporting a higher density designation. The existing R-5 zoning would be consistent with the proposed Plan Map designation of Medium Density Residential.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning the applicable Oregon Statewide Planning Goals and Guidelines and elements of the Comprehensive Plan.

1. Oregon Statewide Planning Goals and Guidelines pertaining to Comprehensive Plan Map amendment:

a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of the properties affected by the proposed Comprehensive Plan Map Amendment, thereby satisfying Goal 1.

b. Goal 2 - "Land Use Planning" - This process for Comprehensive Plan Map amendment is consistent with procedures in the City's Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.

c. Goal 10 - "Housing" - This goal provides for the housing needs of citizens by requiring local jurisdictions to inventory buildable lands for residential use and to encourage the availability of adequate numbers and types of housing. The City has inventoried buildable lands for residential use. The evaluation of these inventories has allowed the City to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. It is believed that the Comprehensive Plan Map designation of LDR, Low Density Residential, for the subject properties is in error. Sufficient low-density and medium-density housing has been provided for in the City, including in the immediate vicinity of the subject properties. This proposal will not remove vacant residential land from the City's housing inventory, but will enhance the diversity and affordability of housing choices in the City. This is consistent with Goal 10.

2. Gladstone Comprehensive Plan elements pertaining to Comprehensive Plan Map amendment:

a. Housing - The City's housing goal has been to promote the supply of adequate housing while providing a choice of housing type, density, and price range. Designating the subject properties Medium Density Residential would be

consistent with the designation applied to adjacent properties to the south and west and would be consistent with the goal of providing a diverse supply of housing.

3. Gladstone Municipal Code elements pertaining to Comprehensive Plan Map amendment:

If approved, this proposal would amend the Comprehensive Plan Map by changing the designation of the subject properties from LDR, Low Density Residential, to MDR, Medium Density Residential. Section 17.68.050 of the Gladstone Municipal Code requires the applicant to show "by a preponderance of the evidence" that the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need is for consistency between the Comprehensive Plan Map designation and the zoning designation of the subject properties. These properties are currently zoned R-5, Single-Family Residential. The appropriate corresponding plan designation is MDR, Medium Density Residential. The subject properties are located adjacent to properties planned and zoned for Medium Density Residential uses. **This criterion is met.**

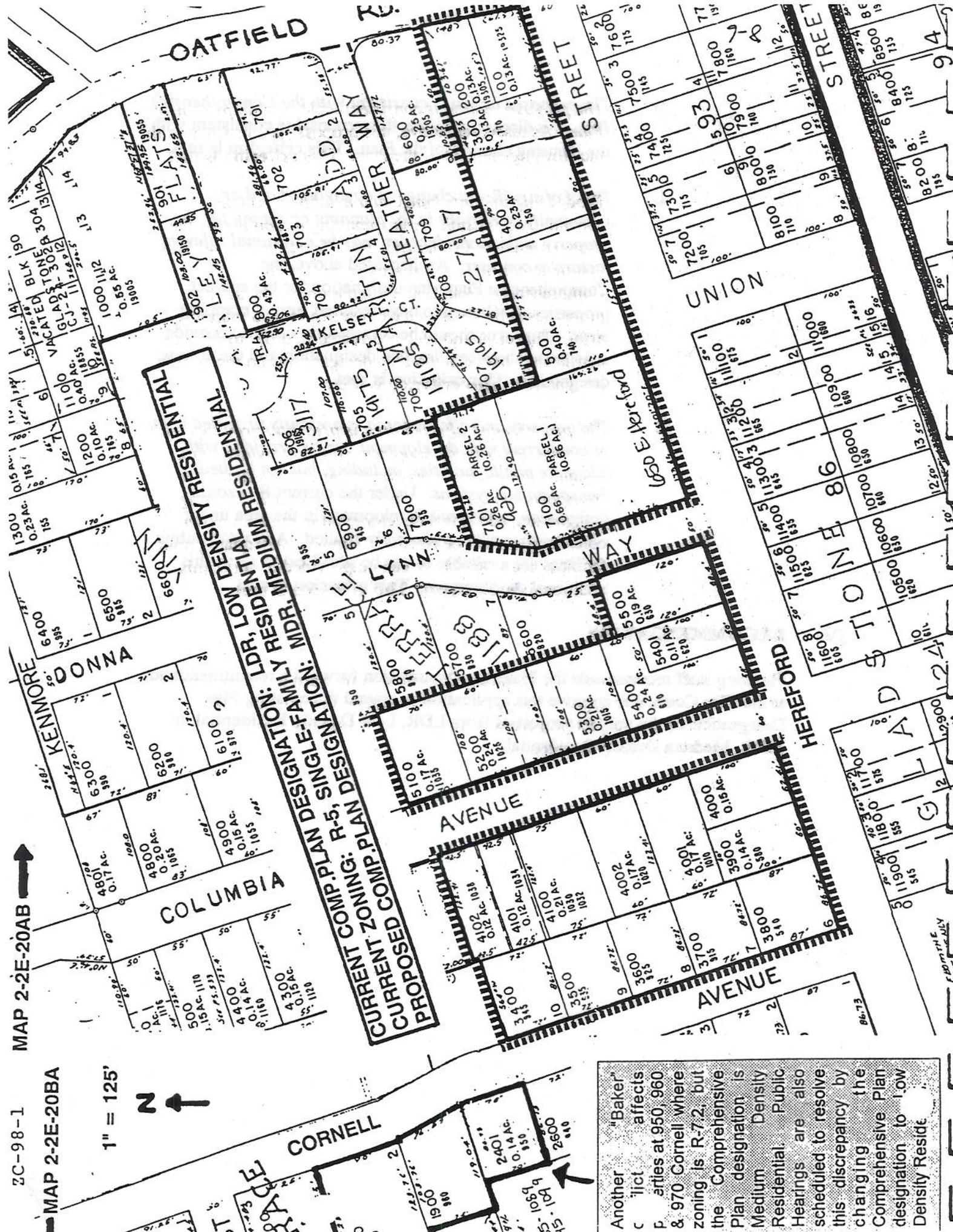
2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The public need is for consistency between the Comprehensive Plan Map designation and the zoning designation of the subject properties. Fulfilling this need requires amending either the plan designation or the zoning of the subject properties. Based on the best available records, staff believes that the current plan map designation was applied in error at the time of adoption of the Comprehensive Plan. This belief is supported by the fact that adjacent properties to the south and west are planned and zoned for Medium Density Residential uses. There is no identified public benefit in maintaining the current discrepancy between the Plan designation and the zoning designation. Thus, the public need is best served by granting the petition at this time. **This criterion is met.**

3. *The proposed action is consistent with the Comprehensive Plan. As discussed above, this proposal is consistent with the Housing element of the Plan. **This criterion is met.***
4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider. As discussed above, the Comprehensive Plan Map designation for the subject properties is believed to have resulted from a mapping error. This error should be corrected in order to provide consistency between the Plan designation and the zoning designation. **This criterion is met.***
5. *The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. Under the current R-5 zoning designation, additional development in the area under consideration will be relatively limited. Adequate public facilities are available or can be provided to serve this additional development. **This criterion is met.***

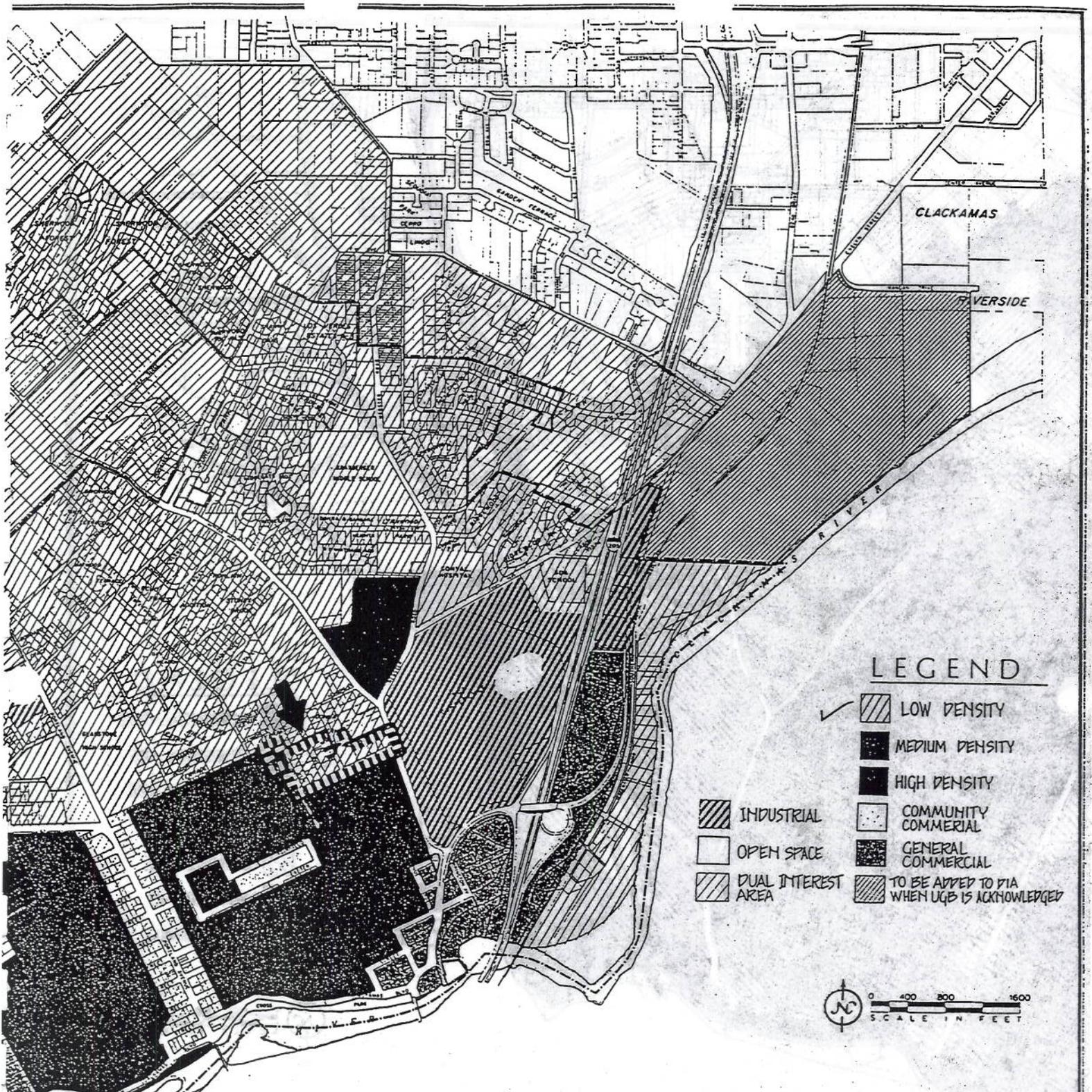
IV. RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve this application to amend the existing Plan Designation on the subject properties from LDR, Low Density Residential, to MDR, Medium Density Residential.

1" = 125'



Another "Baker" project affects properties at 950, 960 & 970 Cornell where zoning is R-7.2, but the Comprehensive Plan designation is Medium Density Residential. Public Hearings are also scheduled to resolve this discrepancy by changing the Comprehensive Plan designation to Low Density Residential.



LEGEND

- ✓ LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY
- INDUSTRIAL
- OPEN SPACE
- DUAL INTEREST AREA
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- TO BE ADDED TO PIA WHEN UGB IS ACKNOWLEDGED

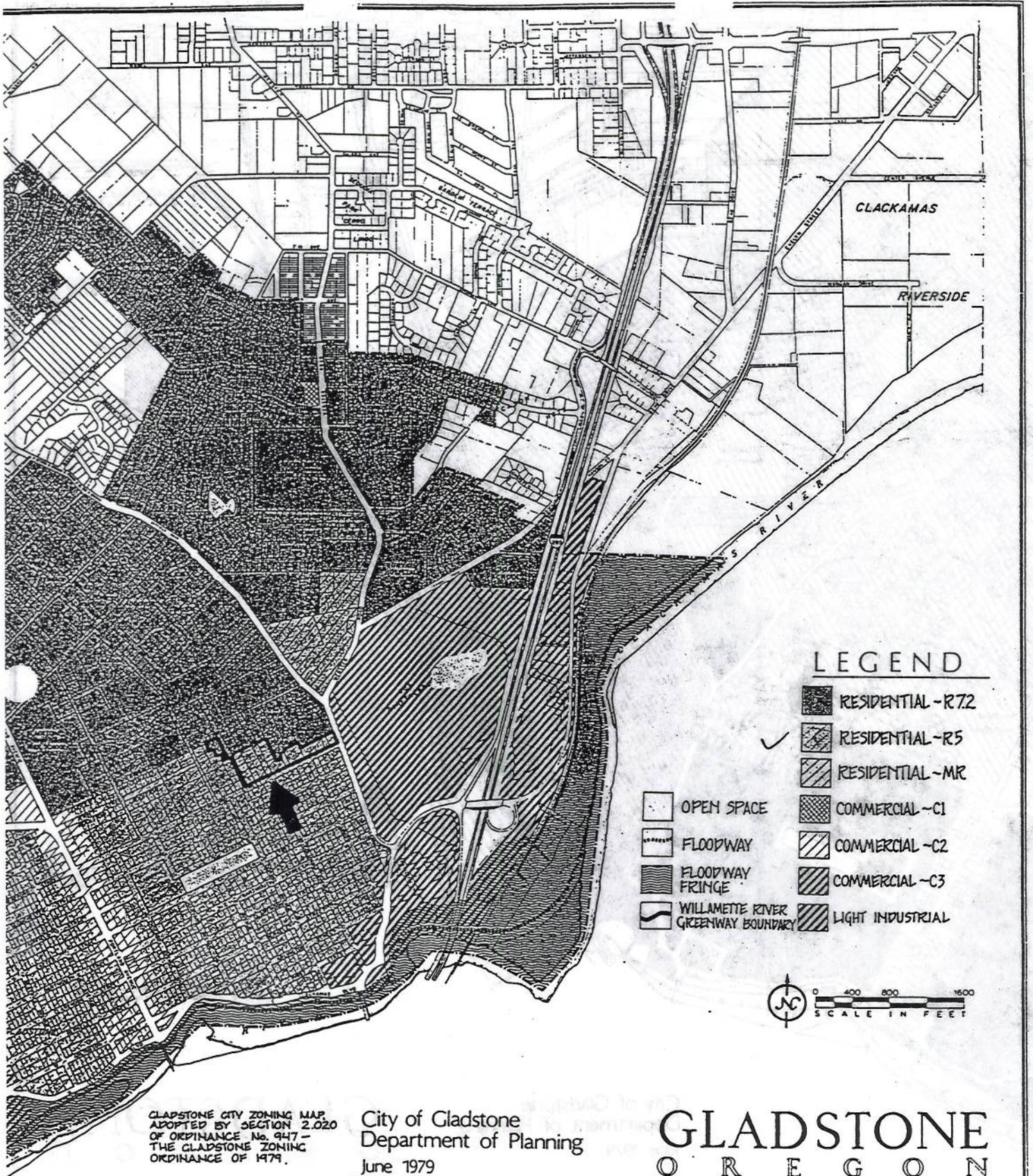


City of Gladstone
 Department of Planning
 June 1979

GLADSTONE
 O R E G O N

MAP 3

Plan Map



GLADSTONE CITY ZONING MAP
 ADOPTED BY SECTION 2.020
 OF ORDINANCE No. 947 -
 THE GLADSTONE ZONING
 ORDINANCE OF 1979.

City of Gladstone
 Department of Planning
 June 1979

GLADSTONE

O R E G O N

attest.
 CITY RECORDER _____
 MAYOR _____ DATE: _____

MAP

Zoning Map

ORDINANCE NO. 1252

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION OF CERTAIN PARCELS LOCATED ON THE WEST SIDE OF CORNELL AVENUE NORTH OF E. HEREFORD FROM MDR, MEDIUM DENSITY RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND COMPREHENSIVE PLAN.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing regarding a certain Comprehensive Plan amendment relating to certain parcels of property located on the west side of Cornell Avenue North of E. Hereford from MDR, Medium Density Residential to LDR, Low Density Residential, and recommended approval of the Comprehensive Plan amendment, and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on February 10, 1998, now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the Comprehensive Plan Map designation of those certain parcels located on the west side of Cornell Avenue north of E. Hereford, more particularly identified in Exhibit A, attached hereto and incorporated herein by reference, from a Comprehensive Plan Map designation of MDR, Medium Density Residential to LDR, Low Density Residential.

SECTION 2. The Comprehensive Plan Map amendment is based upon the findings and conclusions as contained in the Planning Staff Report and Recommendations to the Planning Commission dated January 13, 1998 which are marked as Exhibit B and attached hereto and incorporated herein by reference.

SECTION 3. All remaining provisions of Title 17 of the Gladstone Municipal Code and the Comprehensive Plan are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 10th DAY OF February, 1998.

Wade Byers
Mayor

ATTEST:

Wade M. Parrot
City Recorder

City of GLADSTONE



STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File: ZC-98-2 (Comprehensive Plan Map Amendment)

Applicant: City of Gladstone

Date: January 13, 1998

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
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(503) 656-5224

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City Shop
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(503) 656-7957

I. GENERAL INFORMATION

A. PROPOSAL: This is a request for a comprehensive plan designation change from MDR, Medium Density Residential, to LDR, Low Density Residential. The current zoning of R-7.2, Single-Family Residential will remain.

B. LEGAL DESCRIPTION: T2S, R2E, Section 20BA, Tax Lots 1800, 1900, and 2401

C. LOCATION: 950, 960, and 970 Cornell Avenue; west side of Cornell Avenue, approximately 400 feet north of E. Hereford Street

D. ZONING DISTRICT: R-7.2; Single-Family Residential District

E. COMPREHENSIVE PLAN DESIGNATION: MDR; Medium Density Residential

F. SITE INFORMATION: The subject properties comprise an area approximately 0.65 acre in size. Each property is improved with a single family residence. Each property has direct access to Cornell Avenue, a local street.

- G. VICINITY DESCRIPTION: The subject properties are located in the central area of the City. Neighborhoods to the south and west are planned and zoned medium density residential. Neighborhoods to the north and east are planned and zoned low density residential.
- H. BACKGROUND: Currently a "Baker" conflict exists on the subject properties because the Comprehensive Plan designation of MDR is not consistent with the zoning designation of R-7.2. The appropriate Comprehensive Plan designation for the R-7.2 zoning district is LDR. This discrepancy has existed since 1979, when the Comprehensive Plan was adopted, and likely resulted from a mapping error.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.10, R-7.2, Single-Family Residential District and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Housing, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, dated June, 1979. Also, the following Oregon Statewide Planning Goals and Guidelines apply: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; and Goal 10, Housing.

III. CONCLUSIONS

- A. Comprehensive Plan Map Amendment - This proposal is to change the current Comprehensive Plan Map designation of MDR, Medium Density Residential, to LDR, Low Density Residential for each of the identified properties. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Medium Density Residential and the zoning map designation of R-7.2, Single-Family Residential. Staff believes the current Comprehensive Plan Map designation is in error because the subject area is a logical extension of the abutting R-7.2 zoning district to the north and east. In addition, designating the subject properties LDR is consistent with the original intent of the Comprehensive Plan to transition from Medium Density Residential uses to Low Density Residential uses as distance from the center of the City increases. The existing R-7.2 zoning would be consistent with the proposed Plan Map designation of Low Density Residential.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning the applicable Oregon Statewide Planning Goals and Guidelines and elements of the Comprehensive Plan.

1. Oregon Statewide Planning Goals and Guidelines pertaining to Comprehensive Plan Map amendment:

a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of the properties affected by the proposed Comprehensive Plan Map Amendment, thereby satisfying Goal 1.

b. Goal 2 - "Land Use Planning" - This process for Comprehensive Plan Map amendment is consistent with procedures in the City's Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.

c. Goal 10 - "Housing" - This goal provides for the housing needs of citizens by requiring local jurisdictions to inventory buildable lands for residential use and to encourage the availability of adequate numbers and types of housing. The City has inventoried buildable lands for residential use. The evaluation of these inventories has allowed the City to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. It is believed that the Comprehensive Plan Map designation of MDR, Medium Density Residential, for the subject properties is in error. Sufficient low-density and medium-density housing has been provided for in the City, including in the immediate vicinity of the subject properties. This proposal will not remove vacant residential land from the City's housing inventory, and will not result in curtailing the diversity of housing choices in the City. This is consistent with Goal 10.

2. Gladstone Comprehensive Plan elements pertaining to Comprehensive Plan Map amendment:

a. Housing - The City's housing goal has been to promote the supply of adequate housing while providing a choice of housing type, density, and price range. Designating the subject properties Low Density Residential would be consistent with the designation applied to adjacent properties to the north and east and would be consistent with the goal of providing a diverse supply of housing.

3. Gladstone Municipal Code elements pertaining to Comprehensive Plan Map amendment:

If approved, this proposal would amend the Comprehensive Plan Map by changing the designation of the subject properties from MDR, Medium Density Residential, to LDR, Low Density Residential. Section 17.68.050 of the Gladstone Municipal Code requires the applicant to show "by a preponderance of the evidence" that the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need is for consistency between the Comprehensive Plan Map designation and the zoning designation of the subject properties. These properties are currently zoned R-7.2, Single-Family Residential. The appropriate corresponding plan designation is LDR, Low Density Residential. The subject properties are located adjacent to properties planned and zoned for Low Density Residential uses. **This criterion is met.**
2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The public need is for consistency between the Comprehensive Plan Map designation and the zoning designation of the subject properties. Fulfilling this need requires amending either the plan designation or the zoning of the subject properties. Based on the best available records, staff believes that the current plan map designation was applied in error at the time of adoption of the Comprehensive Plan. This belief is supported by the fact that adjacent properties to the north and east are planned and zoned for Low Density Residential uses. There is no identified public benefit in maintaining the current discrepancy between the Plan designation and the zoning designation. Thus, the public need is best served by granting the petition at this time. **This criterion is met.**
3. *The proposed action is consistent with the Comprehensive Plan.* As discussed above, this proposal is consistent with the Housing element of the Plan. **This criterion is met.**

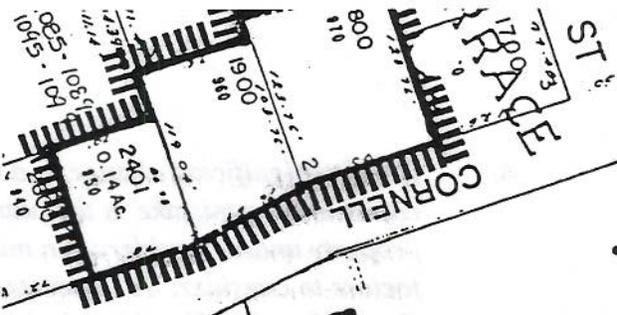
4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* As discussed above, the Comprehensive Plan Map designation for the subject properties is believed to have resulted from a mapping error. This error should be corrected in order to provide consistency between the Plan designation and the zoning designation. **This criterion is met.**

5. *The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Under the current R-7.2 zoning designation, development of additional residences in the area under consideration would not be permitted. Adequate public facilities are available to serve the existing level of development. **This criterion is met.**

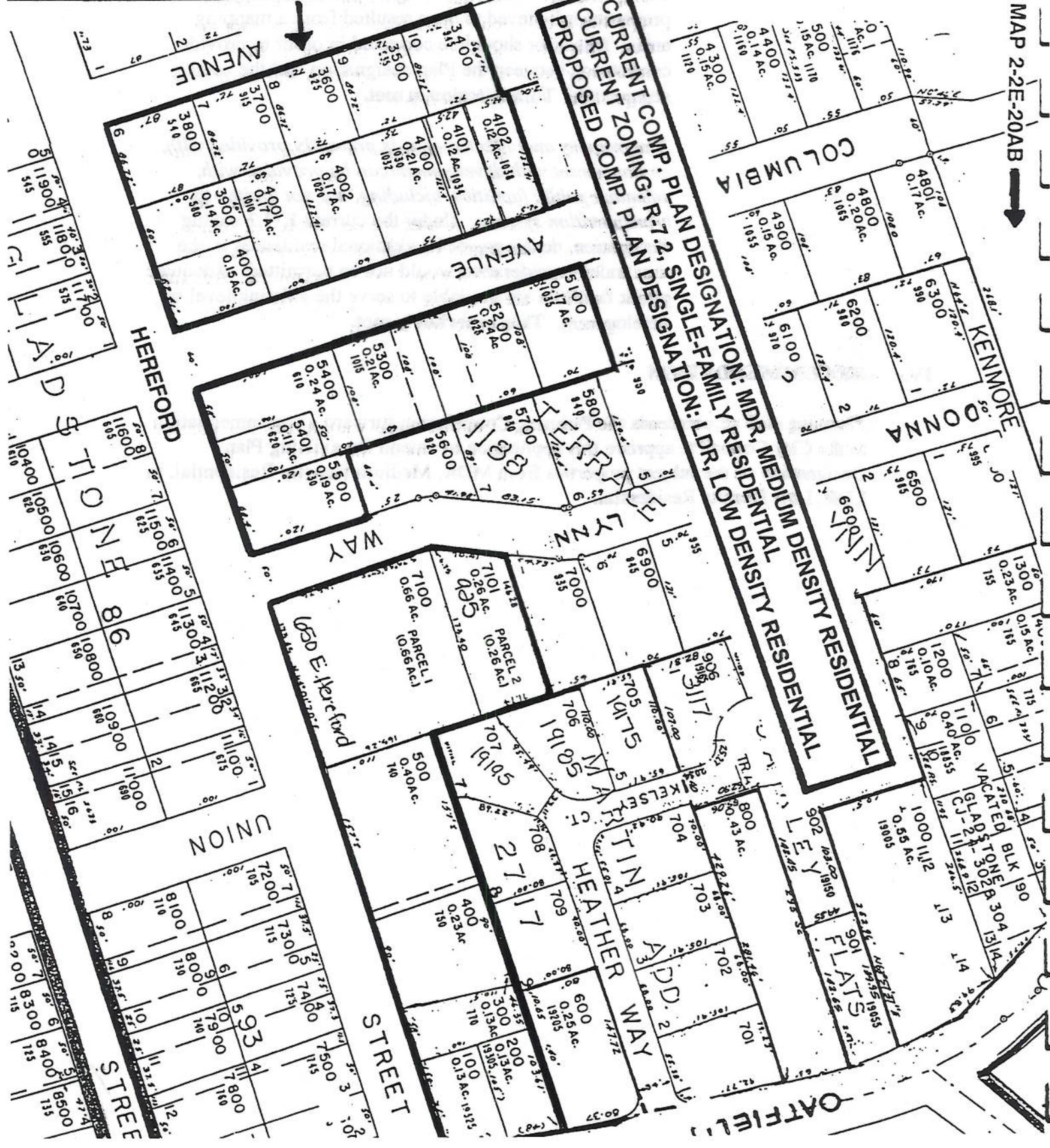
IV. RECOMMENDATION

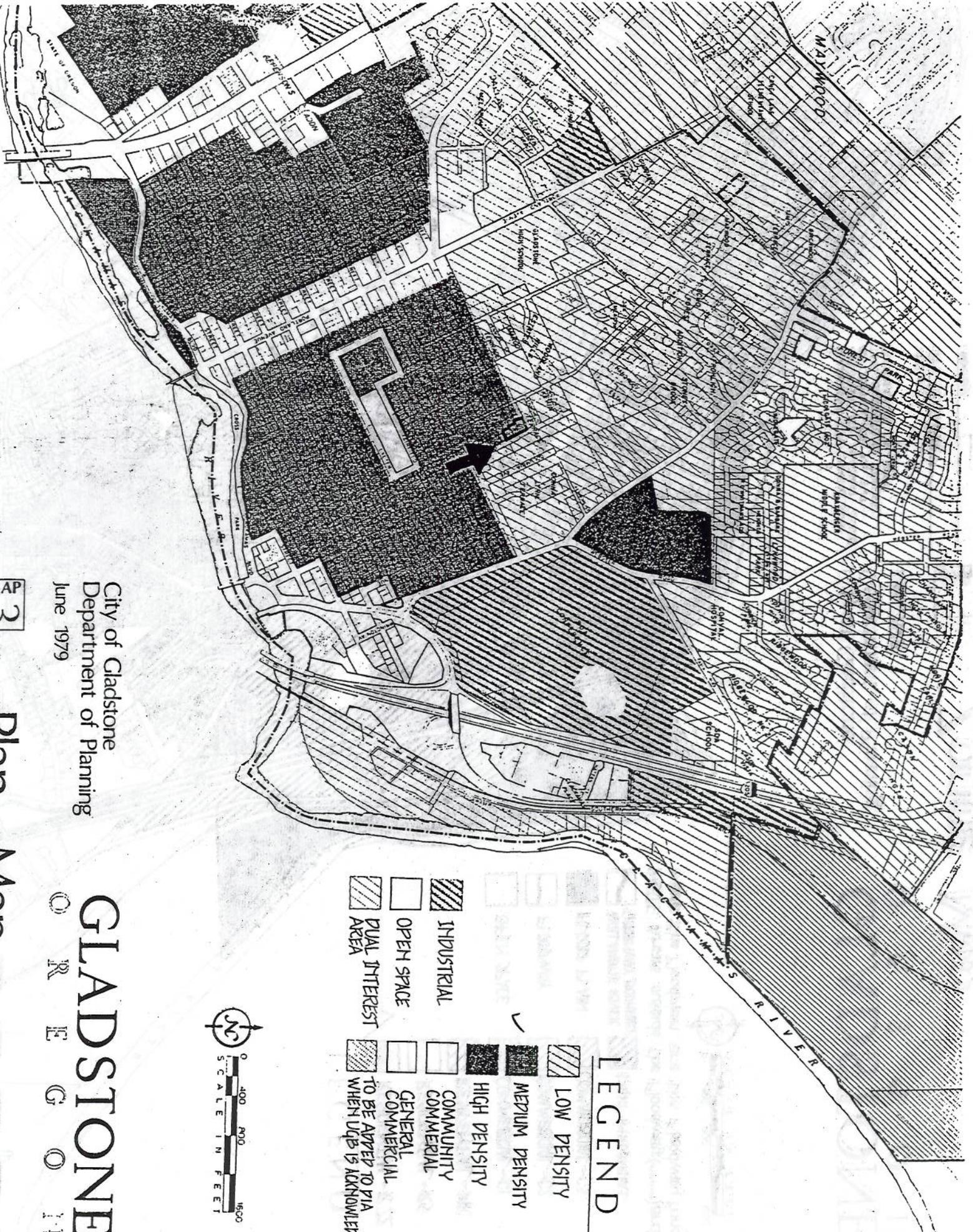
Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve this application to amend the existing Plan Designation on the subject properties from MDR, Medium Density Residential, to LDR, Low Density Residential.

1" = 125'



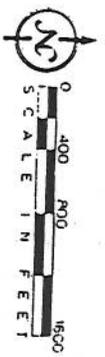
Another "Baker" affliet affects 25 properties where the zoning is R-5, but the Comprehensive Plan designation is Low Density Residential. Public Hearings are also scheduled to resolve this discrepancy by changing the Comprehensive Plan designation to Medium Density Residential





LEGEND

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- TO BE ADDED TO PIA WHEN UGP IS ACKNOWLEDGED
- INDUSTRIAL
- OPEN SPACE
- DUAL INTEREST AREA



City of Gladstone
 Department of Planning
 June 1979

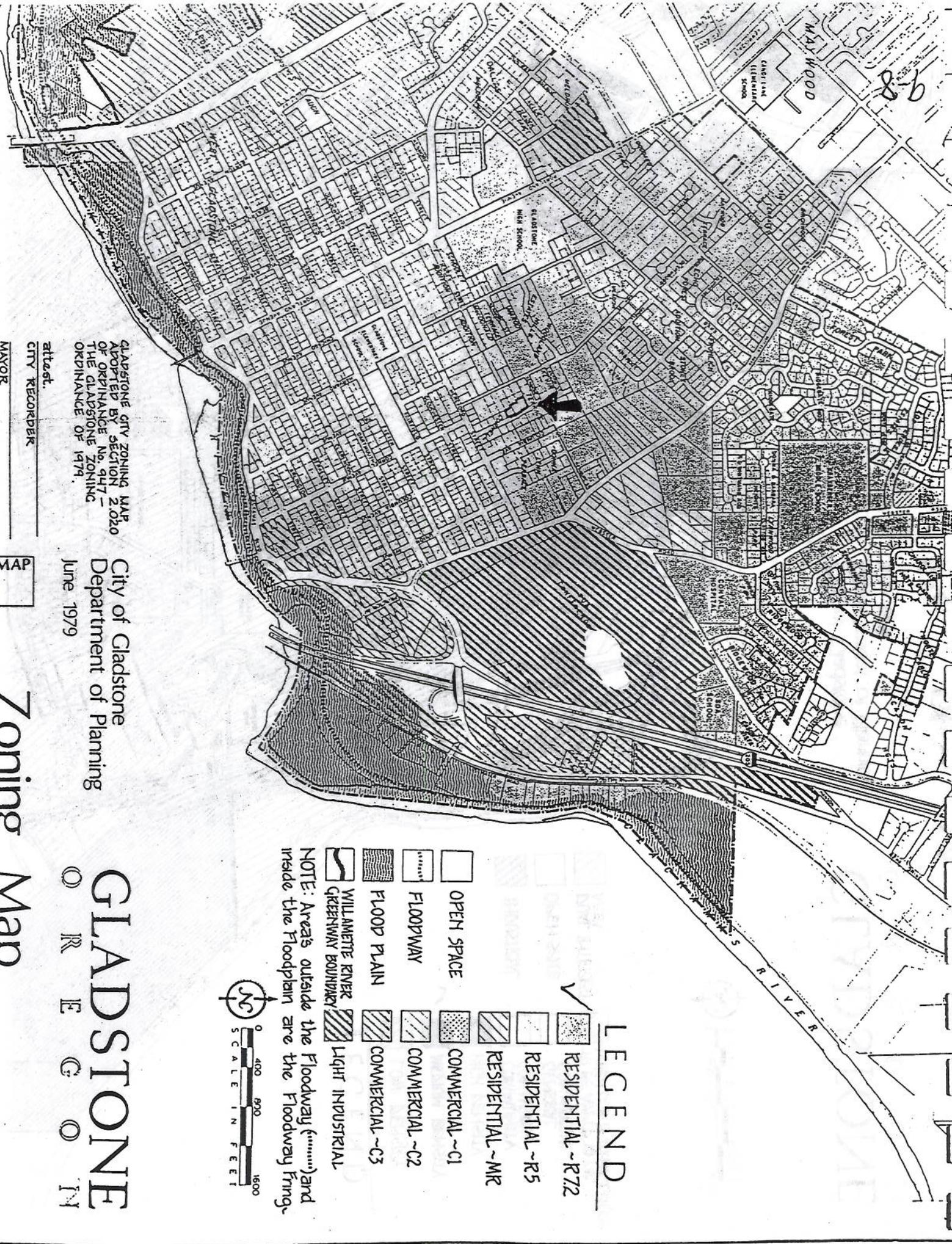
GLADSTONE
 O R E G O N

AP 3

Plan

Map

9-8-b



GLADSTONE CITY ZONING MAP
ADOPTED BY SECTION 2.020
OF ORDINANCE No. 947 -
THE GLADSTONE ZONING
ORDINANCE OF 1979.

attest.
CITY RECORDER
MAYOR

City of Gladstone
Department of Planning
June 1979

MAP

Zoning Map

GLADSTONE

OR OREGON

LEGEND

- RESIDENTIAL ~R72
- RESIDENTIAL ~R5
- RESIDENTIAL ~MR
- COMMERCIAL ~C1
- COMMERCIAL ~C2
- COMMERCIAL ~C3
- LIGHT INDUSTRIAL
- OPEN SPACE
- FLOODPLAIN
- WILLAMETTE RIVER GREENWAY BOUNDARY

NOTE: Areas outside the Floodway (.....) and inside the Floodplain are the Floodway Fringe.



ORDINANCE NO. 1253

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY AMENDING THE ZONING MAP DESIGNATION AND THE COMPREHENSIVE PLAN MAP DESIGNATION OF APPROXIMATELY 2.6 ACRES OF THE 80-ACRE SEVENTH-DAY ADVENTIST PROPERTY LOCATED IN THE EASTERN SECTION OF THE CITY, AT THE SOUTHEAST CORNER OF CASON ROAD AND OHLSON ROAD, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN AND THE GLADSTONE ZONING MAP.

WHEREAS, the Gladstone Planning Commission, following proper publication and mailing of notices, did conduct a public hearing regarding a certain Comprehensive Plan amendment relating to 2.6 acres of the 80-acre Seventh-day Adventist property located in the eastern section of the City, at the southeast corner of the intersection of Cason Road and Ohlson Road, and recommended approval of the Comprehensive Plan Map amendment and zone change; and

WHEREAS, the Gladstone City Council, following proper publication and mailing of notices, conducted a public hearing on February 10, 1998, now, therefore,

The Common Council of the City of Gladstone does ordain as follows:

SECTION 1. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan Map are hereby amended to change the Comprehensive Plan Map designations of a portion of Tax Lot 3300 of Clackamas County Assessor's Map T2S, R2E, Section 16C, from a Comprehensive Plan map designation of LDR, Low Density Residential to Industrial.

SECTION 2. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended by changing the zoning of a portion of Tax Lots 2900 and 3001, T2S, R2E, Section 16C, from Light Industrial to R-7.2, Single-Family Residential.

SECTION 3. The Comprehensive Plan and zoning designation amendments are based upon the findings and conclusions as contained in the Planning Staff Report and Recommendations to the Planning Commission dated January 13, 1998 which are marked as Exhibit A and attached hereto and incorporated herein by this reference.

SECTION 4. All remaining provisions of Title 17 of the Gladstone Municipal Code, the Comprehensive Plan, and the Gladstone Zoning Map are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 10th DAY OF February, 1998.

Wade Byers

Mayor

ATTEST:

Allen M. Perant

City Recorder

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File: ZC-98-5 (Comprehensive Plan Map Amendment and Zone Change)
Applicant: City of Gladstone
Date: January 13, 1998

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

I. GENERAL INFORMATION

- A. PROPOSAL: This is a request for a comprehensive plan designation change from LDR, Low Density Residential, to Industrial for a small portion of the Seventh Day Adventist property. The request also includes a zone change from Light Industrial to R-7.2, Single-Family Residential for a small portion of the property.
- B. LEGAL DESCRIPTION: T2S, R2E, Section 16C, Tax Lots 2900, 3001, and 3300
- C. LOCATION: The subject tax lots are the northernmost parcels of the Seventh Day Adventist property, located in the eastern section of the City. The subject parcels are located at the southeast corner of the intersection of Cason Road and Ohlson Road.
- D. ZONING DISTRICT: Light Industrial and Office Park
- E. COMPREHENSIVE PLAN DESIGNATION: LDR, Low Density Residential
- F. SITE INFORMATION: The subject parcels are approximately 10 acres in size, of which approximately 2.6 acres are at issue in this proposal. A Seventh Day Adventist church and elementary school are located on the

EXHIBIT

A

northern portions of the subject parcels along Cason and Ohlson Roads. The remainder of the area under consideration is unimproved.

- G. VICINITY DESCRIPTION: The subject parcels are located in the east/central portion of the City, at the northern edge of the Seventh Day Adventist property. Property to the north and west is zoned R-7.2, Single-Family Residential District with a Comprehensive Plan designation of LDR, Low Density Residential. To the east is the I-205 freeway. The area to the south is currently developed with the Seventh Day Adventist campground and is zoned Office Park with a Comprehensive Plan designation of Industrial.
- H. BACKGROUND: Currently a "Baker" conflict exists on the subject parcels because the Comprehensive Plan designation of LDR, Low Density Residential is not consistent with the zoning designations of Light Industrial and Office Park. The appropriate Comprehensive Plan designation for the Industrial and Office Park zoning districts is Industrial, and the appropriate zoning designation for the LDR Plan designation is R-7.2. This discrepancy has existed since 1979, when the Comprehensive Plan was adopted, and likely resulted from a mapping error.

II. FINDINGS

This request is subject to the following provisions of the Gladstone Municipal Code: Chapter 17.10, R-7.2, Single-Family Residential District, and Chapter 17.68, Amendments and Zone Changes. In addition, the following elements of the Gladstone Comprehensive Plan apply: Economy, Housing, Plan Evaluation and Update, and the adopted Comprehensive Plan Map, dated June, 1979. Also, the following Oregon Statewide Planning Goals and Guidelines apply: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 9, Economic Development, and Goal 10, Housing.

III. CONCLUSIONS

- A. Comprehensive Plan Map Amendment/Zone Change - This is a proposal to change the Comprehensive Plan Map designation on a portion of tax lot 3300 from LDR, Low Density Residential, to Industrial and to change the current zoning designation on a portion of tax lots 2900 and 3001 from Light Industrial to R-7.2, Single-Family Residential. Currently a "Baker" conflict exists on these properties due to a discrepancy between the Plan Map designation of Low Density Residential and the zoning designations of Light Industrial and Office Park. Staff believes the current Comprehensive Plan Map designation is in error because the subject parcels are a logical extension of the remainder of the approximately 80-acre Seventh Day Adventist campground site, which has a Comprehensive

Plan Map designation of Industrial. However, the current LDR Comprehensive Plan Map designation for the subject parcels would be appropriate for the existing land uses on the northern part of the site (northern portions of tax lots 2900 and 3001), which include a church and a school. In addition, this designation would be appropriate given the location of Low Density Residential neighborhoods to the north of the subject parcels. This designation would be consistent with the proposed R-7.2 zoning designation. For the portion of the subject parcels that is undeveloped (tax lot 3300), assignment of a Comprehensive Plan Map designation of Industrial would be most consistent with the remainder of the contiguous Seventh Day Adventist campground property and would be consistent with the current zoning designation of Office Park.

Policy 5 of the Comprehensive Plan Evaluation and Update section states that amendments to the Comprehensive Plan "shall be treated like a Zone Change." In addition, findings are required concerning the applicable Oregon Statewide Planning Goals and Guidelines and elements of the Gladstone Comprehensive Plan.

1. Oregon Statewide Goals and Guidelines pertaining to Comprehensive Plan Map Amendment:
 - a. Goal 1 - Citizen Involvement - The purpose of this goal is to provide citizens with the opportunity to be involved in the planning process. Notice was mailed to the owner of those properties affected by the proposed Comprehensive Plan Map amendment and zone change. Goal 1 is satisfied.
 - b. Goal 2 - Land Use Planning - This process for Comprehensive Plan Map amendment and Zone Change is consistent with the procedures in the City's Comprehensive Plan and Municipal Code. Goal 2 is satisfied.
 - c. Goal 9 - Economic Development - This goal addresses the need to "provide adequate opportunities . . . for a variety of economic activities" vital to the community's prosperity. Applying a Plan Map designation of Industrial to the entire area of tax lot 3300, rather than merely a portion as exists now, would be consistent with the designation currently applied to the abutting Seventh Day Adventist campground site. Inclusion of the remainder of landlocked tax lot 3300 would allow for its future economic development in coordination with the entire 80-acre Seventh Day Adventist site. Goal 9 is satisfied.

d. Goal 10 - Housing - This goal endeavors to provide for the housing needs of citizens, partly by requiring that local jurisdictions inventory buildable lands for residential use and by encouraging the availability of adequate numbers and types of housing. In conjunction with the development of the Comprehensive Plan and with Periodic Review of the Plan, the City has periodically inventoried buildable lands for residential use. The evaluation of these inventories has allowed the City to effectively allocate sufficient buildable lands throughout the community for a wide variety of residential units. A zoning designation of R-7.2, Single-Family Residential for those portions of tax lots 2900 and 3001 not already so designated would be consistent with the Plan and zone designations of the remainder of these tax lots and the adjacent low density residential neighborhoods to the north. Goal 10 is satisfied.

2. Gladstone Comprehensive Plan elements pertaining to Comprehensive Plan Map amendment:

a. Economy - The City's economy goal encourages the development of new commercial and industrial activity at appropriate locations within the City and within existing commercial and industrial districts. This proposal represents a logical extension of the adjacent Seventh Day Adventist campground site that was planned and zoned for future development as an office park. A portion of tax lot 3300, contiguous to the larger Seventh Day Adventist site, and without direct access to collector or arterial streets, would most appropriately be developed in coordination with a future coordinated development of the entire Seventh Day Adventist site. Thus, the proposal is consistent with the Economy element of the Plan.

b. Housing - The City's housing goal has been to promote the supply of adequate housing while providing a choice of housing type, density, and price range. The City has been largely successful in these endeavors, and the proposed zoning designation of R-7.2 for the portions of tax lots 2900 and 3001 not already so designated merely makes the subject parcels consistent with the current Plan designation of LDR and with existing land uses in adjacent neighborhoods to the north.

3. Gladstone Municipal Code elements pertaining to Comprehensive

Plan Map amendment and zone change:

Section 17.68.050 of the Gladstone Municipal Code, Amendments and Zone Changes, requires a showing "by preponderance of the evidence" that the application meets the following criteria:

1. *Granting the request fulfills a public need, the greater departure from present land use patterns, the greater the burden of the applicant.* The public need is for consistency between the Comprehensive Plan designation and the zoning designation. The subject parcels currently have a Plan designation of LDR with zoning designations of Light Industrial (the southern portions of tax lots 2900 and 3001) and Office Park (the northern portion of tax lot 3300). The appropriate corresponding zoning designation for the LDR Plan designation is R-7.2, and the appropriate corresponding Plan designation for the Industrial and Office Park zoning designations is Industrial. Tax lots 2900 and 3001, developed with a school and a church and abutting low density residential neighborhoods on the north would most appropriately be zoned R-7.2. Tax lot 3300, landlocked and adjacent to the Seventh Day Adventist property would most appropriately be designated Industrial on the Comprehensive Plan Map so that it may be developed in coordination with the remainder of the Seventh Day Adventist property as an office park. **This criterion is met.**
2. *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The public need is for consistency between the Comprehensive Plan Map designation and the zoning designation of the subject properties. Fulfilling this need requires amending either the Plan designation or the zoning designation of the subject properties. Based on the best available records, staff believes that designation of tax lots 2900 and 3001 as LDR was correct but that the zoning designation of R-7.2 should have extended to the southern boundary of these tax lots. Applying the Office Park zoning designation to tax lot 3300 was also correct, but the Industrial Comprehensive Plan designation should have extended to the northern boundary of this tax lot. It was the original intent of the City at the time of adoption of the Comprehensive Plan to follow established lot lines in assigning designations. There is no

identified public benefit in maintaining the current discrepancy between the Plan designation and the zoning designations. Thus, the public need is best served by granting the petition at this time. **This criterion is met.**

3. *The proposed action is consistent with the Comprehensive Plan.* As discussed above, this proposal is consistent with the Economy and Housing elements of the Plan. **This criterion is met.**

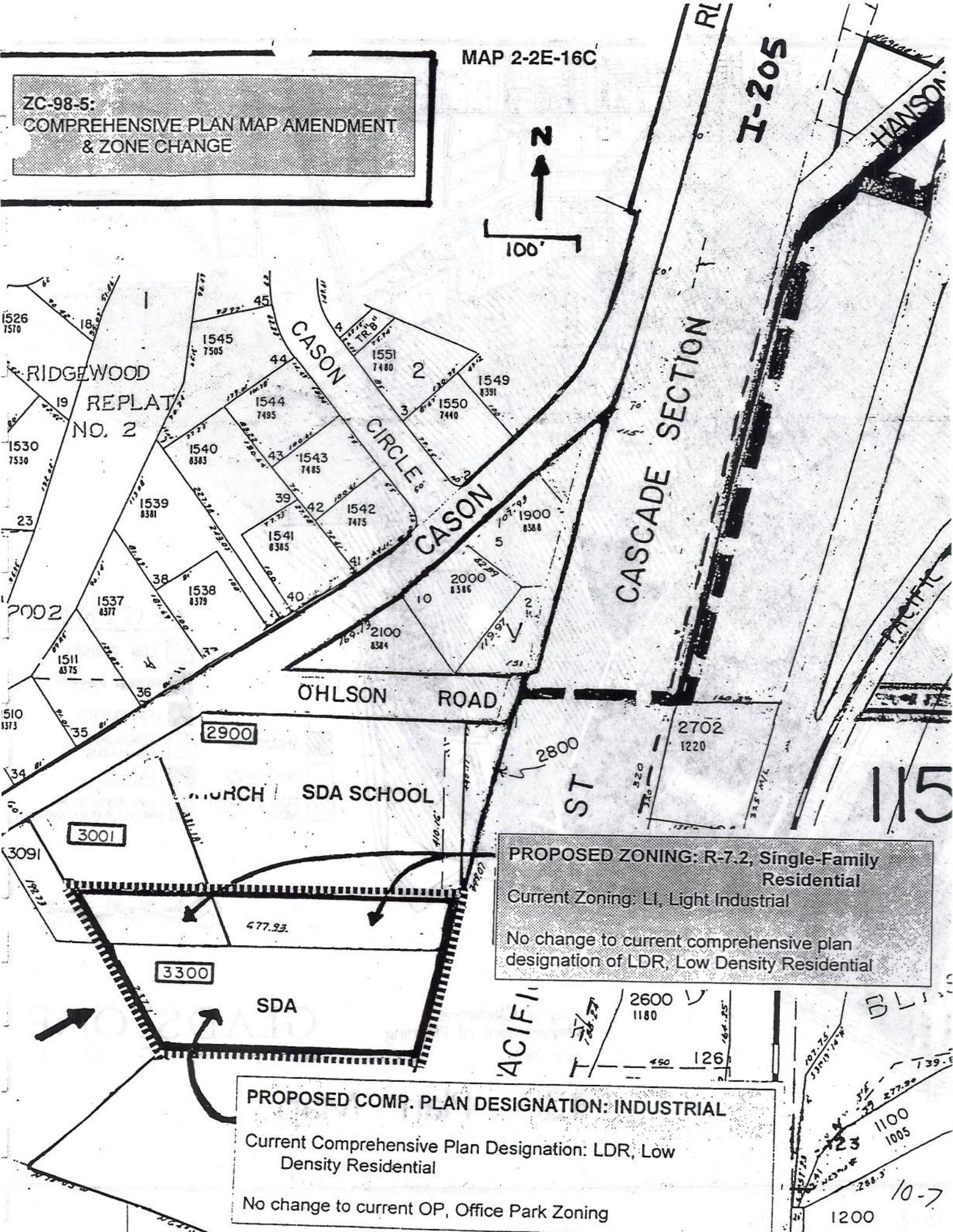
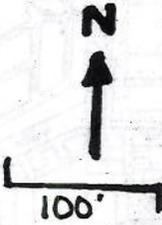
4. *Proof of significant change in a neighborhood or community or mistake in the planning or zoning for the property under consideration may be additional relevant factors to consider.* As discussed above, the discrepancy between the Comprehensive Plan Map designation and the zoning designations for the subject properties is believed to have resulted from a mapping error. This error should be corrected in order to provide consistency between the Plan designation and the zoning designation. **This criterion is met.**

5. *The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* Adequate public facilities are or can be made available to serve future development. **This criterion is met.**

IV. RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve this application to amend the existing Plan Designation on the northern portion of tax lot 3300 from LDR, Low Density Residential, to Industrial and to amend the existing zoning designation on the southern portions of tax lots 2900 and 3001 from Light Industrial to R-7.2, Single-Family Residential.

ZC-98-5:
COMPREHENSIVE PLAN MAP AMENDMENT
& ZONE CHANGE

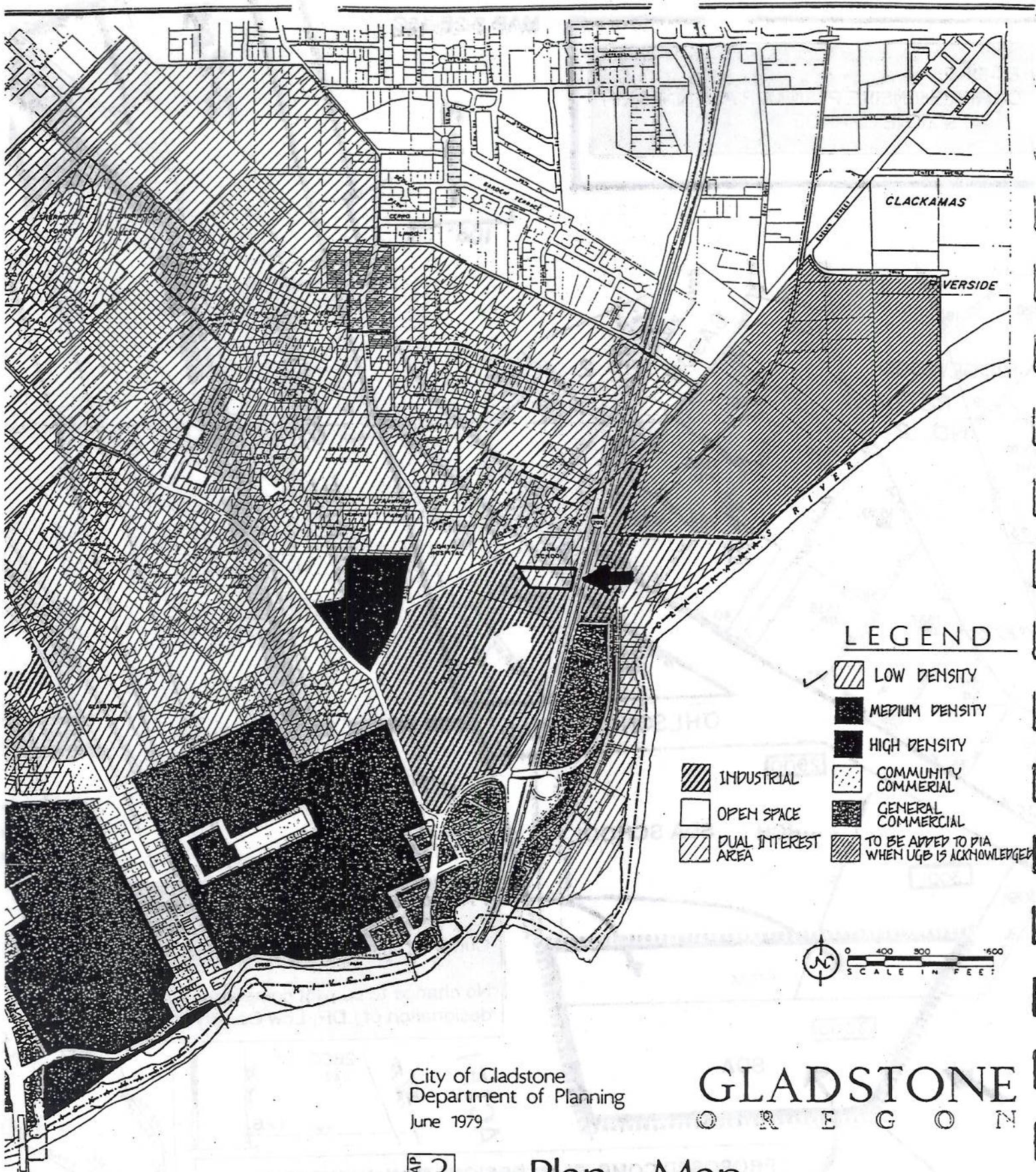


PROPOSED ZONING: R-7.2, Single-Family Residential
Current Zoning: LI, Light Industrial
No change to current comprehensive plan designation of LDR, Low Density Residential

PROPOSED COMP. PLAN DESIGNATION: INDUSTRIAL
Current Comprehensive Plan Designation: LDR, Low Density Residential
No change to current OP, Office Park Zoning

115

10-7



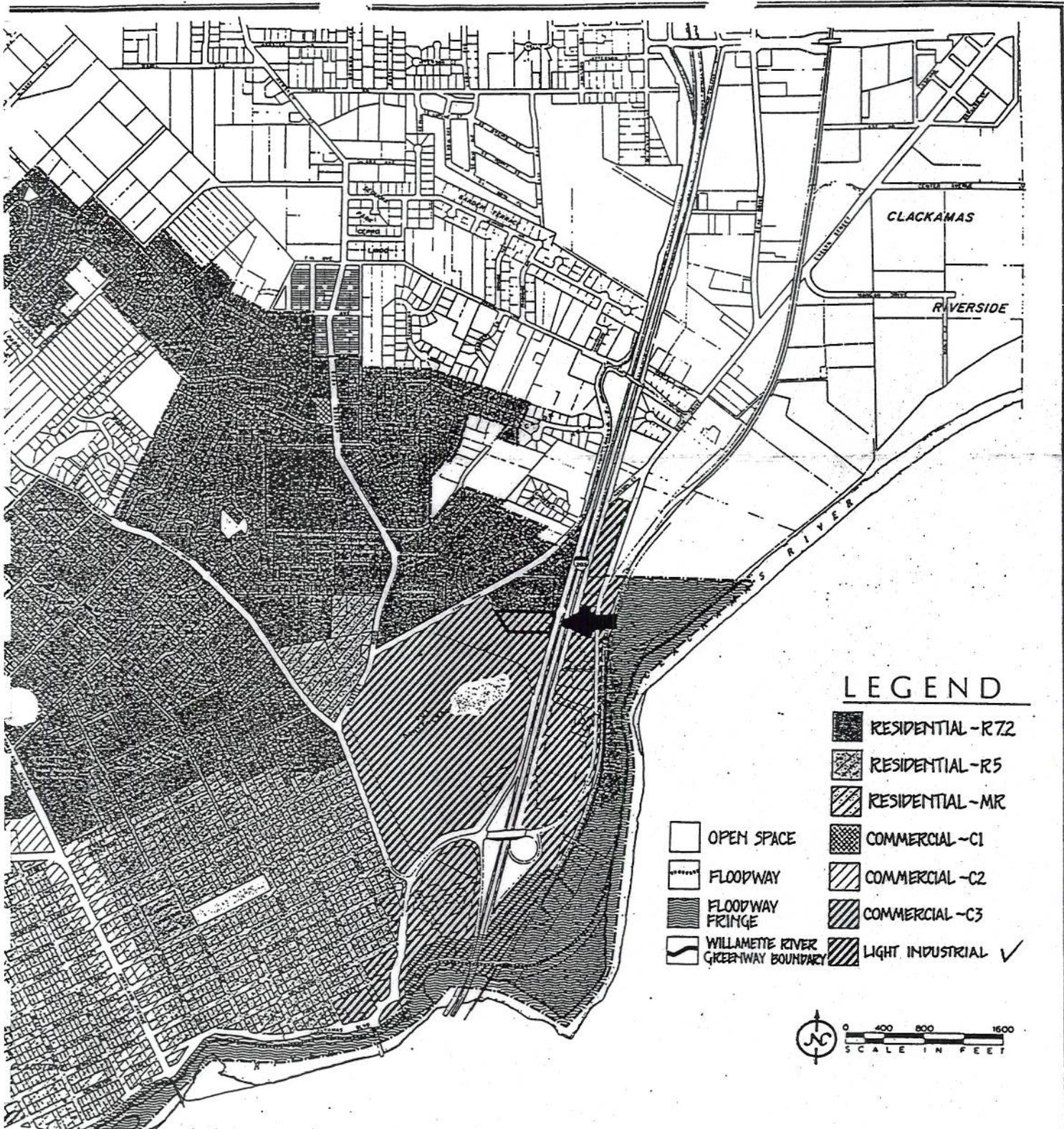
City of Gladstone
 Department of Planning
 June 1979

GLADSTONE

O R E G O N

MAP 3

Plan Map



LEGEND

- RESIDENTIAL -R72
- RESIDENTIAL -R5
- RESIDENTIAL -MR
- OPEN SPACE
- FLOODWAY
- FLOODWAY FRINGE
- WILLAMETTE RIVER GREENWAY BOUNDARY
- COMMERCIAL -C1
- COMMERCIAL -C2
- COMMERCIAL -C3
- LIGHT INDUSTRIAL ✓



GLADSTONE CITY ZONING MAP
 ADOPTED BY SECTION 2.020
 OF ORDINANCE No. 947 -
 THE GLADSTONE ZONING
 ORDINANCE OF 1979.

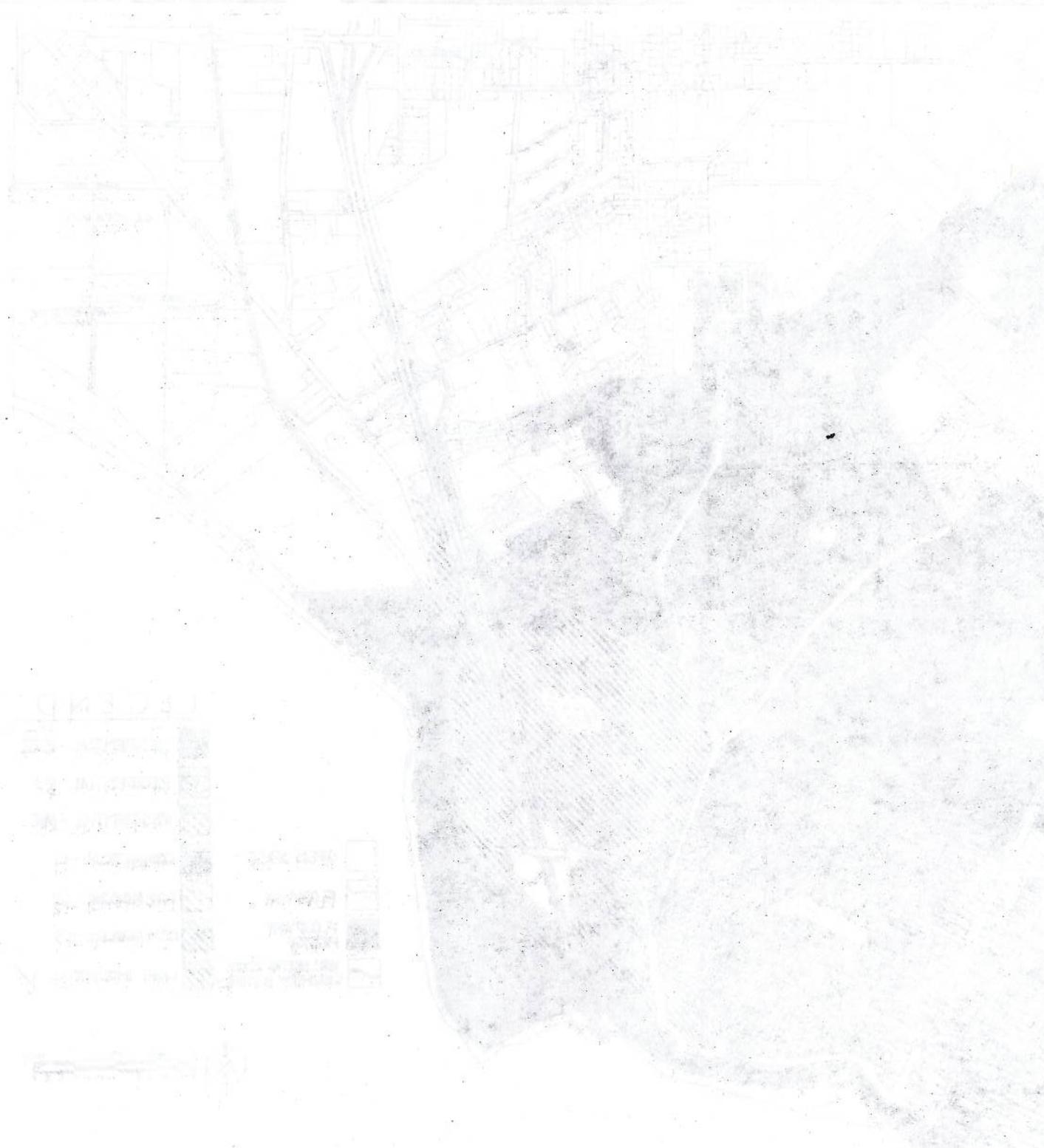
City of Gladstone
 Department of Planning
 June 1979

GLADSTONE
 O R E G O N

attest.
 CITY RECORDER _____
 MAYOR _____
 DATE: _____



Zoning Map



LEGEND

[Hatched pattern]	Industrial	[Hatched pattern]	Office
[Hatched pattern]	Business	[Hatched pattern]	Public
[Hatched pattern]	Residential	[Hatched pattern]	Community
[Hatched pattern]	Single-Family	[Hatched pattern]	Neighborhood
[Hatched pattern]	Two-Family	[Hatched pattern]	Special
[Hatched pattern]	Other	[Hatched pattern]	Unzoned

Scale: 1 inch = 100 feet

GLADSTONE
 1925

City of Gladstone
 Department of Planning

Zoning Map

Adopted

ORDINANCE NO. 1333

AN ORDINANCE AMENDING THE GLADSTONE COMPREHENSIVE PLAN PERTAINING TO ZONING AND DEVELOPMENT AND REAFFIRMING ALL REMAINING PROVISIONS OF THE GLADSTONE COMPREHENSIVE PLAN.

The City of Gladstone does ordain as follows:

Section 1. The City of Gladstone Comprehensive Plan is amended to include these four items:

1. The Water Quality Resource Areas map attached as Exhibit A is adopted as Map 12 of the Comprehensive Plan.
2. The Flood Management Areas map attached as Exhibit B is adopted as Map 13 of the Comprehensive Plan.
3. The Employment Areas map attached as Exhibit C is adopted as Map 14 of the Comprehensive Plan.
4. The Gladstone Plant List attached as Exhibit D is adopted as Appendix A of the Comprehensive Plan.

Section 2. The City of Gladstone Comprehensive Plan is amended to include the following revisions and/or additional provisions:

The Land Use Planning Chapter, Industrial Section is amended to include the following provisions:

Encourage compatibility and improved appearance of industrial development. Ensure provision of buffers between industrial and less intensive uses. Ensure proper drainage in all industrial development.

Landscaping shall be not less than 15% of the gross land area, and plans shall be subject to design review. Industrial locations shall be near major arterials and/or freeways or at least minor arterials.

Designate Employment Areas consistent with the Metro Urban Growth Management Functional Plan and adopt, as Map 14 of this plan, a map of these areas. In order to preserve transportation capacity for uses that generate high employment, limit retail uses in Employment Areas to those that have no more than 60,000 square feet per building or business. Provide an exception for larger retail uses when transportation facilities are adequate to serve such uses, as demonstrated by consistency with Metro's functional plans for transportation and sufficient planned capacity to serve other planned uses in Employment Areas.

The third and fourth paragraphs of the Natural Resources Chapter are amended to contain the following provisions:

Water quality of the Clackamas and Willamette Rivers as well as smaller streams and wetlands in the Gladstone area is an issue of concern, particularly following the listing of several species of steelhead and salmon as threatened under the federal Endangered Species Act. Construction of a new sewage treatment plant in 1980 corrected problems with sewer overflows from Oregon City, West Linn and Gladstone. In 1995 Gladstone was issued a National Pollutant Discharge Elimination System permit in accordance with stormwater rules adopted by the federal Environmental Protection Agency. The terms of the permit require Gladstone to maintain a program to promote, publicize and facilitate public reporting on responsibility for protecting local rivers and streams. To that end, the city joined with other local jurisdictions to form the Regional Coalition for Clean Rivers and Streams to educate the public regarding stormwater pollution prevention, fish restoration and fish protection. In addition, to protect and improve water quality and comply with Title 3 of Metro's Urban Growth Management Functional Plan, regulatory measures are necessary to control and limit new development in and near significant water features, including rivers, streams and wetlands.

The principal water hazard in Gladstone is flooding by the Clackamas and Willamette Rivers. The 100-year floodplain in Gladstone is relatively undeveloped except for a few residences and farms along the Clackamas River. Much more development exists in the 500-year floodplain, and such a flood would cause extensive and serious damage. To reduce flood hazards, regulatory measures are necessary to control and limit new development in areas at risk for flooding. Regulatory measures are also required to comply with the standards of the Federal Emergency Management Agency and Title 3 of Metro's Urban Growth Management Functional Plan and ensure that Gladstone is eligible to participate in the National Flood Insurance Program. Possible geologic hazards in Gladstone include areas subject to strong ground tremors, displacement and landslides.

The Water Section Policies and Implementation Strategies of the Natural Resources Chapter are revised and amended to include:

Policy 1

Assist state and federal agencies in their efforts to improve and maintain the quality of the water resources of the state and region.

Policy 2

Proper consideration shall be given to the possibility of pollution, exhaustion, or gross interference with the natural replenishment cycles of groundwater by developments.

Policy 3

Stormwater flows within and to natural drainage courses shall not be altered to exceed natural flows.

Policy 4

Comply with the water quality provisions of Title 3 of the Metro Urban Growth Management Functional Plan.

Implementation

- a. Designate Water Quality Resource Areas, which shall include protected water features and adjacent vegetated corridors.
- b. Categorize protected water features as primary or secondary with wider vegetated corridors required adjacent to primary features. Identify perennial streams, intermittent streams draining greater than 100 acres, natural lakes, springs and wetlands defined as "Title 3 Wetlands" by the Metro Urban Growth Management Functional Plan as primary protected water features. Identify intermittent streams draining 100 acres or less as secondary protected water features.
- c. Adopt regulatory provisions for Water Quality Resource Areas in order to control and limit development and encourage the preservation of non-nuisance, native vegetation.
- d. Provide flexibility in these regulatory provisions sufficient to prevent unreasonable hardship for property owners.

Policy 5

Stream courses shall not be significantly altered.

Policy 6

Develop storm water run-off plan and continue to require separation of storm and sanitary sewer systems in new developments.

Implementation

- a. Seek funds for the development and implementation of a drainage plan.
- b. Incorporate the recommendations and findings of the "Tri-city Sewer System Survey" with regard to Gladstone into an overall Drainage plan for the city.

Policy 7

Developments to be located in areas identified as having severe limitations for development due to high water table shall be required to submit a drainage plan.

Policy 8

Establish a water conservation program designed to monitor present use, the impact of conservation techniques, and to educate the public on water use and conservation techniques.

Implementation

- a. Provide water conservation information.
- b. Promote water conservation through the education system.
- c. Continue the existing practice of investigating water accounts which show excessive amounts of water use.

The Natural Hazard Areas Section Policy 2 and Implementation Strategies of the Natural Resources Chapter are revised and amended to include:

Policy 2

Manage development and redevelopment in areas subject to flooding.

Implementation

- a. Designate Flood Management Areas to encompass areas of special flood hazard identified by the Federal Insurance Administration and areas that have physical or documented evidence of flooding within recorded history, including areas of inundation for the February 1996 flood.
- b. Adopt regulatory provisions for Flood Management Areas in order to:
 1. Satisfy the requirements for participation in the National Flood Insurance Program to ensure that compensation for property loss is available when needed; and
 2. Comply with Title 3 of Metro's Urban Growth Management Functional Plan;
- c. Encourage new residential developments to transfer allowed density out of Flood Management Areas.
- d. Encourage the re-vegetation of Flood Management Areas.

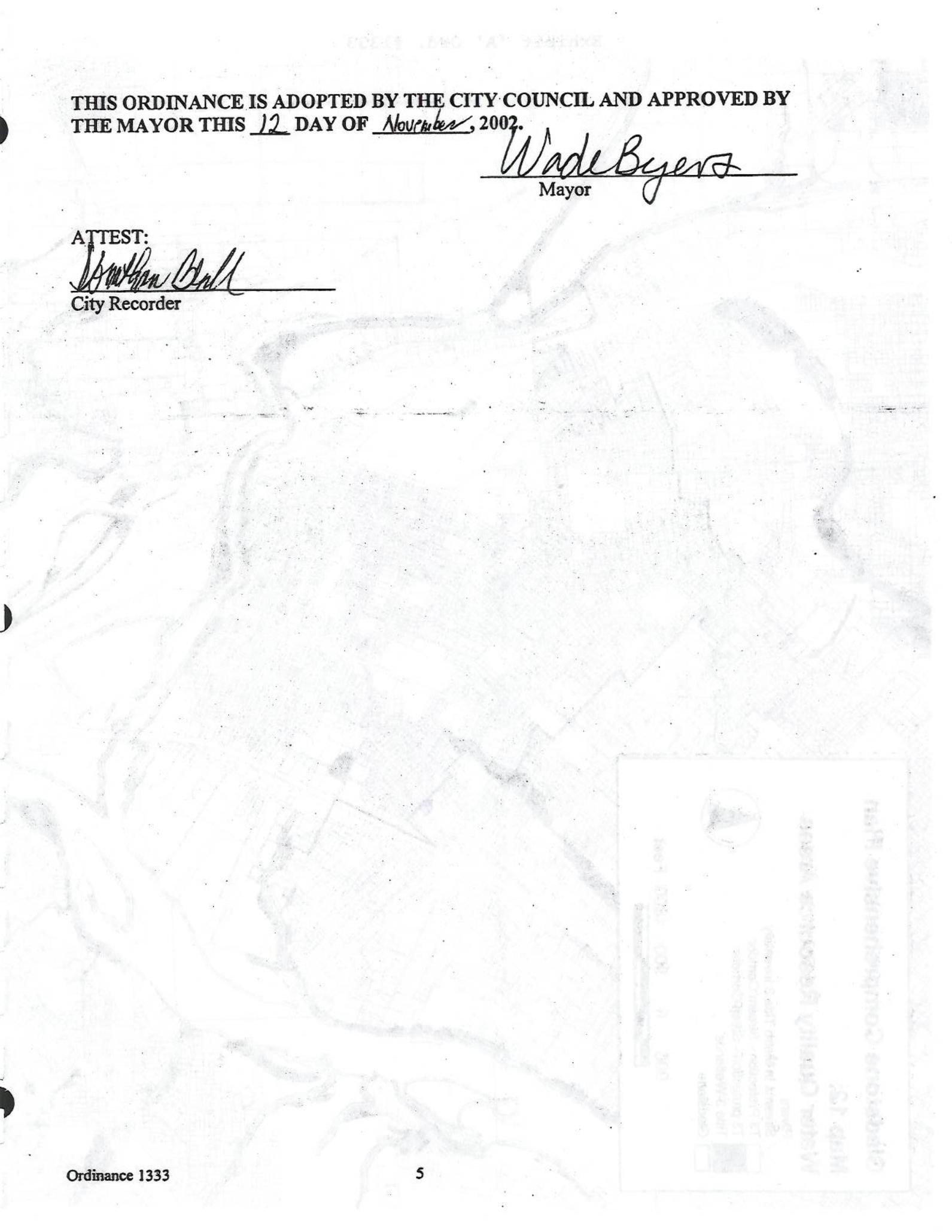
Section 3. All remaining provisions of the City of Gladstone Comprehensive Plan are reaffirmed in their entirety.

THIS ORDINANCE IS ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS 12 DAY OF November, 2002.

Wade Byers
Mayor

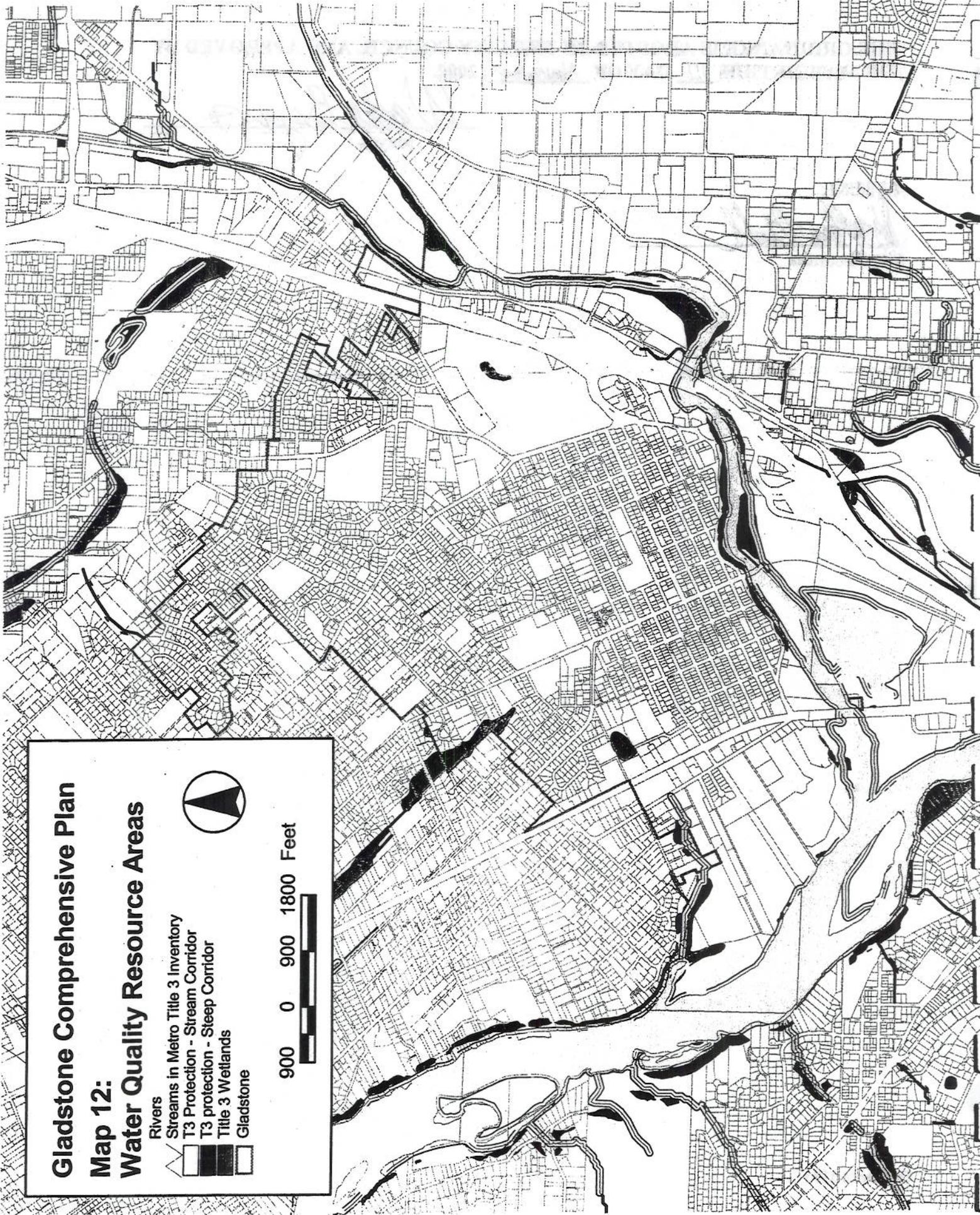
ATTEST:

Wendy Ball
City Recorder



City of Atlanta
100 Technology Square
Atlanta, Georgia 30303
Phone: 404.526.1000
Fax: 404.526.1001

Maple Street
Map 15
City of Atlanta



Gladstone Comprehensive Plan
Map 12:
Water Quality Resource Areas

Rivers 

Streams in Metro Title 3 Inventory

T3 Protection - Stream Corridor

T3 Protection - Steep Corridor

Title 3 Wetlands

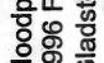
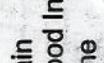
Gladstone

900 0 900 1800 Feet

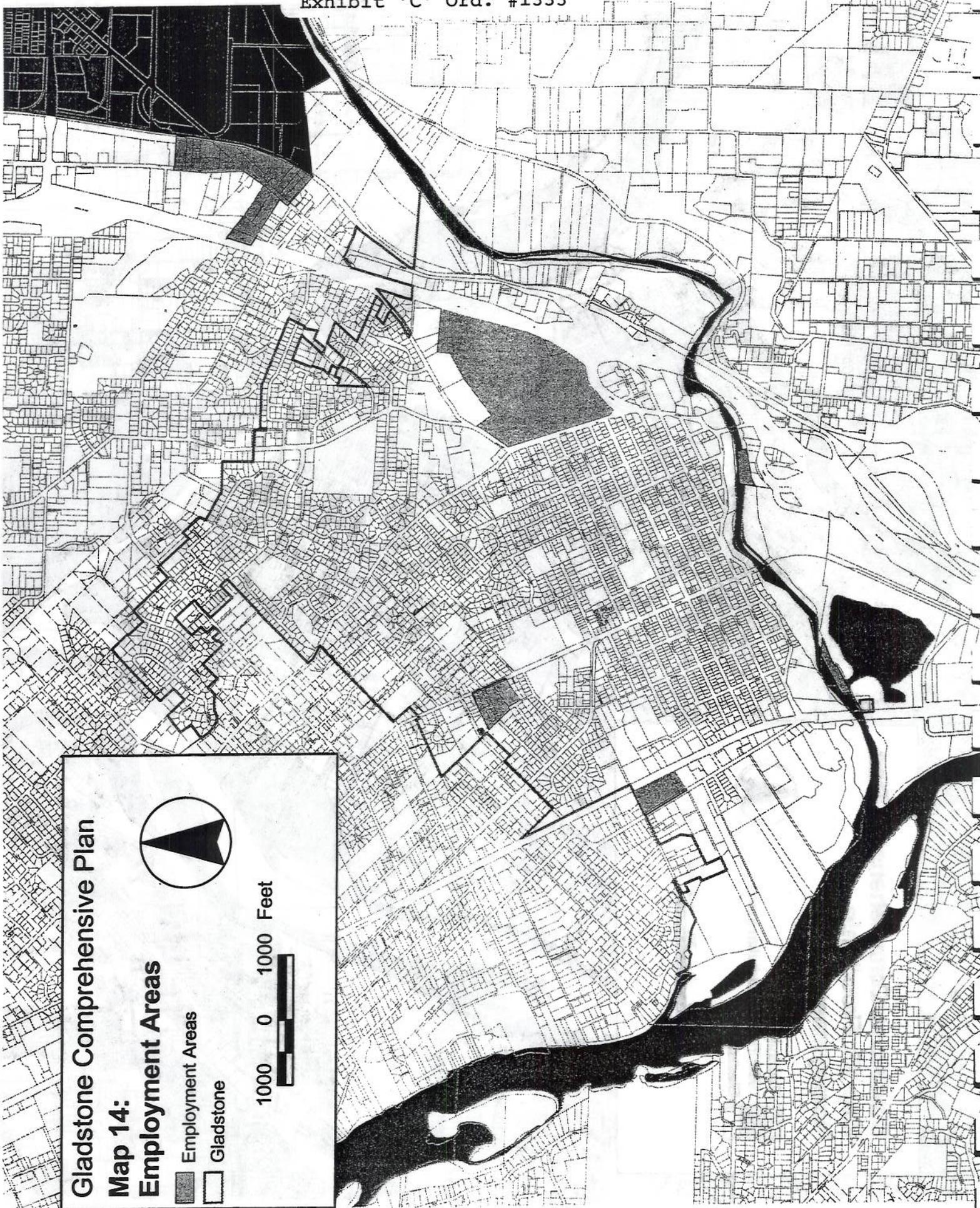


Gladstone Comprehensive Plan Map 13: Floodplain Management Areas



-  Floodplain
-  1996 Flood Inundation Line
-  Gladstone





Gladstone Comprehensive Plan

Map 14:

Employment Areas



■ Employment Areas

□ Gladstone

1000 0 1000 Feet



APPENDIX A

GLADSTONE PLANT LIST

The Gladstone Plant List includes two separate lists:

- Gladstone Native Plant List
- Gladstone Prohibited Plant List

The **Gladstone Native Plant List** is a listing of native plants historically found within the Metro boundary. The list divides the plants into three groups: trees and arborescent shrubs, shrubs and ground covers. The list includes plants known to occur within the Portland Metropolitan Urban Growth Boundary based on suitable habitat, the judgment of local botanical experts or the range descriptions found in Hitchcock's *Flora*. For each group, the list includes the scientific (Latin) name of a species, its common name, its wetland indicator status, and its associated habitat type. The habitat types are wetland, riparian, forest, oak woods, forested slopes, thicket, grass and rocky.

The **Indicator Status** refers to the frequency with which a plant occurs in a wetland; the categories are derived from the List of Plant Species That Occur In Wetlands: Northwest Region (USFWS, Biological Report 88(26.9), 1988). The status of certain plants was revised using the 1993 Supplement to the List (for Region 9). The indicator categories are as follows:

Obligate Wetland (OBL): Occur almost always (estimated probability >99 percent) under natural conditions in wetlands.

Facultative Wetland (FACW): Usually occurs in wetlands (estimated probability 67 percent to 99 percent), but occasionally found in non-wetlands.

Facultative (FAC): Equally likely to occur in wetlands or non-wetlands (estimated probability 34 percent to 66 percent).

Facultative Upland (FACU): Usually occurs in non-wetlands (estimated probability 67 percent to 99 percent), but occasionally found in wetlands (estimated probability 1 percent to 33 percent).

Obligate Upland (UPL): Occur in wetlands in another region, but occur almost always (estimated probability >99 percent) under natural conditions in non-wetlands in the Northwest region.

A positive (+) sign used with an indicator category means that the plant occurs more frequently at the higher end of the range (more frequently found in wetlands). For example, FACW+ indicates that the plant is typically found in Northwest wetlands with an estimated probability of 83 percent to 99 percent. A negative (-) sign indicates a frequency toward the lower end of the range (less frequently found in wetlands). A NI (no indicator) was recorded for those species for which insufficient information was available to determine an indicator status. If no category or symbol is indicated for a plant then either the plant does not occur in wetlands, or the committees that developed the list did not review the species.

The **Habitat Types** are wetland, riparian, forest, forested slopes, thicket, grass and rocky. "Wetland" includes all forms of wetlands found in the Portland area. "Riparian" includes the riparian areas along the Willamette and Columbia Rivers, and other streams in the Portland area. "Forest" refers to upland-forested areas with little or no slope. "Forested slopes" refers to steeply sloping upland forests such as the west hills and various buttes found in Portland. "Thicket"

refers to edges of forests and meadows and includes hedgerows and clumps of vegetation that may be found in meadows. "Grass" refers to open areas or meadows. It may also include clearings in forested areas. "Rocky" refers to rocky upland areas, and may include cliffs.

The information on habitat types is intended to provide general guidance for appropriate planting locations; certain plants, however, have highly specialized habitats, which may make them appropriate for use only in specific areas. For example, the Columbia River Willow (*Salix fluviatilis*) normally occurs only along the Columbia River and is not appropriate for use in all "wetland" or "riparian" habitats throughout the region. For this reason, it may be helpful to consult with local city or county planning staff, local botanists or published sources when preparing a planting plan.

The Gladstone Prohibited Plant List (invasive non-native or noxious vegetation) is a listing of plants found in the Metro region, which can be removed from a Water Quality Resource Area and replaced with native cover. Other local, state or federal laws may still regulate removal of certain plants on this list. Nuisance plants may be native, naturalized or exotic. They are divided into three groups: plants that are considered a nuisance because of their tendency to dominate plant communities, plants that are considered harmful to humans, and plants that pose a serious threat to the health and vitality of native plant and animal communities. The list identifies the scientific and common plant name and the indicator status.

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
Matricaria (see Chamomilla)										
Microsteris (see Phlox)										
Montia (see also Claytonia)										
Psoralea (see Rupertia)										
Bromus sitchensis	Alaska Brome			X	X					X
Melica subulata	Alaska Oniongrass				X			X		
Piperia unalascensis	Alaska Rein-Orchid				X		X			
Veronica americana	American Brooklime	OBL	X	X						X
Scirpus americanus	American Bulrush	OBL	X							
Vicia americana	American Vetch	FAC			X					X
Alisma plantago-aquatica var. americanum	American Water-Plantain	OBL	X							X
Carex simulata	Analogue Sedge		X							X
Cardamine angulata	Angled Bittercress	FACW	X	X	X					X
Poa annua*	Annual Bluegrass*	FAC								X
Sanguisorba occidentalis	Annual Burnet									X
Erigeron annuus	Annual Fleabane	FACU+								X
Nemophila menziesii	Baby Blue-Eyes				X		X			
Juncus balticus	Baltic Rush	FACW+	X							
Actaea rubra	Baneberry				X		X			
Eriogonum cf. nudum	Barestem Buckwheat									X
Comandra umbellata var. californica	Bastard Toad-Flax	UPL			X			X	X	X
Carex utriculata	Beaked Sedge	OBL	X							
Festuca subulata	Bearded Fescue-Grass	FACU+		X	X					
Geranium bicknellii	Bicknell's Geranium				X					
Linanthus bicolor	Bicolored Linanthus									X
Moehringiamacrophylla	Bigleaf Sandwort				X		X			
Carex amplifolia	Big-Leaf Sedge	FACW+	X		X					
Rumex obtusifolius	Bitter Dock	FAC								X
Rubus leucodermis	Black Raspberry				X			X		
Elymus glaucus	Blue Wildrye	FACU			X		X	X	X	X
Sisyrinchium angustifolium	Blue-Eyed Grass	FACW-	X							X
Gilia capitata	Bluefield Gilia									X
Calamagrostis canadensis	Blue-Joint Reedgrass		X							
Hypericum anagalloides	Bog St. John's Wort	OBL	X	X						X
Senecio bolanderi var. harfordii	Bolander's Groundsel				X		X			
Juncus bolanderi	Bolander's Rush	OBL	X	X						
Bolandra oregana**	Bolandra**	FACW	X	X						X
Pteridium aquilinum	Bracken	FACU			X			X	X	
Gratiola ebracteata	Bractless Hedge-Hyssop	OBL	X	X						
Montia diffusa**	Branching Montia**				X					
Cystopteris fragilis	Brittle Bladder Fern	FACU			X		X	X		X
Lupinus latifolius	Broadleaf Lupine									X
Penstemon ovatus	Broad-Leaved Penstemon			X						
Potamogeton natans	Broad-Leaved Pondweed	OBL	X							
Fragaria virginiana var. platypetala	Broadpetal Strawberry	FACU			X					X
Boisduvalia stricata	Brook Boisduvalia		X	X						

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Menyanthes trifoliata</i>	Buckbean	OBL	X						X	
<i>Cornus canadensis</i>	Bunchberry	FAC			X					
<i>Bromus carinatus</i>	California Brome-Grass			X	X				X	
<i>Scrophularia californica</i>	California Figwort	FACW-	X							
<i>Danthonia californica</i>	California Oat-Grass	FACU		X					X	X
<i>Rupertia physodes</i>	California Tea								X	
<i>Poa compressa</i>	Canada Bluegrass	FACU+			X				X	
<i>Solidago canadensis</i>	Canada Goldenrod	FACU							X	
<i>Montia sibirica</i>	Candy Flower	FACW		X	X		X	X	X	
<i>Penstemon serrulatus</i>	Cascade Penstemon	FACU	X						X	X
<i>Calochortus tofmei</i>	Cats-Ear								X	X
<i>Ranunculus scleratus</i>	Celery-Leaved buttercup	OBL	X	X						
<i>Fritillaria lanceolata</i>	Checker Lily				X				X	
<i>Lupinus microcarpus</i>	Chick Lupine								X	
<i>Mimulus alsinoides</i>	Chickweed Monkey-Flower	OBL	X	X						X
<i>Madia sativa</i>	Chile Tarweed								X	
<i>Arnica amplexicaulis</i> var. <i>piperi</i>	Clasping Arnica	FACW	X	X	X					
<i>Streptopus amplexifolius</i>	Clasping-Leaved Twisted-Stalk	FAC-		X	X		X			
<i>Galium aparine</i>	Cleavers	FACU			X		X	X	X	
<i>Madia glomerata</i>	Cluster Tarweed	FACU+							X	
<i>Carex arcta</i>	Clustered Sedge	OBL	X	X					X	
<i>Festuca subuliflora</i>	Coast Range Fescue-Grass			X	X				X	
<i>Bromus vulgaris</i>	Columbia Brome	UPL							X	
<i>Rorippa columbiae</i> **	Columbia Cress**	OBL	X	X					X	
<i>Lilium columbianum</i>	Columbia Lily	FAC			X		X	X	X	
<i>Artemisia lindleyana</i>	Columbia River Mugwort	OBL	X	X						
<i>Carex aperta</i>	Columbia Sedge	FACW	X	X						
<i>Utricularia vulgaris</i> *	Common Bladderwort*	OBL	X						X	
<i>Aster chilensis</i> ssp. <i>hallii</i>	Common California Aster	FAC							X	
<i>Camassia quamash</i>	Common Camas	FACW	X						X	
<i>Typha latifolia</i>	Common Cattail	OBL	X							
<i>Centaurium umbellatum</i>	Common Centaury		X						X	
<i>Xanthium strumarium</i>	Common Cocklebur	FAC							X	
<i>Lindernia dubia</i>	Common False-Pimpernel	OBL	X	X						
<i>Cryptantha intermedia</i> var. <i>grandiflora</i>	Common Forget-Me-Not								X	
<i>Equisetum arvense</i> *	Common Horsetail*	FAC	X	X						
<i>Lomatium utriculatum</i>	Common Lomatium									X
<i>Juncus effusus</i>	Common Rush	FACW	X							
<i>Equisetum hyemale</i>	Common Scouring-Rush	FACW	X	X						
<i>Madia gracilis</i>	Common Tarweed								X	X
<i>Polygonum hydropiperoides</i>	Common Waterpepper	OBL	X							
<i>Elodea canadensis</i>	Common Waterweed	OBL	X							
<i>Epilobium ciliatum</i> ssp. <i>Glandulosum</i>	Common Willow-Weed	FACW	X	X	X				X	
<i>Stachys cooleyae</i>	Cooley's Hedge-Nettle	FACW	X	X						
<i>Ceratophyllum demersum</i>	Coontail	OBL	X							
<i>Corallorhiza mertensiana</i>	Coral-Root				X		X			

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Coryopsis atkinsoniana</i>	Coryopsis		X							
<i>Heracleum lanatum</i>	Cow-Parsnip	FAC+	X	X	X				X	
<i>Ranunculus flammula</i>	Creeping Buttercup	FACW	X	X					X	
<i>Eleocharis macrostachya</i>	Creeping Spike-Rush	OBL	X							
<i>Eleocharis palustris</i>	Creeping Spike-Rush		X							
<i>Stellaria crista</i>	Crisped Starwort	FAC+	X						X	
<i>Potamogeton crispus</i>	Curled Pondweed	OBL	X							
<i>Carex cusickii</i>	Cusick's Sedge	OBL	X							
<i>Coptis laciniata</i>	Cutleaf Goldthread	FAC			X					
<i>Lycopus americanus</i>	Cut-Leaved Bugleweed	OBL	X	X						
<i>Penstemon richardsonii</i>	Cut-Leaved Penstemon									X
<i>Juncus ensifolius</i>	Dagger-Leaf Rush	FACW	X						X	
<i>Blechnum spicant</i>	Deer Fern	FAC+	X	X	X					
<i>Carex densa</i>	Dense Sedge	OBL	X							
<i>Oplopanax horridus</i>	Devil's Club	FAC+		X	X		X	X		
<i>Carex deweyana</i> ssp. <i>letopoda</i>	Dewey's Sedge	FACU	X	X	X					
<i>Callitriche heterophylla</i>	Different-Leaf Water-Starwort	OBL	X							
<i>Polygonum aviculare</i>	Doorweed	FACW-	X	X					X	
<i>Polygonum punctatum</i> **	Dotted Smartweed**	OBL	X							
<i>Polygonum douglasii</i>	Douglas' Knotweed	FACU		X					X	
<i>Selaginella douglasii</i>	Douglas' Selaginella				X		X			X
<i>Aster subspicatus</i>	Douglas's Aster	FACW	X	X	X			X	X	
<i>Artemisia douglasiana</i>	Douglas's Sagewort	FACW	X	X						
<i>Azolla filiculoides</i>	Duckweed	OBL	X							
<i>Dulichium palustris</i>	Dulichium		X							
<i>Montia dichotoma</i>	Dwarf Montia	FAC	X						X	X
<i>Orthocarpus pusillus</i>	Dwarf Owl-Clover								X	
<i>Arenaria pusilla</i>	Dwarft Sandwort					X				X
<i>Viola adunca</i>	Early Blue Violet	FAC							X	
<i>Piperia elegans</i>	Elegant Rein-Orchid			X				X	X	
<i>Pedicularis groenlandica</i>	Elephant's Head		X						X	
<i>Circaea alpina</i>	Enchanter's Nightshade	FAC+	X		X		X			
<i>Oenothera biennis</i>	Evening Primrose	FACU							X	
<i>Viola sempervirens</i>	Evergreen Violet				X		X			
<i>Calypso bulbosa</i>	Fairy Slipper	FAC+			X		X			
<i>Polygonum douglasii</i> ssp. <i>Spergulariiforme</i>	Fall Knotweed			X						
<i>Veratrum californicum</i>	False Hellebore	FACW+	X	X					X	
<i>Maianthemum dilatatum</i>	False Lily-of-the-Valley	FAC			X		X			
<i>Ludwigia palustris</i>	False Loosestrife	OBL	X	X						
<i>Clarkia amoena</i>	Farewell to Spring								X	X
<i>Lomatium dissectum</i>	Fern-Leafed Lomatium								X	X
<i>Aster modestus</i>	Few-Flowered Aster	FAC+			X		X			
<i>Trifolium oliganthum</i>	Few-Flowered Clover									X
<i>Dodocatheon pulchellum</i>	Few-Flowered Shooting Star	FACW	X							
<i>Cerastium arvense</i>	Field Chickweed	FACU							X	
<i>Lupinus micranthus</i>	Field Lupine								X	
<i>Mentha arvensis</i> var. <i>glabrata</i>	Field Mint	FACW-		X						

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Monotropa uniflora</i>	Indian-Pipe	FACU			X					
<i>Carex vesicaria</i>	Inflated Sedge	OBL	X							
<i>Polygonum polygaloides</i> ssp. Kelloggii	Kellogg's Knotweed	FAC	X	X					X	
<i>Angelica genuflexa</i>	Kneeling Angelica	FACW	X							
<i>Paspalum distichum</i>	Knotgrass	FACW								
<i>Carex retrorsa</i>	Knot-Sheath Sedge	OBL	X							
<i>Tiarella trifoliata</i>	Laceflower	FAC-		X	X		X			
<i>Spiranthes romanzoffiana</i>	Ladies-Tresses	FACW	X						X	
<i>Athyrium filix-femina</i>	Lady Fern	FAC		X	X					
<i>Polygonum persicaria</i>	Lady's Thumb	FACW	X							
<i>Echinochloa crusgalli</i>	Large Barnyard-Grass	FACW	X	X						
<i>Agoseris grandiflora</i>	Large-Flowered Agoseris						X		X	
<i>Collinsia grandiflora</i>	Large-Flowered Blue-Eyed Mary								X	X
<i>Collomia grandiflora</i>	Large-Flowered Collomia								X	
<i>Disporum smithii</i>	Large-flowered Fairy-Bell				X		X			
<i>Lupinus polyphyllus</i>	Large-Leaved Lupine	FAC+							X	
<i>Bidens frondosa</i>	Leafy Beggars-Tick	FACW+	X							
<i>Mitella caulescens</i>	Leafy Mitrewort				X		X		X	
<i>Lathyrus polyphyllus</i>	Leafy-Pea				X			X		
<i>Botrychium multifidum</i>	Leathery Grape-Fern	FAC			X		X		X	
<i>Camassia leichtlinii</i>	Leichtlin's Camas	FACW-	X						X	
<i>Stipa lemonii</i>	Lemon's Needlegrass								X	
<i>Selaginella densa</i>	Lesser Clubmoss									X
<i>Polypodium glycyrrhiza</i>	Licorice Fern			X	X		X	X		X
<i>Ranunculus uncinatus</i>	Little Buttercup	FAC		X					X	
<i>Madia exigua</i>	Little Tarweed								X	
<i>Cardamine oligosperma</i>	Little Western Bittercress	FAC	X	X	X				X	
<i>Juncus longistylis</i>	Long-Styled Rush		X							
<i>Galium bifolium</i>	Low Mountain Bedstraw				X					
<i>Ranunculus macounii</i> var. oreganus	Macoun's Buttercup	OBL	X						X	
<i>Asplenium trichomanes</i>	Maidenhair Spleenwort									X
<i>Dryopteris felix-mas</i>	Male Fern				X			X		
<i>Marah oreganus</i>	Manroot							X	X	
<i>Navarretia tagetina</i>	Marigold Navarretia									X
<i>Potentilla palustris</i>	Marsh Cinquefoil	OBL	X							
<i>Gnaphalium palustre</i>	Marsh Cudweed	FAC+	X						X	
<i>Veronica scutellata</i>	Marsh Speedwell		X							
<i>Viola palustris</i>	Marsh Violet	OBL	X						X	
<i>Heuchera chlorantha</i>	Meadow Alumroot								X	
<i>Hordeum brachyantherum</i>	Meadow Barley	NI	X	X					X	
<i>Lotus denticulatus</i>	Meadow Lotus								X	
<i>Nemophila pedunculata</i>	Meadow Nemophila								X	
<i>Sidalcea campestris</i> **	Meadow Sidalcea**	NI							X	
<i>Delphinium menziesii</i> var. pyramidale	Menzies' Larkspur								X	X
<i>Saxifraga mertensiana</i>	Merten's Saxifrage	FACW	X		X		X			X

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Phlox gracilis</i>	Microsteris	FACU							X	X
<i>Claytonia perfoliata</i>	Miner's Lettuce	FAC		X	X			X	X	X
<i>Fritillaria affinis</i>	Mission Bells								X	X
<i>Cypripedium montanum</i>	Mountain Lady-Slipper	FACU			X					
<i>Osmorhiza chilensis</i>	Mountain Sweet-Root				X		X			
<i>Limosella aquatica</i>	Mudwort	OBL	X	X						
<i>Centaurium muhlenbergii</i>	Muhlenberg's Centaury	FACW	X						X	X
<i>Mimulus moschatus</i>	Musk-Flower	FACW+	X	X						
<i>Orobanche uniflora</i>	Naked Broomrape	FACU								X
<i>Montia linearis</i>	Narrow-Leaved Montia				X				X	X
<i>Navarretia intertexta</i>	Needle Leaf Navarretia									X
<i>Eleocharis acicularis</i>	Needle Spike-Rush	OBL	X							
<i>Sidalcea nelsoniana</i> **	Nelson's Checker-Mallow**	FAC							X	
<i>Bidens cernua</i>	Nodding Beggars-Tick	FACW+	X							
<i>Allium cernuum</i>	Nodding Onion									X
<i>Trisetum cernuum</i>	Nodding Trisetum	FACU	X	X	X					
<i>Lycopus uniflorus</i>	Northern Bugleweed	OBL	X	X						
<i>Gentianella amarella</i> ssp. <i>acuta</i>	Northern Gentian	FACW-		X	X					
<i>Adiantum aleuticum</i>	Northern Maidenhair Fern	FAC		X	X		X			X
<i>Dichelostemma congestum</i>	Northern Saitas								X	X
<i>Stellaria calycantha</i>	Northern Starwort								X	
<i>Potentilla gracilis</i>	Northwest Cinquefoil		X						X	
<i>Polygonum nuttallii</i>	Nuttall's Knotweed								X	
<i>Delphinium nuttallii</i> **	Nuttall's Larkspur**								X	
<i>Saxifraga nuttallii</i>	Nuttall's Saxifrage	OBL	X		X		X			X
<i>Elodea nuttallii</i>	Nuttall's Waterweed	OBL	X							
<i>Glyceria occidentalis</i>	NW Mannagrass	OBL	X							
<i>Gymnocarpium dryopteris</i>	Oak Fern	FAC			X					
<i>Panicum capillare</i>	Old-Witch Grass	FACU+	X	X						
<i>Carex unilateralis</i>	One-Sided Sedge		X							
<i>Melica bulbosa</i>	Oniongrass	FACU								X
<i>Impatiens capensis</i>	Orange Balsam	FACW	X	X						
<i>Bromus orcuttianus</i>	Orcutt's Brome-Grass					X				
<i>Anemone oregana</i> var. <i>felix</i> **	Oregon Anemone**	FACU			X		X			
<i>Geum macrophyllum</i>	Oregon Avens	FACW-	X	X	X				X	
<i>Dicentra formosa</i> ssp. <i>Oregana</i> **	Oregon Bleedingheart**			X	X		X			
<i>Scoliopus hallii</i>	Oregon Fetid Adder's-Tongue				X					
<i>Geranium oreganum</i>	Oregon Geranium		X						X	
<i>Iris tenax</i>	Oregon Iris				X			X	X	
<i>Oxalis oregana</i>	Oregon Oxalis				X		X			
<i>Saxifraga oregana</i>	Oregon Saxifrage		X					X		
<i>Sedum oreganum</i>	Oregon Stonecrop									X
<i>Aster oregonensis</i>	Oregon White-Topped Aster				X					
<i>Perideridia oregana</i>	Oregon Yampah								X	
<i>Rubus ursinus</i>	Pacific Blackberry	FACU		X	X		X	X	X	X
<i>Dicentra formosa</i>	Pacific Bleedingheart	FACU		X	X		X			
<i>Corallorhiza maculata</i>	Pacific Coral-Root	UPL			X		X			
<i>Cynoglossum grande</i>	Pacific Hound's-Tongue				X		X	X		

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Sanicula crassicaulis</i>	Pacific Sanicle				X		X			
<i>Chrysosplenium glechomaefolium</i>	Pacific Water-Carpet	OBL		X	X					
<i>Hydrophyllum tenuipes</i>	Pacific Waterleaf				X		X			
<i>Oenanthe sarmentosa</i>	Pacific Water-Parsley	OBL	X	X						
<i>Delphinium leucophaeum</i> **	Pale Larkspur**	FACU								X
<i>Panicum occidentale</i>	Panic Grass		X							
<i>Cryptogramma crista</i>	Parsley Fern									X
<i>Ligusticum apiifolium</i>	Parsley-Leaved Lovage				X		X	X	X	
<i>Adenocaulon bicolor</i>	Pathfinder				X		X			
<i>Anaphalis margaritacea</i>	Pearly-Everlasting								X	
<i>Cardamine pensylvanica</i>	Pennsylvania Bittercress	FACW	X		X					
<i>Ranunculus pensylvanicus</i>	Pennsylvania Buttercup	FACW	X	X						
<i>Mentha piperita</i>	Peppermint		X						X	
<i>Cephalanthera austinae</i>	Phantom Orchid				X		X			
<i>Erigeron philadelphicus</i>	Philadelphia Fleabane	FACU							X	
<i>Tolmiea menziesii</i>	Pig-A-Back	FAC		X	X		X			
<i>Chamomilla suaveolens</i>	Pineapple Weed	FACU							X	
<i>Trifolium bifidum</i>	Pinole Clover									X
<i>Juncus oxymeris</i>	Pointed Rush	FACW+	X	X						
<i>Danthonia spicata</i>	Poverty Danthonia								X	
<i>Erysimum capitatum</i> ssp. <i>Capitatum</i>	Prairie Rocket								X	X
<i>Lupinus lepidus</i>	Prarie Lupine								X	
<i>Clarkia pupurea</i>	Purple Godetia		X						X	
<i>Aquilegia formosa</i>	Red Columbine	FAC		X	X			X	X	X
<i>Cyperus erythrorhizos</i>	Red-Rooted Flatsedge		X							
<i>Leersia oryzoides</i>	Rice Cut-Grass		X							
<i>Festuca roemerii</i>	Roemer's Fescue							X	X	X
<i>Plectritis congesta</i>	Rosy Plectritis	FACU							X	X
<i>Campanula rotundifolia</i>	Round-Leaf Bluebell	FACU+								X
<i>Saxifraga ferruginea</i>	Rusty Saxifrage	FAC		X						X
<i>Carex stipata</i>	Sawbeak Sedge	OBL	X							
<i>Campanula scouleri</i>	Scouler's Bellflower				X		X	X	X	
<i>Lotus formosissimus</i>	Seaside Lotus	FACW+	X						X	
<i>Phacelia nemoralis</i>	Shade Phacelia				X			X		
<i>Angelica arguta</i>	Sharptooth Angelica	FACW	X	X					X	
<i>Stellaria nitens</i>	Shining Chickweed								X	X
<i>Ranunculus cymbalaria</i>	Shore Buttercup	OBL	X	X						
<i>Sparganium emersum</i> var. <i>emersum</i>	Simplestem Bur-Reed	OBL	X							
<i>Carex aquatilis</i> var. <i>dives</i>	Sitka Sedge	OBL	X							
<i>Lysichitum americanum</i>	Skunk Cabbage	OBL	X	X						
<i>Navarretia squarrosa</i>	Skunkweed								X	
<i>Platanthera stricta</i>	Slender Bog-Orchid		X							
<i>Boykinia occidentalis</i>	Slender Boykinia	FAC	X	X	X					
<i>Lindernia dubia</i> var. <i>anagallidea</i>	Slender False-Pimpernel	OBL	X	X						
<i>Deschampsia elongata</i>	Slender Hairgrass		X						X	
<i>Juncus tenuis</i>	Slender Rush	FACW-	X							

Scientific Name	Common Name	Indicator Status	Habitat Type						
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass
<i>Cardamine pulcherrima</i> var. <i>tenella</i>	Slender Toothwort				X		X		
<i>Carex athrostachya</i>	Slenderbeaked Sedge	FACW	X						X
<i>Allium ampletens</i>	Slim-Leafed Onion								X
<i>Beckmania syzigachne</i>	Slough Grass	OBL	X						
<i>Carex obnupta</i>	Slough Sedge	OBL	X	X					X
<i>Galium trifidum</i>	Small Bedstraw	FACW+	X						
<i>Anemone lyallii</i>	Small Wind-Flower				X		X		
<i>Heuchera micrantha</i>	Smallflowered Alumroot			X	X				X
<i>Collinsia parviflora</i>	Small-Flowered Blue-Eyed Mary							X	X
<i>Lotus micranthus</i>	Small-Flowered Deervetch							X	
<i>Myosotis laxa</i>	Small-Flowered Forget-Me-Not	OBL	X	X					
<i>Clarkia quadrivulnera</i>	Small-Flowered Godetia							X	
<i>Nemophila parviflora</i>	Small-Flowered Nemophila				X		X		
<i>Tonella tenella</i>	Small-Flowered Tonella							X	X
<i>Luzula parviflora</i>	Small-Flowered Woodrush	FAC-			X		X	X	
<i>Scirpus microcarpus</i>	Small-Fruited Bulrush	OBL	X		X			X	
<i>Lithophragma parviflorum</i>	Small-Lid Fringecup							X	
<i>Heuchera glabra</i>	Smooth Alumroot			X	X				X
<i>Synthyris reniformis</i>	Snow Queen				X		X	X	
<i>Scirpus tabernaemonti</i>	Softstem Bulrush	OBL	X						
<i>Lotus purshiana</i>	Spanish Clover				X				X
<i>Sedum spathulifolium</i>	Spatula-Leaf Stonecrop								X
<i>Agrostis exarata</i>	Spike Bentgrass		X					X	
<i>Luzula spicata</i>	Spiked Woodrush			X					
<i>Xanthium spinosum</i> *	Spiny Cocklebur*	FACU						X	
<i>Apocynum androsaemifolium</i>	Spreading Dogbane						X	X	
<i>Juncus patens</i>	Spreading Rush		X					X	
<i>Dryopteris expansa</i>	Spreading Wood Fern				X		X		
<i>Luzula divaricata</i>	Spreading Woodrush							X	
<i>Trifolium wormskjoldii</i>	Spring Bank Clover		X						
<i>Draba verna</i>	Spring Whitlow-Grass							X	X
<i>Impatiens ecalcarata</i>	Spurless Balsam	FACW	X	X					
<i>Lupinus laxiflorus</i>	Spurred Lupine							X	
<i>Polygonum spergulariaeforme</i>	Spurry Knotweed		X						
<i>Gentiana sceptrum</i>	Staff Gentian	OBL	X	X					
<i>Smilacina stellata</i>	Starry False Solomon's Seal	FAC-			X		X	X	
<i>Potentilla glandulosa</i>	Sticky Cinquefoil	FAC-			X			X	
<i>Urtica dioica</i>	Stinging Nettle	FAC+	X	X	X		X		
<i>Ranunculus orthorhyncus</i>	Straightbeak Buttercup	FACW-	X	X				X	
<i>Lupinus rivularis</i>	Stream Lupine	FACU		X	X				
<i>Viola glabella</i>	Stream Violet	FACW+	X	X	X		X		
<i>Montia parvifolia</i>	Streambank Springbeauty	FACW-	X		X				X
<i>Corallorhiza striata</i>	Striped Coral-Root	FACU			X		X		
<i>Lupinus sulphureus</i>	Sulfur Lupine							X	
<i>Sullivantia oregana</i> **	Sullivantia**			X					X
<i>Stachys palustris</i> var. <i>pilosa</i>	Swamp Hedge-Nettle	FACW+	X					X	

Scientific Name	Common Name	Indicator Status	Habitat Type							
			Wetland	Riparian	Forest	Oak Woods	F. Slope	Thicket	Grass	Rocky
<i>Sagina occidentalis</i>	Western Pearlwort		X							
<i>Saxifraga occidentalis</i> var. <i>rufidula</i>	Western Saxifrage	FAC							X	X
<i>Hypericum formosum</i> var. <i>scouleri</i>	Western St. John's Wort	FAC-	X						X	
<i>Trientalis latifolia</i>	Western Starflower	FAC-			X		X			
<i>Trillium ovatum</i>	Western Trillium	FACU		X	X		X			
<i>Listera caurina</i>	Western Twayblade	FACU	X		X		X			
<i>Anemone deltoidea</i>	Western White Anemone				X		X			
<i>Rorippa curvisiliqua</i>	Western Yellow Cress		X							
<i>Oxalis suksdorfii</i>	Western Yellow Oxalis				X					
<i>Habenaria dilatata</i>	White Bog-Orchid	FACW+	X							
<i>Vancouveria hexandra</i>	White Inside-Out Flower			X	X		X		X	
<i>Dodocatheon dentatum</i>	White Shooting Star	FAC-		X				X		X
<i>Ranunculus aquatilis</i> var. <i>hispidulus</i>	White Water-Buttercup	OBL	X							
<i>Hieracium albiflorum</i>	White-Flowered Hawkweed				X				X	
<i>Trifolium variegatum</i>	White-Tip Clover									X
<i>Aster curtus</i> **	White-Topped Aster**								X	
<i>Asarum caudatum</i>	Wild Ginger	FACU			X		X			
<i>Verbena hastata</i> **	Wild Hyssop**	FAC+	X						X	
<i>Linaria canadensis</i> var. <i>texana</i>	Wild Toadflax		X						X	
<i>Erigeron decumbens</i> var. <i>decumbens</i> **	Willamette Daisy**								X	
<i>Cardamine penduliflora</i>	Willamette Valley Bittercress	OBL	X	X						
<i>Agrostis scabra</i>	Winter Bentgrass		X						X	
<i>Pyrola asarifolia</i>	Wintergreen	FACU		X	X					
<i>Dryopteris arguta</i>	Wood Fern				X					X
<i>Teucrium canadense</i> var. <i>occidentale</i>	Wood Sage	FAC+	X	X						
<i>Fragaria vesca</i> var. <i>bracteata</i>	Wood Strawberry			X	X				X	
<i>Fragaria vesca</i> var. <i>crinita</i>	Wood Strawberry			X	X				X	
<i>Cinna latifolia</i>	Woodreed	FACW	X	X	X				X	
<i>Eriophyllum lanatum</i>	Woolly Sunflower									X
<i>Trifolium microcephalum</i>	Wooly Clover									X
<i>Achillea millefolium</i>	Yarrow	FACU							X	
<i>Erythronium grandiflorum</i>	Yellow Fawn Lily					X				
<i>Mimulus guttatus</i>	Yellow Monkey-Flower	OBL	X	X					X	X
<i>Nuphar luteum</i> ssp. <i>Polypetalum</i>	Yellow Water-Lily	OBL	X							
<i>Satureja douglasii</i>	Yerba Buena				X					
<i>Whipplea modesta</i>	Yerba de Selva				X					

Gladstone Prohibited Plant List

Plants on this list can be removed without environmental or greenway review. Other local, state or federal laws may still regulate removal of certain plants on this list. These plants may be native, naturalized or exotic. They are divided into two groups: plants which are considered a nuisance because of their tendency to dominate plant communities and plants which are considered harmful to humans.

Scientific Name	Common Name	Indicator Status
<i>Dominating Plants</i>		
<i>Poa annua</i>	Annual Bluegrass	FAC
Various genera	Bamboo sp.	
<i>Solanum dulcamara</i>	Blue Birdweed	FAC+
<i>Cirsium arvense</i>	Canada Thistle	FACU+
<i>Polygonum convolvulus</i>	Climbing Bindweed	FACU-
<i>Utricularia vulgaris</i>	Common Bladderwort	
<i>Taraxacum officinale</i>	Common Dandelion	FACU
<i>Equisetum arvense</i>	Common Horsetail	FAC
<i>Cirsium vulgare</i>	Common Thistle	FACU
<i>Erodium cicutarium</i>	Crane's Bill	
<i>Lemna minor</i>	Duckweed, Water Lentil	OBL
<i>Ilex aquafolium</i>	English Holly	
<i>Hedera helix</i>	English Ivy	
<i>Prunus laurocerasus</i>	English, Portugese Laurel	
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil	OBL
<i>Rubus laciniatus</i>	Evergreen Blackberry	FACU+
<i>Leontodon autumnalis</i>	Fall Dandelion	FAC
<i>Convolvulus arvensis</i>	Field Morning-Glory	
<i>Alliaria officinalis</i>	Garlic Mustard	
<i>Equisetum telemateia</i>	Giant Horsetail	FACW
<i>Polygonum sachalinense</i>	Giant Knotweed	FACU
<i>Solanum sarrachoides</i>	Hairy Nightshade	
<i>Crataegus sp. except c. douglasii</i>	Hawthorn, except native species	
<i>Rubus discolor</i>	Himalayan Blackberry	FACU
<i>Convolvulus seppium</i>	Lady's-Nightcap	
<i>Chelidonium majus</i>	Lesser Celandine	
<i>Acer platanoides</i>	Norway Maple	NI
<i>Cortaderia selloana</i>	Pampas Grass	
<i>Vinca major</i>	Periwinkle (large leaf)	
<i>Vinca minor</i>	Periwinkle (small leaf)	
<i>Lythrum salicaria</i>	Purple Loosestrife	FACW+
<i>Daucus carota</i>	Queen Anne's Lace	
<i>Phalaris arundinacea</i>	Reed canarygrass	FACW
<i>Geranium robertianum</i>	Robert Geranium	
<i>Cytisus scoparius</i>	Scot's Broom	
<i>Elodea densa</i>	South American Waterweed	
<i>Egeria densa*</i>	South American Waterweed*	OBL
<i>Xanthium spinosum</i>	Spiny Cocklebur	FACU
<i>Hypericum perforatum</i>	St. John's Wort	
<i>Senecio jacobaea</i>	Tansy Ragwort	FACU
<i>Clematis vitalba</i>	Traveler's Joy	
<i>Ailanthus altissima</i>	Tree-of-Heaven	NI

ORDINANCE 1363

AN ORDINANCE APPROVING A FINAL ANNEXATION ORDER AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION FROM CLACKAMAS COUNTY GENERAL COMMERCIAL TO CITY OF GLADSTONE GENERAL COMMERCIAL AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM CLACKAMAS COUNTY GENERAL COMMERCIAL, C-3, TO CITY OF GLADSTONE GENERAL COMMERCIAL, C-3, OF A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF MCLOUGHLIN BLVD ABOUT 815 FEET SOUTH OF THE GLEN ECHO AVENUE INTERSECTION, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP AND DECLARING AN EMERGENCY.

WHEREAS, the City of Gladstone, Oregon received a petition for annexation dated February 15, 2005 and application for zone change and Comprehensive Plan amendment dated February 24, 2005 from the owner of property at 19335 McLoughlin Blvd. , which is described as tax lot 5700 of Clackamas County Assessor Map 2 2E 19AC (Property); and

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices pursuant to Chapter 3.09 of the Code of the Metropolitan Service District and Title 17 of the Gladstone Municipal Code conducted a public hearing on May 17, 2005 and recommended approval of the petition and application; and

WHEREAS, the Gladstone City Council following proper publication, posting and mailing of notices conducted a public hearing on June 14, 2005; and

WHEREAS, the Property's owner has consented in writing to the Property's annexation to the City of Gladstone; and

WHEREAS, the City of Gladstone's charter does not require the annexation proposal to be submitted to Gladstone's electors for approval or rejection.

NOW THEREFORE, the City of Gladstone ordains as follows:

Section 1. The Property is annexed into the City of Gladstone. The Property's legal description is attached as Exhibit A and incorporated into this ordinance by reference.

Section 2. This Final Annexation Order shall be forwarded to the Metropolitan Service District, which will distribute the Final Annexation Order to the Oregon Secretary of State, Department of Revenue and other agencies.

Section 3. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Property's Comprehensive Plan designation from Clackamas County General Commercial to City of Gladstone General Commercial.

Section 4. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the Property's zoning designation from Clackamas County General Commercial C-3 to City of Gladstone General Commercial C-3.

Section 5. The Final Annexation Order, Comprehensive Map amendment and Zoning Map amendment are based on the Planning Staff Report and its findings, attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Pursuant to ORS 222.180, the Property's annexation shall be effective on the date the annexation records are filed with the Oregon Secretary of State.

Section 7. Pursuant to ORS 221.111(4), the Property is withdrawn from the Oak Lodge Water District, Clackamas County Enhanced Law Enforcement District, Clackamas County Fire District No. 1 and North Clackamas Park and Recreation District on the annexation's effective date. Notwithstanding ORS 222.465, Oak Lodge Water District has consented to the Property's withdrawal from the water district on the annexation's effective date. Upon annexation the Property will be served by City of Gladstone Water, by the City of Gladstone Police Department and by the City of Gladstone Fire Department.

Section 8. The Comprehensive Plan amendment and zone change approved herein are effective upon the annexation's effective date.

Section 9. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

Section 10. In order to protect the peace, health and welfare of the City of Gladstone and its citizens, and emergency is declared and this ordinance shall be effective upon its passage.

This ordinance adopted by the Common Council and approved by the Mayor this 14 day of June, 2005.

Attest:

Wade Byers
Mayor

Walter Blake
City Recorder

EXHIBIT "A"

MARCH 18, 2005
SHEET 1 OF 2

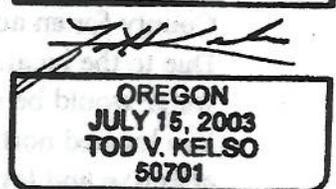
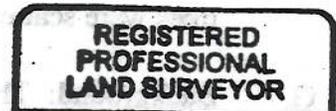
LEGAL DESCRIPTION:

PARCEL 1, PARCEL 2 AND PARCEL 3 OF DEED DOCUMENT NO. 2002-109082, RECORDED NOVEMBER 8, 2002, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1, DEED DOCUMENT NO. 2002-109082, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF THE PETER RINERSON D.L.C. NO. 41 AND THE WESTERLY RIGHT-OF-WAY LINE OF McLOUGHLIN BLVD. (HWY 99E) (60.00 FEET FROM THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO); THENCE SOUTHWESTERLY ALONG SAID NORTHERLY D.L.C. LINE SOUTH 64°12'03" WEST, 204.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID NORTHERLY D.L.C. LINE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, NORTH 41°31'01" WEST, 188.07 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID SOUTHWESTERLY LINE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 43°57'47" EAST, 30.30 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1; THENCE LEAVING SAID NORTHERLY LINE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 33°16'34" WEST, 108.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 3, NORTH 28°00'15" WEST, 94.54 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE LEAVING SAID WESTERLY LINE, 94.54 FEET DISTANT AND PARALELL WITH THE SOUTHERLY LINE OF SAID PARCEL 3 NORTH 61°50'43" EAST, 228.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID McLOUGHLIN BLVD. (HWY 99E) (60.00 FEET FROM THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTHERLY LINE NORTH 61°50'43" EAST, 120.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID McLOUGHLIN BLVD. (HWY 99E) (60.00 FEET FROM THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 28°10'00" EAST, 408.60 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PARCEL 1 AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG SAID EASTERLY EXTENSION SOUTH 64°12'03" WEST, 120.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 138,904 SQUARE FEET OR 3.189 ACRES, MORE OR LESS.

NOT TO BE USED FOR THE TRANSFER OF REAL PROPERTY.



EXPIRATION DATE: 6/30/05

City of GLADSTONE

PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

Files: Z0136-051-CP & Z0137-05-Z

Planning Commission Hearing Date: May 17, 2005

I. GENERAL INFORMATION

- A. **PROPOSAL:** This is a request for an annexation, comprehensive plan designation and a zone change to apply the City's General Commercial Plan designation and the C-3 Zoning District.
- B. Legal Description: T2, R2E, Section 19AC, Tax Lot 5700
- C. West of McLoughlin Boulevard, approximately 815 feet south of the intersection of SE Glen Echo Avenue.
- D. Clackamas County zoning: C-3, General Commercial
- E. Clackamas County Comprehensive Plan: General Commercial
- F. Site Description: The 2.09 acre site is located at 19335 SE McLoughlin Boulevard. It is contiguous to the City of Gladstone. Surrounding properties to the south and east are within the City of Gladstone, while properties to the north and west are in Clackamas County. The existing site was primarily undeveloped containing a single family residence and out buildings. The site slopes significantly downhill from its western border to the eastern border along McLoughlin Boulevard, with slopes as steep as 13%. Deciduous and evergreen trees were scattered throughout the site.
- G. Background: The applicant had received site plan approval from Clackamas County for an auto dealership with a vehicle sales building of 14,180 square feet. Due to the location of available public utilities, the project approval indicated that water would be supplied to the property by the Oak Lodge Water District via a line located north of the site. However, it has been determined that it is more cost effective and logical to connect to the 12-inch waterline in McLoughlin Boulevard

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: 650-8938
E-Mail: glad@spiritone.com

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: 655-2438
E-Mail: gliref@lincc.lib.or.us

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: 722-9078

purveyed by the City of Gladstone. The Planning Commission accepted the design review findings of the county and approved a design review application at their April 19, 2004 hearing (file no. Z0229-05-D) contingent upon the property being annexed into the City of Gladstone.

II. FINDINGS

This request is subject to the applicable provisions of Chapter 3.09.050 of the Metro Code which provides the criteria of approval of boundary changes within the Metro Urban Growth boundary and Chapter 17.68, Amendments and Zone Changes, of Title 17 of the Gladstone Municipal Code.

III. CONCLUSIONS

The Planning Commission has reviewed this request in reference to the applicable provisions of the Metro Code and the GMC. Based upon this review, the Planning Commission makes the following conclusions:

A. Annexation:

Metro Code 3.09.050 (D) Minimum Annexation Approval Criteria

1. *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065.*

Pursuant to ORS 195.065, at this time there are no agreements in place between Gladstone and any service provider. **This criterion is not applicable.**

2. *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.*

Gladstone entered into an urban Growth Management Agreement with Clackamas County, effective May 8th, 1986. Per this agreement, the subject property is designated as being in the "Dual Interest Area" as shown on the Comprehensive Plan Map. The agreement indicates in Section 4B that the City is responsible for "the functions of planning, planning implementation, and coordination of the provision of urban facilities and service" after annexation has occurred. Annexations within the Dual Interest Area are consistent with the Urban Growth Management Agreement. **This criterion is met.**

3. *Consistency with specific directly applicable standards for boundary changes contained in comprehensive land use plans and public facility plans.*

The Urban Growth Management Agreement between Clackamas County and the City of Gladstone has been adopted as part of the Comprehensive Plan. The subject

property is in the Dual Interest Area shown on the Comprehensive Plan Map. Gladstone will assume responsibility for planning and coordination of urban facilities and services after the annexation has occurred. Section 3A of the agreement requires the City to convert the County Plan and Zoning Classifications of the annexed area to City Plan and Zoning Classifications. The applicant is applying to the City to convert the County C-3 (General Commercial) Plan and Zone designation to a City C-3 (General Commercial) designation, upon approval of the annexation. Annexation is allowed under the provision of the Urban Growth Management Agreement. **This criterion is met.**

4. *Consistency with specific directly applicable standards of criteria for boundary changes contained in the Regional Framework plan or any functional plan.*

Beyond the criteria of Metro Code 3.09.050 (d) addressed herein, the Regional Framework Plan and Functional Plan have no other specific requirements of applicants for annexation requests within the Metropolitan Service District boundary. **This criterion is met.**

5. *Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services.*

The subject parcel is located in an area where surrounding properties are already developed. Properties to the south and east are within the City of Gladstone and are served by public utilities located in the McLoughlin Boulevard right-of-way adjacent to the site. The applicant already has conditional and contingent approval of a site plan for development of a new and used car auto dealership. The proposed annexation will promote the timely and orderly provision of water service to the area. Upon completion of the site annexation, the City is to provide a line in McLoughlin Boulevard that will extend to the site. The City of Gladstone will be benefited by the project which will pay SDCs and for monthly water usage. Annexation will promote the timely, orderly and economic provisions of services. **This criterion is met.**

6. *The territory lies within the Urban Growth Boundary; and*

The property lies entirely within the Metro Urban Growth Boundary. **This criterion is met.**

7. *Consistency with other applicable criteria for the boundary change in question under state and local law.*

No other criteria have been determined to be applicable. **This criterion is met.**

B. Comprehensive Plan Amendment and Zone Change

1. Chapter 17.68 establishes the approval criteria for a zone change. Policy 5(c) of the Plan Evaluation and Update chapter of the Comprehensive Plan states, "An

amendment to this plan shall be treated like a zone change. The same procedure for a zone change shall be adopted." Thus, Chapter 17.68 of the GMC applies to the Comprehensive Plan amendment as well as the zone change. Chapter 17.68 requires that the applicant "must show by a preponderance of the evidence" the following:

- 17.68.050(1) *Granting the request fulfills a public need, the greater departure from present development policies or land use patterns, the greater the burden of the applicant.*

The applicant is not requesting to deviate from present development policies or land use patterns. The property is currently zoned C-3 (General Commercial) in Clackamas County. The applicant is requesting that the property be converted to the equivalent City of Gladstone Plan and Zone district (C-3, General Commercial). Granting this request will fulfill the public need for economic development, jobs provision and expansion of the City's commercial tax base. **This criterion is met.**

- 17.68.050(2) *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The need for more commercial tax revenues and the creation of local jobs will best be fulfilled by this request. Surrounding properties are developed under the General Commercial designation. Applying a different zoning district, other than C-3 (General Commercial) would not fit the pattern of land uses in the area. **This criterion is met.**

- 17.68.050(3) *The proposed action is consistent with the Comprehensive Plan and Metro's Functional Plan (Metro Code 3.07).*

The proposed zone change is consistent with the Land Use and Economy chapters of the Plan because it allows for additional commercial development. It is also consistent with the Economy chapter objective, "To have a strong commercial/industrial base through the expansion of existing and development of new commercial/industrial activity at appropriate locations within the city".

The Functional Plan provisions which are relevant to this proposal are met as follows:

Title 1: The zone change will not impact on the city's ability to meet Metro's housing targets but it will increase the city's ability to meet the employment targets.

Title 2: The zone change will not alter the city's parking standards.

Title 3: The zone change will not affect the city's water quality, flood management or fish and wildlife conservation measures.

Title 4: The subject property is designated as an employment or industrial area. The proposed Plan Amendment and Rezone of the property complies with the City of Gladstone Comprehensive Plan.

Title 5: This Title establishes Metro policy regarding areas outside the Metro urban growth boundary and has no effect in Gladstone.

Title 6: The zone change will not amend the city's street design, connectivity or transportation performance standards.

Title 7: This Title is advisory only.

Title 8: This Title establishes procedures for Metro to require compliance with the Functional Plan.

Title 9: This Title establishes performance measures to evaluate progress in implementation of the Functional Plan.

Title 10: This Title contains definitions only.

Title 11: This Title pertains to areas added to the urban growth boundary. Gladstone is entirely surrounded by land within the urban growth boundary, so this Title is inapplicable.

This criterion is met.

17.68.050(4) *Proof of significant change in a neighborhood or community or a mistake in the planning or zoning for the property under consideration, when relevant.* This criterion is largely irrelevant to this proposal. As noted by the applicant, the choice to zone the subject site C-3 is reasonable due to the fact that it is currently zoned such in the County and it is in keeping with the Urban Growth Management Agreement. **This criterion is met because it is not relevant.**

17.68.050(5) *The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* The subject area will be served by sanitary sewer and storm sewer. Upon development, water will be extended to the site from the City of Gladstone. Fire and police services are also available in the area. McLoughlin Boulevard is a major element in the transportation network. All improvements required will be

approved by ODOT. Transit stops are currently available. **This criterion is met.**

2. Findings are required concerning the Comprehensive Plan amendment's compliance with the Statewide Planning Goals and Guidelines.
 - a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of properties within 250 feet of the subject property, thereby satisfying Goal 1.
 - b. Goal 2 - "Land Use Planning" - Goal 2 requires local jurisdictions to adopt comprehensive plans and ordinances to implement those plans. This process for Comprehensive Plan amendment is consistent with the Gladstone Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.
 - c. Goal 3 - Agricultural Lands - Gladstone has no agricultural lands. This goal is inapplicable.
 - d. Goal 4 - Forest Lands - Gladstone has no forest lands. This goal is inapplicable.
 - e. Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources - Goal 5 requires local jurisdictions to inventory a dozen types of natural and cultural resources, such as wetlands and wildlife habitat; determine which sites are significant; and undertake an evaluation to determine which sites will be protected and to what extent. The subject property has not been inventoried by the city under Goal 5.
 - f. Goal 6 - Air, Water and Land Resources Quality - This Goal requires the Comprehensive Plan and implementing ordinances to be consistent with state and federal pollution standards. This Goal is inapplicable to the proposed Plan amendment because the amendment does not seek to change the city's pollution standards.
 - g. Goal 7 - Areas Subject to Natural Disasters and Hazards - This Goal covers development in areas subject to natural disasters and hazards, such as floods or landslides. The proposed Plan amendment will have no impact on the city's regulations pertaining to natural disasters and hazards. The subject property has not been identified as being at risk for a natural disaster or hazard that would be a basis for preventing the commercial development allowed by the new Plan designation.

- h. Goal 8 – Recreational Needs – This Goal requires the city to plan for recreation needs. The Comprehensive Plan does not designate McLoughlin Boulevard as a bikeway.
- i. Goal 9 – Economy of the State – Goal 9 requires the city to plan and zone for an adequate supply of commercial and industrial land. The proposed Plan amendment will result in an increase in the city's supply of commercial land, and adequate public facilities will exist to serve this area after development with a commercial use.
- j. Goal 10 – Housing – Goal 10 requires local jurisdictions to inventory residential lands and to accommodate an adequate supply of a variety of housing types. The proposed zone change will have no impact on the city's supply of residential land. The current zoning designation does not permit housing.
- k. Goal 11 – Public Facilities and Services – This Goal requires local jurisdictions to plan for such public facilities and services as water, sewer and fire protection. The proposed zone change will require a water line to be built to service the site.
- l. Goal 12 – Transportation – Goal 12 requires the city to adopt a transportation system plan (TSP) that provides for a variety of types of transportation facilities. The proposed Plan amendment will have no impact on the city's adopted TSP.
- m. Goal 13 – Energy Conservation – This Goal requires land use to maximize energy conservation. The proposed zone change will have no direct impact on the city's plan policies or implementing regulations regarding energy conservation. Concentrating commercial zoning is consistent with this Goal as it has the potential to reduce vehicle miles traveled, thereby conserving energy.
- n. Goal 14 – Urbanization – This Goal requires the establishment of urban growth boundaries and planning for sufficient land to meet urban needs. This Goal is inapplicable to Gladstone because the city is within the Metro urban growth boundary and all lands bordering the city are already urban lands.
- o. Goal 15 – Willamette Greenway – This Goal establishes procedures for administering the greenway that protects the Willamette River. The subject property is not within the greenway; therefore, this Goal is inapplicable.

- p. Goals 16 through 19 pertain to coastal jurisdictions only and are inapplicable to Gladstone.

IV. RECOMMENDATION

The Planning Commission is authorized to make a recommendation to the City Council on annexation requests, zone changes and Comprehensive Plan amendments pursuant to Subsections 17.94.060(1)(b) and (c) of the GMC. The Planning Commission recommends to the City Council to approve the annexation, Comprehensive Plan amendment and Zone designation, based on the submitted application materials.

Approved on May 17, 2005

Signed this 19th day of May, 2005



Hal Busch, Planning Commission Chair

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL - SECURITY INFORMATION

The following information is furnished to you in confidence to assist you in your work. It is not to be distributed outside your organization. If you are not the intended recipient, you should not disseminate, distribute or take any action in reliance on the information. If you have received this communication in error, please notify the sender immediately by return mail. This communication is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or take any action in reliance on the information. If you are not the named addressee you should not disseminate, distribute or take any action in reliance on the information.

CONFIDENTIAL - SECURITY INFORMATION

ORDINANCE 1376

AN ORDINANCE APPROVING A FINAL ANNEXATION ORDER AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL, R-15, TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL, R7.2, OF A CERTAIN PARCEL LOCATED AT THE NORTH EAST CORNER OF THE JENNINGS AVENUE AND DAGMAR ROAD INTERSECTION, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP AND DECLARING AN EMERGENCY.

WHEREAS, the City of Gladstone, Oregon received a petition for annexation and application for zone change and Comprehensive Plan amendment dated February 8, 2006 from the owner of property at 6825 Jennings Avenue, which is described as tax lot 3400 of Clackamas County Assessor Map 2 2E 17BA (Property); and

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices pursuant to Chapter 3.09 of the Code of the Metropolitan Service District and Title 17 of the Gladstone Municipal Code conducted a public hearing on April 18, 2006 and recommended approval of the petition and application; and

WHEREAS, the Gladstone City Council following proper publication, posting and mailing of notices conducted a public hearing on June 13, 2006; and

WHEREAS, the Property's owner has consented in writing to the Property's annexation to the City of Gladstone; and

WHEREAS, the City of Gladstone's charter does not require the annexation proposal to be submitted to Gladstone's electors for approval or rejection.

NOW THEREFORE, the City of Gladstone ordains as follows:

Section 1. The Property is annexed into the City of Gladstone. The Property's legal description is attached as Exhibit A and incorporated into this ordinance by reference.

Section 2. This Final Annexation Order shall be forwarded to the Metropolitan Service District, which will distribute the Final Annexation Order to the Oregon Secretary of State, Department of Revenue and other agencies.

Section 3. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Property's Comprehensive Plan designation from Clackamas County Low Density Residential to City of Gladstone Low Density Residential.

Section 4. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the Property's zoning designation from Clackamas County Low Density Residential, R-15, to City of Gladstone Low Density Residential, R7.2.

Section 5. The Final Annexation Order, Comprehensive Map amendment and Zoning Map amendment are based on the Planning Staff Report and its findings, attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Pursuant to ORS 222.180, the Property's annexation shall be effective on the date the annexation records are filed with the Oregon Secretary of State.

Section 7. Pursuant to ORS 221.111(4), the Property is withdrawn from the Clackamas River Water District, Clackamas County Enhanced Law Enforcement District, Clackamas County Fire District No. 1 and North Clackamas Park and Recreation District on the annexation's effective date. Upon annexation the Property will be served by City of Gladstone Water, by the City of Gladstone Police Department and by the City of Gladstone Fire Department.

Section 8. The Comprehensive Plan amendment and zone change approved herein are effective upon the annexation's effective date.

Section 9. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

Section 10. In order to protect the peace, health and welfare of the City of Gladstone and its citizens, and emergency is declared and this ordinance shall be effective upon its passage.

This ordinance adopted by the Common Council and approved by the Mayor this 13th day of June, 2006.

Attest:

Wade Byers

Mayor

Jonathan Black

City Recorder

Exhibit A
Ordinance 1376

Legal Description for 6825 Jennings Avenue
Tax lot 3400 of 2 2E 17BA

Part of Tract 33, Moore Tracts, in the County of Clackamas and State of Oregon described as follows:

Beginning at the South corner of Tract 33, Moore Tracts; thence North $44^{\circ}42'$ West along the boundary line of Dagmar Road, 135.36 feet; thence North $45^{\circ}50'20''$ East, 144 feet; thence South $44^{\circ}42'$ East, 135 feet, more or less, to the boundary of the public road; thence, South $45^{\circ}50'20''$ West along the boundary line of the public road, 144 feet to the point of beginning.

City of GLADSTONE

PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

Files: Z0077-06-CP & Z0076-06-Z

I. GENERAL INFORMATION

- A. **PROPOSAL:** This is a request for an annexation, comprehensive plan designation and a zone change to apply the City's Low Density Residential Plan designation and the R-7.2 Zoning District.
- B. Legal Description: T2, R2E, Section 17BA, Tax Lot 3400
- C. East of Dagmar Road, at the intersection with Jennings Avenue.
- D. Clackamas County zoning: R-15, Low Density Residential
- E. Clackamas County Comprehensive Plan: Low Density Residential
- F. Site Description: The .45 acre site is located at 6825 SE Jennings Avenue. It is contiguous to the City of Gladstone. Surrounding properties to the north and east are in Clackamas County, while properties to the south and west are within City of Gladstone. The existing site contains a single family dwelling. The site slopes gently from west to east. Deciduous and evergreen trees are included on the site.
- G. Background: The applicant is requesting annexation so that the parcel can be divided and a new single family dwelling to be constructed on the new lot.

II. FINDINGS

This request is subject to the applicable provisions of Chapter 3.09.050 of the Metro Code which provides the criteria of approval of boundary changes within the Metro Urban Growth boundary and Chapter 17.68, Amendments and Zone Changes, of Title 17 of the Gladstone Municipal Code.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438
E-Mail: qiref@lincc.lib.or.

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

III. CONCLUSIONS

The Planning Commission has reviewed this request in reference to the applicable provisions of the Metro Code and the GMC. Based upon this review, the Planning Commission makes the following conclusions:

A. Annexation:

Metro Code 3.09.050 (D) Minimum Annexation Approval Criteria

1. *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065.*

Pursuant to ORS 195.065, at this time there are no agreements in place between Gladstone and any service provider. **This criterion is not applicable.**

2. *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.*

Gladstone entered into an urban Growth Management Agreement with Clackamas County, effective May 8th, 1986. Per this agreement, the subject property is designated as being in the "Dual Interest Area" as shown on the Comprehensive Plan Map. The agreement indicates in Section 4B that the City is responsible for "the functions of planning, planning implementation, and coordination of the provision of urban facilities and service" after annexation has occurred. Annexations within the Dual Interest Area are consistent with the Urban Growth Management Agreement. **This criterion is met.**

3. *Consistency with specific directly applicable standards for boundary changes contained in comprehensive land use plans and public facility plans.*

The Urban Growth Management Agreement between Clackamas County and the City of Gladstone has been adopted as part of the Comprehensive Plan. The subject property is in the Dual Interest Area shown on the Comprehensive Plan Map. Gladstone will assume responsibility for planning and coordination of urban facilities and services after the annexation has occurred. Section 3A of the agreement requires the City to convert the County Plan and Zoning Classifications of the annexed area to City Plan and Zoning Classifications. The applicant is applying to the City to convert the County R-15 (Low Density Residential) Plan and Zone designation to a City R-7.2 (Low Density Residential) designation, upon approval of the annexation. Annexation is allowed under the provision of the Urban Growth Management Agreement. **This criterion is met.**

4. *Consistency with specific directly applicable standards of criteria for boundary changes contained in the Regional Framework plan or any functional plan.*

Beyond the criteria of Metro Code 3.09.050 (d) addressed herein, the Regional Framework Plan and Functional Plan have no other specific

requirements of applicants for annexation requests within the Metropolitan Service District boundary. **This criterion is met.**

5. *Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services.*

The subject parcel is located in an area where surrounding properties are already developed. Properties to the south and west are within the City of Gladstone and are served by public utilities located in Jennings Avenue and Dagmar Road adjacent to the site. The proposed annexation will promote the timely and orderly provision of water service to the area. The City of Gladstone will be benefited by the project which will pay SDCs for any new development. The property can be served from a city water main in Dagmar Road. Annexation will promote the timely, orderly and economic provisions of services. **This criterion is met.**

6. *The territory lies within the Urban Growth Boundary; and*

The property lies entirely within the Metro Urban Growth Boundary. **This criterion is met.**

7. *Consistency with other applicable criteria for the boundary change in question under state and local law.*

No other criteria have been determined to be applicable. **This criterion is met.**

B. Comprehensive Plan Amendment and Zone Change

1. Chapter 17.68 establishes the approval criteria for a zone change. Policy 5(c) of the Plan Evaluation and Update chapter of the Comprehensive Plan states, "An amendment to this plan shall be treated like a zone change. The same procedure for a zone change shall be adopted." Thus, Chapter 17.68 of the GMC applies to the Comprehensive Plan amendment as well as the zone change. Chapter 17.68 requires that the applicant "must show by a preponderance of the evidence" the following:

17.68.050(1) Granting the request fulfills a public need, the greater departure from present development policies or land use patterns, the greater the burden of the applicant.

The applicant is not requesting to deviate from present development policies or land use patterns. The property is currently zoned R-15 (Low Density Residential) in Clackamas County. The applicant is requesting that the property be converted to the equivalent City of Gladstone Plan and Zone district (R-7.2, Low Density Residential). Once annexed, the property may be allowed to be partitioned. Granting this request will fulfill the public need for low density residential development and expansion of the City's tax base. **This criterion is met.**

17.68.050(2) *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The need for additional low density development will be fulfilled by this request. Surrounding properties are developed under the Low Density Residential designation. Applying a different zoning district, other than R-7.2 (Low Density Residential) would not fit the pattern of land uses in the area. **This criterion is met.**

17.68.050(3) *The proposed action is consistent with the Comprehensive Plan and Metro's Functional Plan (Metro Code 3.07).*

The proposed zone change is consistent with the Land Use chapter of the Plan because it allows for additional residential development. It is consistent with the Residential Use chapter objective, "To have a choice from a variety of housing densities, costs and types".

The Functional Plan provisions which are relevant to this proposal are met as follows:

Title 1: The zone change will not impact on the city's ability to meet Metro's housing targets.

Title 2: The zone change will not alter the city's parking standards.

Title 3: The zone change will not affect the city's water quality, flood management or fish and wildlife conservation measures.

Title 4: The subject property is designated as low density residential area. The proposed Plan Amendment and Rezone of the property complies with the City of Gladstone Comprehensive Plan.

Title 5: This Title establishes Metro policy regarding areas outside the Metro urban growth boundary and has no effect in Gladstone.

Title 6: The zone change will not amend the city's street design, connectivity or transportation performance standards.

Title 7: This Title is advisory only.

Title 8: This Title establishes procedures for Metro to require compliance with the Functional Plan.

Title 9: This Title establishes performance measures to evaluate progress in implementation of the Functional Plan.

Title 10: This Title contains definitions only.

Title 11: This Title pertains to areas added to the urban growth boundary. Gladstone is entirely surrounded by land within the urban growth boundary, so this Title is inapplicable.

This criterion is met.

*17.68.050(4) Proof of significant change in a neighborhood or community or a mistake in the planning or zoning for the property under consideration, when relevant. This criterion is largely irrelevant to this proposal. As noted by the applicant, the choice to zone the subject site R-7.2 is reasonable due to the fact that it is currently similarly zoned in the County and it is in keeping with the Urban Growth Management Agreement. **This criterion is not relevant.***

*17.68.050(5) The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems. City water is available to the property. **This criterion is met.***

2. Findings are required concerning the Comprehensive Plan amendment's compliance with the Statewide Planning Goals and Guidelines.
 - a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of properties within 250 feet of the subject property, thereby satisfying Goal 1.
 - b. Goal 2 - "Land Use Planning" – Goal 2 requires local jurisdictions to adopt comprehensive plans and ordinances to implement those plans. This process for Comprehensive Plan amendment is consistent with the Gladstone Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.
 - c. Goal 3 - Agricultural Lands – Gladstone has no agricultural lands. This goal is inapplicable.
 - d. Goal 4 – Forest Lands – Gladstone has no forest lands. This goal is inapplicable.
 - e. Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources – Goal 5 requires local jurisdictions to inventory a dozen types of natural and cultural resources, such as wetlands and wildlife habitat; determine which sites are significant; and undertake an evaluation to determine which sites will be protected and to what extent. The subject property has not been inventoried by the city under Goal 5.
 - f. Goal 6 – Air, Water and Land Resources Quality – This Goal requires the Comprehensive Plan and implementing ordinances to be consistent with state and federal pollution standards. This Goal

is inapplicable to the proposed Plan amendment because the amendment does not seek to change the city's pollution standards.

- g. **Goal 7 – Areas Subject to Natural Disasters and Hazards – This Goal covers development in areas subject to natural disasters and hazards, such as floods or landslides. The proposed Plan amendment will have no impact on the city's regulations pertaining to natural disasters and hazards. The subject property has not been identified as being at risk for a natural disaster or hazard that would be a basis for preventing the residential development allowed by the new Plan designation.**
- h. **Goal 8 – Recreational Needs – This Goal requires the city to plan for recreation needs. The Comprehensive Plan does not designate Jennings Avenue east of Oatfield Road as a Gladstone bikeway route.**
- i. **Goal 9 – Economy of the State – Goal 9 requires the city to plan and zone for an adequate supply of commercial and industrial land. The proposal does not impact commercial or industrial land.**
- j. **Goal 10 – Housing – Goal 10 requires local jurisdictions to inventory residential lands and to accommodate an adequate supply of a variety of housing types. The proposed zone change will increase the city's supply of residential land by possibly one lot.**
- k. **Goal 11 – Public Facilities and Services – This Goal requires local jurisdictions to plan for such public facilities and services as water, sewer and fire protection. Public Facilities and Services are available to serve this property.**
- l. **Goal 12 – Transportation – Goal 12 requires the city to adopt a transportation system plan (TSP) that provides for a variety of types of transportation facilities. The proposed Plan amendment will have no impact on the city's adopted TSP.**
- m. **Goal 13 – Energy Conservation – This Goal requires land use to maximize energy conservation. The proposed zone change will have no impact on the city's plan policies or implementing regulations regarding energy conservation.**
- n. **Goal 14 – Urbanization – This Goal requires the establishment of urban growth boundaries and planning for sufficient land to meet urban needs. This Goal is inapplicable to Gladstone because the city is within the Metro urban growth boundary and all lands bordering the city are already urban lands.**
- o. **Goal 15 – Willamette Greenway – This Goal establishes procedures for administering the greenway that protects the**

Willamette River. The subject property is not within the greenway; therefore, this Goal is inapplicable.

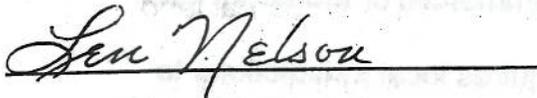
- p. Goals 16 through 19 pertain to coastal jurisdictions only and are inapplicable to Gladstone.

IV. RECOMMENDATION

The Planning Commission is authorized to make a recommendation to the City Council on annexation requests, zone changes and Comprehensive Plan amendments pursuant to Subsections 17.94.060(1)(b) and (c) of the GMC. The Planning Commission recommends to the City Council to approve the annexation, Comprehensive Plan amendment and Zone designation, based on the submitted application materials.

Approved on April 18, 2006

Signed this 21 day of April, 2006



Len Nelson, Planning Commission Chair

GLADSTONE COMPREHENSIVE PLAN

Inventory and Analysis
Goals, Objectives, Policies and Implementation
Strategies

POSTSCRIPT

MAY, 1979

Revised June, 1979

GOAL #2: LAND USE PLANNING

The city has adopted a new zoning ordinance (City Ordinance #947). References in the Comprehensive Plan to amend Ordinance #848 will, therefore, be deleted when the plan is updated following acknowledgement.

The Comprehensive Plan calls for a land use feasibility study of the SDA Property. The study has been completed and the property has been rezoned. The upcoming update will take these facts into consideration.

GOAL #5: NATURAL RESOURCES

OPEN SPACE

The Open Space Zoning District applies only to publicly owned open space with the exception of a two-acre lake on the SDA site. This creates a slight inconsistency between the plan map and the zoning map since open space designations on the plan map include non-publicly-owned open space as well as publicly-owned.

WETLANDS [Amended by Ordinance #977. 6-10-80. See Plan dates section.]

Wetlands in the City of Gladstone have been identified in three areas. One site is Meldrum Bar, located along the Willamette River between river mile 25.4 and 25.0. This area has been identified as an excellent wildlife habitat due to heavy vegetation and high water line.

Along the northern edge of the city, a large marshy area is located west of Portland Avenue between Hull Avenue on the north and extending across Glen Echo Avenue to Sladen Avenue on the south. A part of this site, just south of Glen Echo Avenue on the outskirts of the city limits, has been subject to some fill activity in the past. However, Policy #6 of the Water Resources Section of the Natural Resources Element is to "help maintain identified major wetlands to protect groundwater levels." Also, Policy #4 of the Fish and Wildlife Section of the Natural Resources Element is to, "encourage Clackamas County to preserve identified wetlands."

A third site is Chautauqua Lake, located in the Seventh Day Adventists Campgrounds west of the I-205 Freeway. This site has historical significance of longstanding for the City of Gladstone. Although the water level has diminished considerably, in part from adjacent mining activity, the lake is still valued as wetland and has been zoned open space in the Gladstone Zoning Ordinance.

In addition to these sites, Cow Creek, a year-round flowing stream that runs east and west through the city, has been identified as a wetland area where it remains an open stream from Harvard Avenue west to McLoughlin Blvd. A small area farther up to the east on this stream has also been recognized as wetlands. This low, water-filled basin lies to the north of Landon Street between Columbia and Cornell.

The Gladstone Zoning Ordinance No. 947 provides special considerations for wetlands in Section 4.110 which calls for adequate provisions for proper drainage of surface waters, preservation of natural flow of water courses and prevention of soil erosion and flooding. Where development of wetlands includes building, Section 4.180

requires the building official to require soils reports and engineering studies before issuing a permit for fill, excavation, construction or related activities.

AGGREGATE RESOURCES

The aggregate resource site on the Seventh Day Adventist Campgrounds is an active, private site with a large deposit of basalt bedrock. To date, over thirty acres have been excavated, producing over 100,000 cubic yards of stone. Future potential of the site is estimated at 645,000 cubic yards.

Article 6 of the Gladstone Zoning Ordinance No. 947 establishes aggregate resource extraction as a conditional use. Section 6.020 (10) provides that extraction of aggregate material be subject to a permit and requires a plan of minimum requirements for protecting surrounding property, screening activity, controlling dust, limiting hours of operation, and providing direct access to major or minor arterials. Restoration plans and performance bonds are also required.

GOAL #7: NATURAL HAZARDS

The Floodplain Ordinance is presently not included in the Zoning Ordinance and is not incorporated into it by reference. The upcoming update will either insert the FP Ordinance in the Zoning Ordinance or incorporate it by reference through an amendment of Zoning Ordinance #947.

GOAL #9: ECONOMY

VACANT LAND INVENTORY UPDATE

VACANT COMMERCIAL/INDUSTRIAL LAND (ACRES)

ZONING DISTRICT	VACANT LAND	
C-1, C-2, C-3	12.24+	13 Lots
LI	92.14	
Total	104.38+	13 Lots

SOURCE: May, 1979, Inventory

GOAL #10: HOUSING

The Gladstone Zoning Ordinance of 1979, No. 947, designates three residential zoning districts: single-family residential district R-7.2; single-family residential district R-5; and multi-family residential district MR.

The R-7.2 single family residential zoning district is located in the newer areas of the city which include Planning Districts #4 and #5, where the majority of new subdivisions are almost exclusively single family with some cluster duplex and apartment developments. This zoning district permits as outright uses single-family dwellings on 7200 square feet and two-family dwellings on 7200 square feet on collectors and minor arterials.

Two significant changes have been effected in the R-7.2 district. Under the previous zoning ordinance, two-family dwellings were permitted only as a conditional use; they are not permitted outright on collectors and minor arterials. Moreover, the density for two-family use has been decreased from 9,000 square feet to 7200 square feet, a saving of 1800 square feet per building lot. Multi-family dwellings (3-8 unit complexes) are also permitted on collectors and minor arterials as a conditional use. The density of multi-family use and two-family use is identical.

The allowance for increased density along collectors and minor arterials conforms to the intent of Policy #7 of the Transportation Element, which is to designate city streets and physically define their functions. Low density residential uses, most compatible with other low and medium density residential uses, are served primarily by local streets, while two-family and multi-family dwellings can be located where access to collectors and minor arterials is direct. Thus, it can be expected that vacant properties bordering collectors and minor arterials will be developed for two-family use rather than for single-family use.

Areas zoned single family residential R-5 are located in Planning Districts #2 and #3 and along the southern perimeter of Planning District #4. This comprises the major part of the older section of the city, where original platting defined lots of 5000 square feet.

The R-5 zoning district permits as outright uses single-family and two-family dwellings on 5000 square feet. This represents a reduction from a minimum 6000 square feet per single family unit under the previous zoning ordinance and means a difference of 1000 square feet per building site. The change in required lot area is even more significant for two-family dwellings, which previously required 7200 square feet. The difference of 2200 square feet per building site for two-family dwellings will mean site and development costs can be reduced in order to provide more affordable housing and makes it possible to build a duplex on an existing 5000 square foot lot in this district.

Mobile home parks are also permitted as a conditional use in the R-5 zoning district. However, the zoning ordinance calls for a minimum lot size of two acres with a minimum of 12 units to establish a mobile home park. As there is no vacant parcel of this size remaining in the R-5 zoning district, the location of a mobile home park is not possible under R-5 zoning.

Medium density residential areas, those located in the R-5 district, are also served primarily by local streets. However, the more central location of this zoning district places it in closer proximity to minor arterials and collectors. This proximity to access routes enhances this zoning district's compatibility with convenience shopping facilities and professional office activities as well as low and high density residential uses. This again conforms to transportation and housing policies of the Gladstone Comprehensive Plan.

Multi-family residential zoning district MR is located to the west and northeast of the commercial strip along both sides of McLoughlin Blvd. and also in the triangular land area formed by the intersection of Oatfield Road and Webster Road.

Multi-family use, previously a conditional use in all districts, is now permitted outright in the MR district and over a larger area. Both acreage and densities have been increased in the MR district, making development easier and more economical.

The MR zoning district implements Housing Policy #1 to provide a choice of housing types, density and price range. Permitted outright are two-family dwellings on a minimum lot area of 5000 square feet and multi-family dwellings on a minimum lot area of 3000 square feet plus 1000 square feet per dwelling unit. This allows a maximum of forty dwelling units per acre vs. a previous maximum density in Gladstone of 14 units per acre. Single family dwellings are permitted as a conditional use on a minimum lot area of 5000 square feet and mobile home parks are permitted as a conditional use on a minimum of two acres with a minimum of 12 units.

Overall, the establishment of the three residential zoning districts goes a long way in providing the opportunity for choice of location and diversity as well as type of housing throughout the city. The location of the districts is in keeping with the goals and objectives of the natural resources, energy, housing and transportation elements. These residential districts also implement Policy #3 of the Growth Management Element which is to adopt an approach to development within the Gladstone Planning Area that: (a) encourages minimum residential lot sizes; (b) is directed towards an in-fill process, (c) preserves and promotes the city's fair-share and mix of housing types for all income groups in a regional context.

City services, including police and fire protection, library, parks, schools, streets, lights and water are available in all areas. The fact that the Oregon City Sewer Treatment Plant is operating with over-capacities at times limits the availability of sewer connections in those areas of Gladstone served by this plant. However, those areas served by Oak Lodge and Clackamas County #1 Districts can be readily served.

Within the City of Gladstone there are approximately 148.25 [±] acres of vacant land zoned residential (see Table I). Twenty-eight acres are not suitable for building due to their location in the recognized floodway as defined by the Army Corps of Engineers. This leaves 120.25 [±] acres as suitable, buildable land in residential districts. In addition, there are 113 building lots in approved subdivisions for which no building permits have as yet been issued. There are also approximately 13 lots in the older areas of the city that remain vacant and that are within residential zoning districts.

T A B L E I

VACANT RESIDENTIAL LAND (ACRES)

ZONING DISTRICT	VACANT LAND	BUILDABLE	NOT BUILDABLE
R-7.2	85.6+ 113 lots	77.6+ 113 lots	8
R-5	1.25+ 13 lots	1.25+ 13 lots	
MR	61.4	41.4	20
Totals	148.25+ 126 lots	120.25+ 126 lots	28

SOURCE: May, 1979 Inventory

In the R-7.2 zoning district there are 77.6 ± acres plus 113 vacant building lots. Allowing 16% land area in larger tracts for roads and streets, development in this district could provide 498 single-family units at 7200 square feet and about 30 two-family units at 7200 square feet along collectors and minor arterials (see Table II).

T A B L E I I

PROJECTED ADDITIONAL HOUSING UNITS

Year 2000

ZONING DISTRICT	SINGLE FAMILY	2-FAMILY & MULTI-FAMILY	MOBILE HOMES
R-7.2	498	30	0
R-5	9	27	0
MR		1040	50
Totals	507	1097	50

SOURCE: May, 1979, Staff Projections

In the R-5 residential district, there are 1.25 acres plus approximately 13 vacant buildable lots. If the entire area were developed under outright uses, dwelling units provided would be either 18 single-family units or 36 two-family units, or a combination in use. Table II projects a combination in development of the R-5 district providing 9 single-family units and 27 two-family units.

In the MR residential district, there are 41.4 ± vacant acres. Since these are in contiguous or large tracts, 16% land area has been subtracted for roads and streets in calculating housing potential with the exception of mobile home parks, where maximum density is 1- per gross acre. Minimum densities for housing development give potential maximum uses of 604 two-family units, or 1390 multi-family units, or 302 single-family units, or 414 mobile home units, or combinations of uses.

Table II projects a combination of uses in the MR district providing a total of 1040 two-family and multi-family units and 50 mobile home units.

Table III, Projected Housing Mix, identifies the existing number of units (based on 1978 data) for single-family, multi-family (including duplexes) and mobile home units. Projected additional units, from all residential districts, were added to existing unit types to give a total housing capacity. If the potential use of vacant and suitable residential land is developed as projected, at total capacity, Gladstone's housing mix will approximate 61% single-family housing and 39% multi-family and mobile home housing.

T A B L E I I I
P R O J E C T E D H O U S I N G M I X

Year 2000				
UNIT TYPE	EXISTING UNITS	PROJECTED ADDITIONAL UNITS	TOTAL	PERCENT
Single-family	2604	498	3102	60.70%
Two-Family & Multi-Family	612	1097	1709	33.44%
Mobile Homes	249	50	299	5.85%
Totals	3465	1645	5110	99.99%

SOURCE: May, 1979, Staff Projections

From the calculations, it appears that the adopted residential zoning districts of Gladstone provide an adequate amount of differing residential uses in all areas of the city.

GOAL #11: FACILITIES AND SERVICES

SEWER SYSTEM

For location of existing and proposed sewer lines, see Sewer System Map.

Recent Diversions from Oregon City Treatment Plant to Clackamas County Service District #1 (Kellogg Creek):

- (1) Cason Circle, 1978
Cost: \$4,414 (shared with Oregon City)
Length & Size: 351 feet of 8 inch CSP
Purpose: To make available 53 sewer connections by diverting the same to Clackamas County Service District #1
- (2) Valley View, 1978
Cost: \$4,807 (shared with Oregon City)
Length & Size: 252 feet of 8 inch CSP
Purpose: To make available 241 sewer connections by diverting the same to Clackamas County Service District #1
- (3) Webster Road, 1979
Cost: \$28,617 (shared with Oregon City)
Length and Size: 895 feet of 8 inch CSP
Purpose: To make available 374 sewer connections by diverting the same to Clackamas County Service District #1

Other Sewer System Improvements:

- (1) Cornell, 1978
Cost: \$3,179 (to be included as part of Cross Memorial Park Project)
Length & Size: 136 feet of 6 inch CSP
- (2) Hi-Rocks Gladstone Center, 1979
Cost: Paid by Developer
Length & Size: 700 (approx.) feet of 8 inch CSP including pump station, etc.
- (3) 82nd Drive LID, 1979
Cost: \$115,000 (estimate) paid by property owners in LID
Length and Size: 5200 feet of mostly 8 inch slipline into 12 inch existing line
- (4) Columbia Street, proposed
Cost: to be paid by developer to serve commercial use
Length and Size: 360 feet of 8 inch CSP

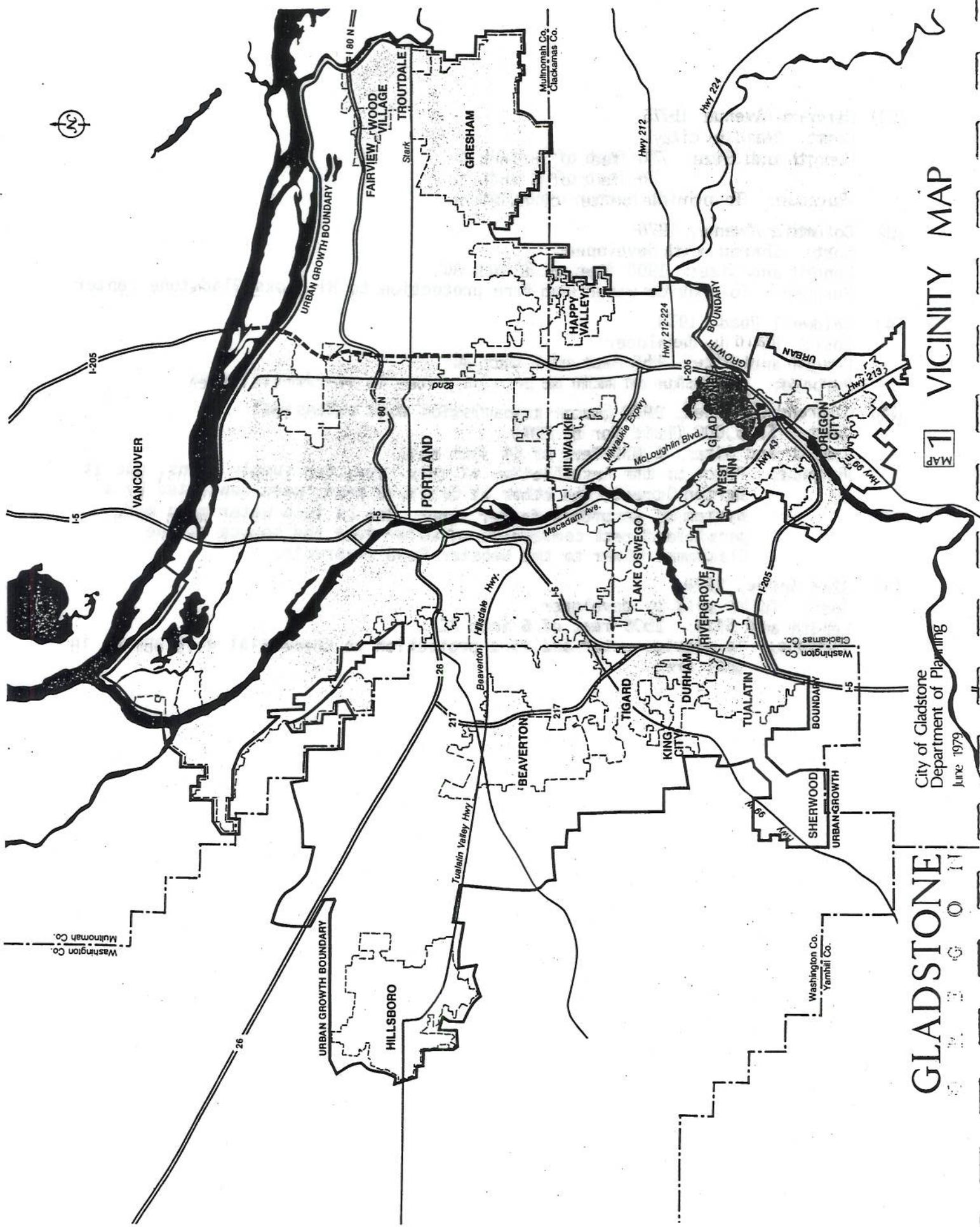
WATER SYSTEM

For location of existing and proposed water lines, see Water System Map.

Recent Water System Improvements:

- (1) Glen Echo Avenue, 1975
Cost: \$5,700+ material (paid for by the city)
Length and Size: 964 feet of 6 inch AC
74 feet of 8 inch AC
Purpose: To provide better circulation and serve residential development

- (2) Harvard Avenue, 1976
Cost: Paid by city
Length and Size: 770 feet of 8 inch AC
26 feet of 6 inch AC
Purpose: To provide better circulation
- (3) Columbia Avenue, 1978
Cost: Shared with developer
Length and Size: 1900 feet of 8 inch AC
Purpose: To provide water and fire protection to Hi-Rocks Gladstone Center
- (4) Caldwell Road, 1978
Cost: Paid by developer
Length and Size: 250 feet of 6 inch AC
Purpose: Extension of main to provide water to residential area
- (5) Clarendon Street, 1978 (water transmission main extension)
Cost: \$245,000 (Paid for by EDA)
Length and Size: 6,000 feet of 24 inch main
Purpose: Prior to the installation of this line, two supply mains, one at Barton Street, the other at Oatfield Road, were connected by a system of secondary feeder lines. The 24 inch water main made possible direct conveyance of water from the source at the Clackamas River to the Webster Road reservoir.
- (6) 82nd Drive, 1979
Cost: To be paid by developer
Length and Size: 1500 feet of 6 inch AC
Purpose: To provide water and fire protection to commercial development in that area



GLADSTONE VICINITY MAP

City of Gladstone
 Department of Planning
 June 1979

MAP 1



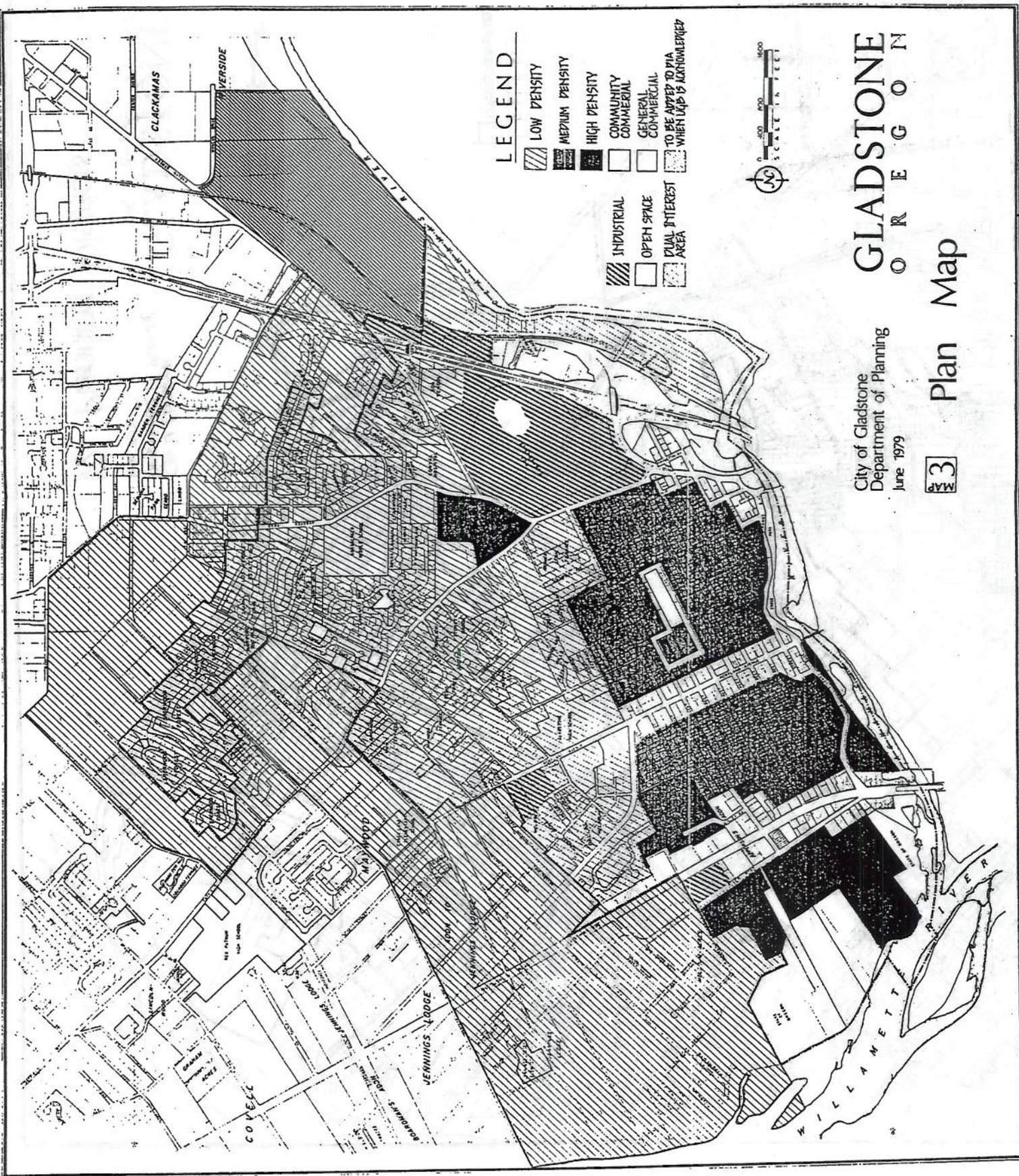
LEGEND
 □ UNINCORPORATED AREA



GLADSTONE OREGON

City of Gladstone
 Department of Planning
 June, 1979

2 Planning Districts

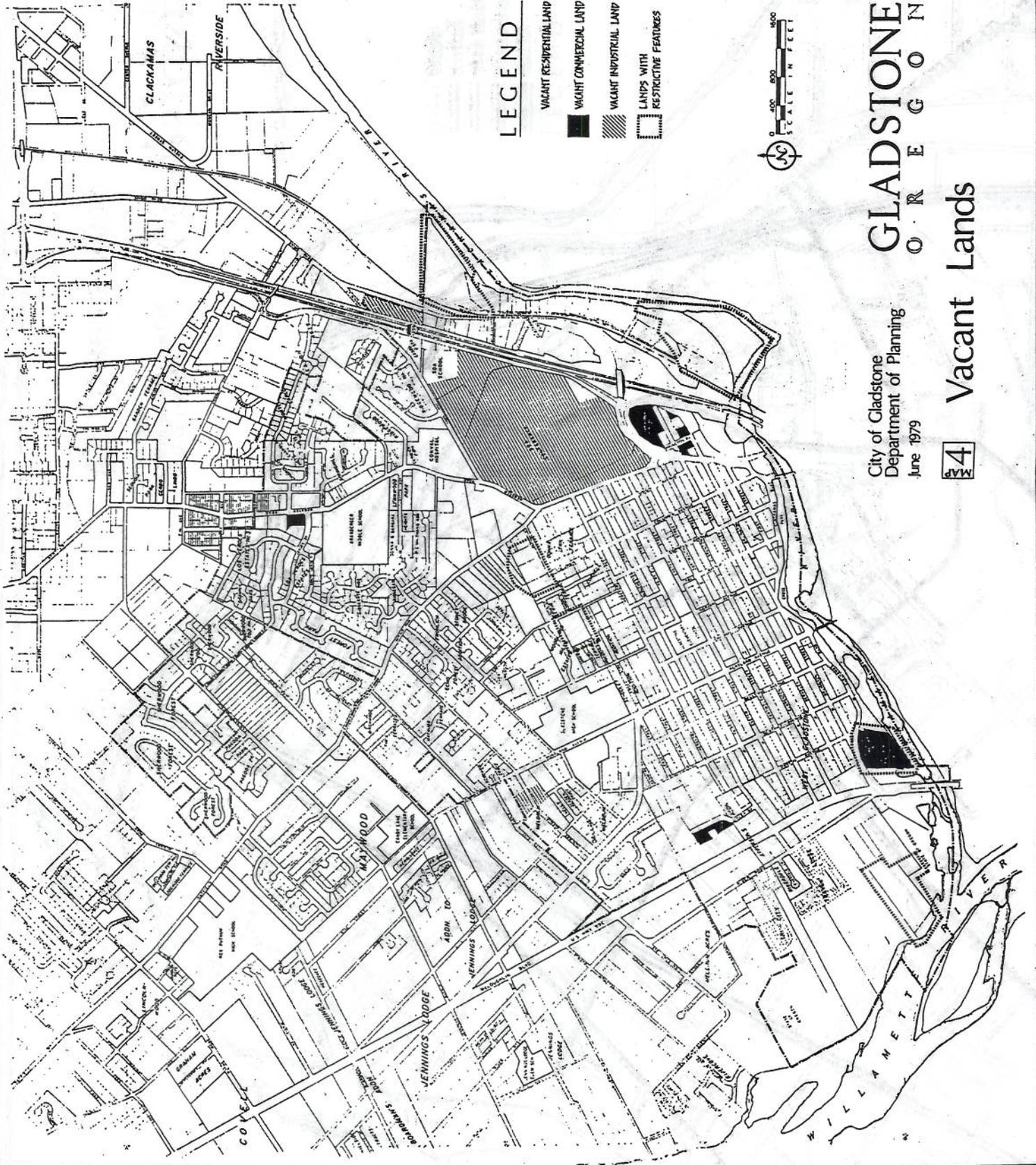


- LEGEND**
- LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
 - COMMUNITY COMMERCIAL
 - GENERAL COMMERCIAL
 - INDUSTRIAL
 - OPEN SPACE
 - PLANNING INTEREST AREA
 - TO BE APPLIED TO PIA WHEN LUP IS ACKNOWLEDGED

GLADSTONE OREGON

City of Gladstone
Department of Planning
June 1979

MAP 3 Plan Map



LEGEND

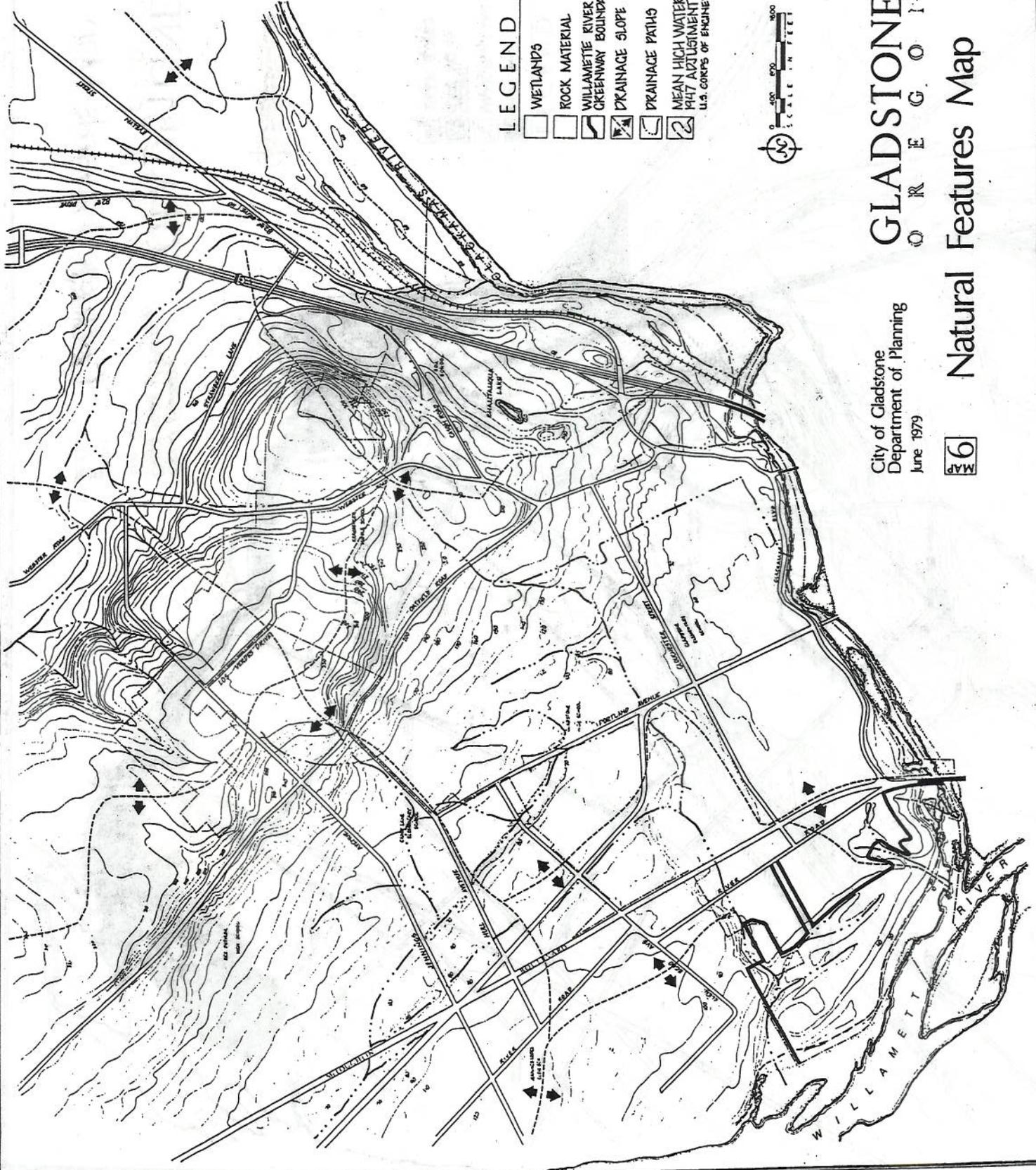
- VACANT RESIDENTIAL LAND
- VACANT COMMERCIAL LAND
- VACANT INDUSTRIAL LAND
- LANDS WITH RESTRICTIVE FEATURES



GLADSTONE
 O R E G O N

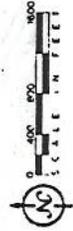
City of Gladstone
 Department of Planning
 June 1979

Map 4 Vacant Lands



LEGEND

-  WETLANDS
-  ROCK MATERIAL
-  WILLAMETTE RIVER
-  GREENWAY BOUNDARY
-  DRAINAGE SLOPE
-  DRAINAGE PATHS
-  MEAN HIGH WATER 17' 1947 ADJUSTMENT
-  U.S. CORPS OF ENGINEERS

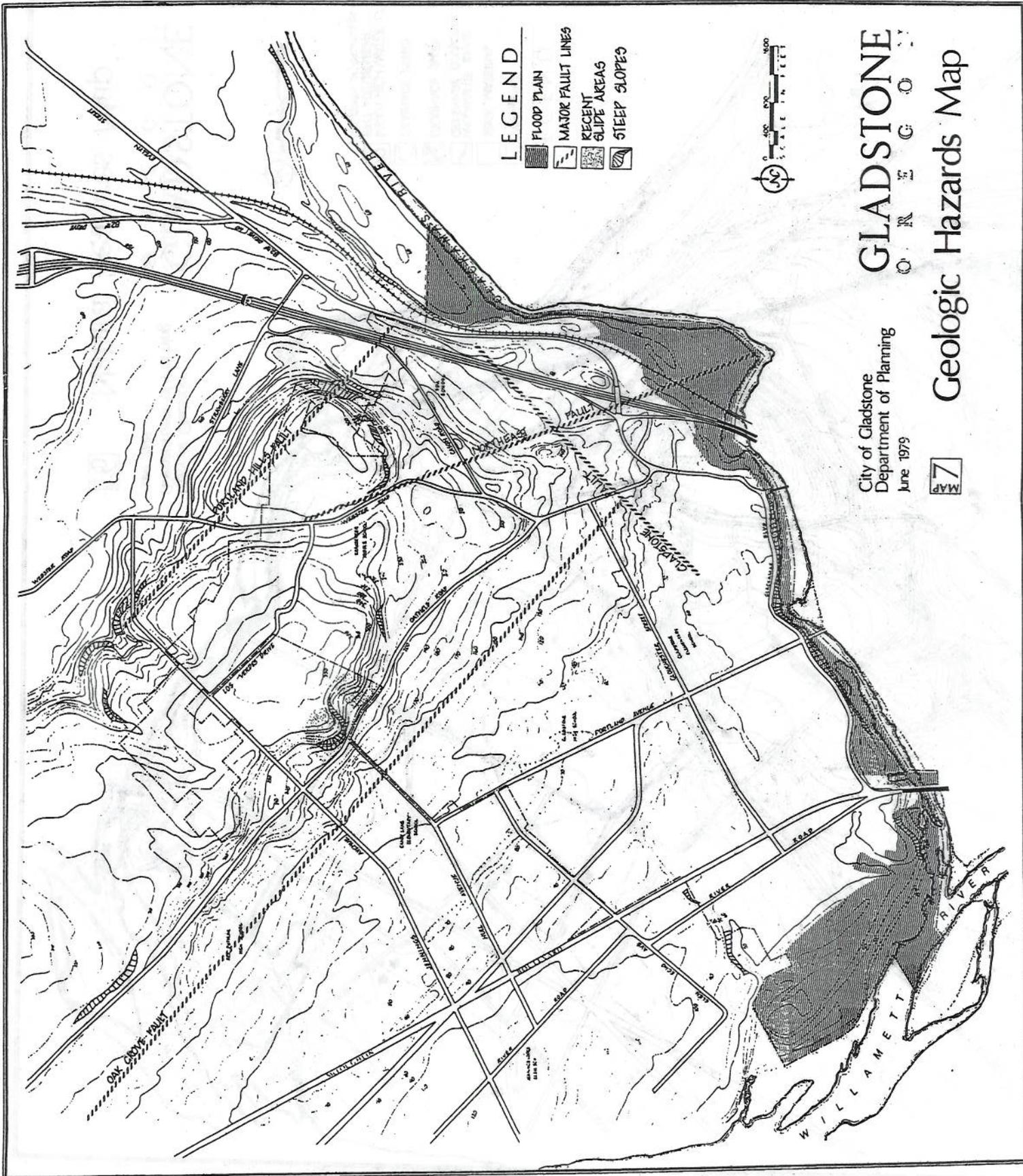


GLADSTONE
 O R E G O N

City of Gladstone
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 June 1979

Natural Features Map





LEGEND

-  FLOOD PLAIN
-  MAJOR FAULT LINES
-  RECENT GLIDE AREAS
-  STEEP SLOPES

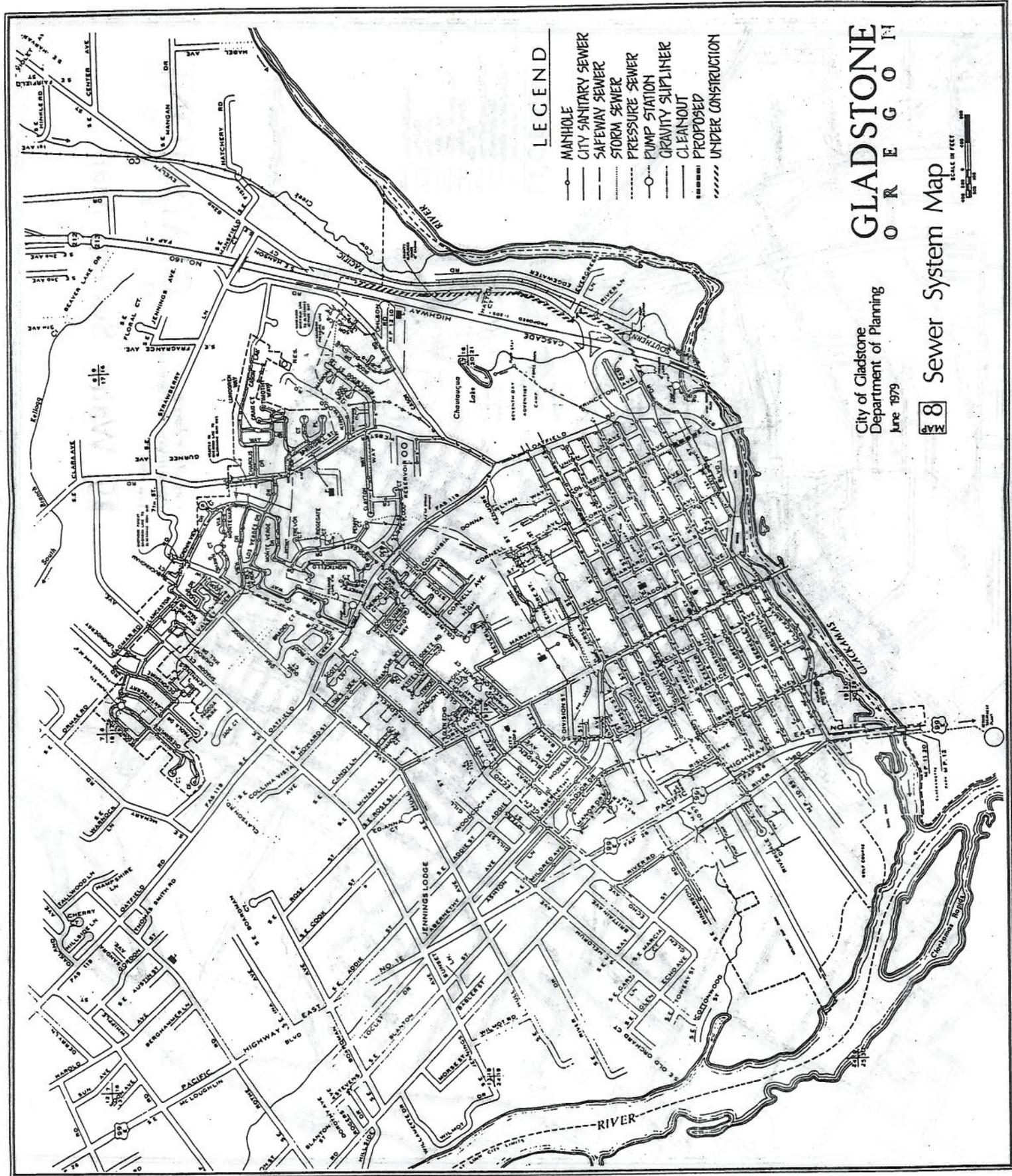


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GLADSTONE
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Geologic Hazards Map





LEGEND

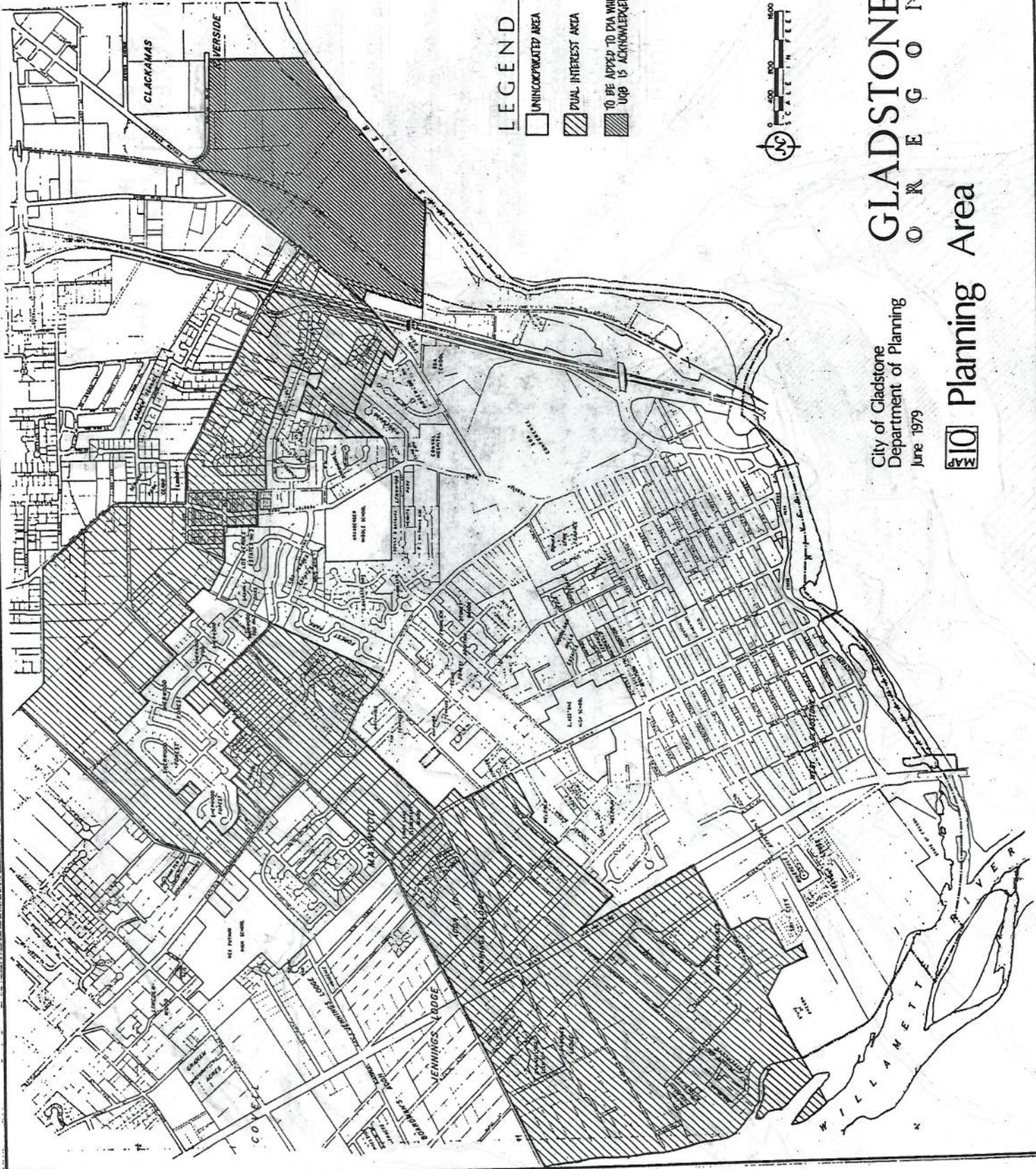
- MANHOLE
- CITY SANITARY SEWER
- SAFEWAY SEWER
- STORM SEWER
- PRESSURE SEWER
- PUMP STATION
- GRAVITY SUIPLINER
- CLEANOUT
- PROPOSED
- UNDER CONSTRUCTION

GLADSTONE
OREGON

City of Gladstone
Department of Planning
June 1979

8 Sewer System Map





LEGEND

- UNINCORPORATED AREA
- ▨ PUB. INTEREST AREA
- ▩ TO BE APPLIED TO DPA WHEN UGP IS ACKNOWLEDGED



GLADSTONE
 O R E G O N

City of Gladstone
 Department of Planning
 June 1979

U Planning Area

