



# January 2023 Planning Commission Meeting Agenda Item No. 5

Z0489-22-M

Partition and Adjustment Application – 18340 Cornell Place



**GLADSTONE**  
Oregon

# Project Location



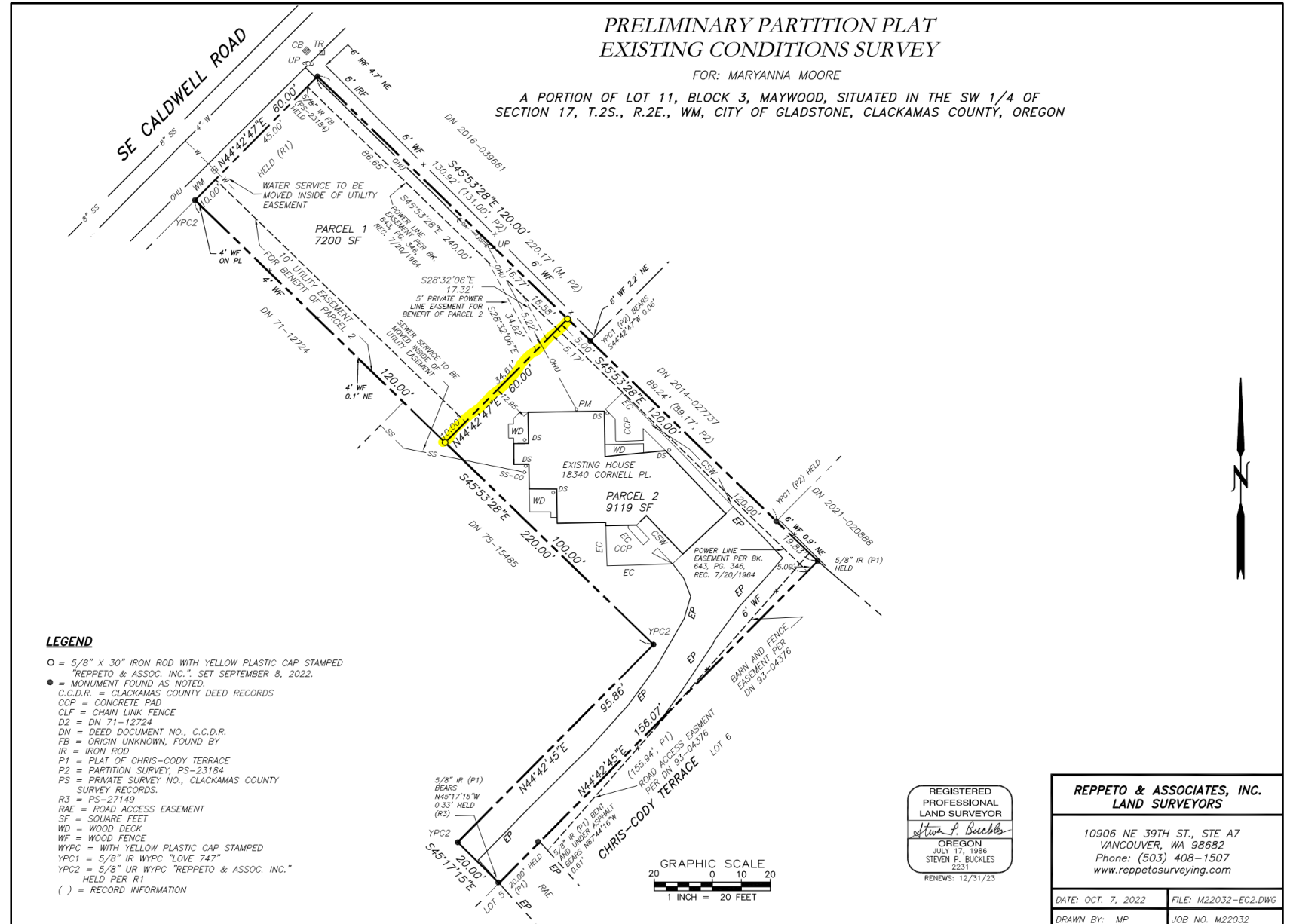
R-7.2 Single-Household Residential Zoning District



18340 Cornell Place  
Tax Lot 22E17CC00600

# Project Overview

- 2-parcel partition
- Existing home remains on Parcel 2 (flag lot, rear and side yard setback adjustment requested)
- Parcel 1 vacant and buildable
- R-7.2 zoning



## Public Noticing:

- Sent to:
  - Applicant
  - Owner of the subject property
  - Owners of property within 250'
  - Gladstone Public Works, Engineering, Fire, WES and Oak Lodge Water Services

## Comments Received:

Gladstone Public Works and Engineering  
Oak Lodge.

Dec. 21, 2022  
Joy Fields  
Clackamas County Planning Division  
150 Beavercreek Road  
Oregon City, OR 97045

Re: Conditions\_Z0489-22\_18340 CORNELL PL.docx

Scope: Applicant is proposing to divide the property into two lots. One with road frontage on Caldwell Rd and one with access from Cornell Place. Both parcels are proposed to meet or exceed the minimum lot size of 7,200 square feet. An adjustment to the rear setback for the existing house is also requested.

Land Use Approval Conditions / Comments: As a condition of land use application approval, OLWSD requests the property owner be required to comply with the following requirements and to procure the necessary approvals and/or permits from the OLWSD in accordance with the OLWSD code, regulations or policies.

- The proposed development is located within the service area of Oak Lodge Water Services for sanitary sewer, but within the City of Gladstone.
- The application will be reviewed by City of Gladstone design standards and inspected by City of Gladstone.
- The owner shall provide asbuilts to Oak Lodge.
- Owner shall pay a Wastewater Connection Fee to Oak Lodge in the amount of \$5,165.00 per new/proposed dwelling unit.

Sincerely,

Oak Lodge Water Services Authority



Markus Mead, AICP, CESCL  
Development Review Specialist

# RECOMMENDATION

The Gladstone Planning Staff are recommending **Approval** of the Land Partition and Adjustments with the following **11 Special Conditions of Approval**:

1. Storm Drainage
2. Water
3. Sanitary Sewer
4. Easements
5. Street Improvements
6. Grading
7. Erosion Control
8. Construction Plans
9. Pre-Construction Conference
10. As-Built Plans\*
11. Final Occupancy

\*Staff recommends updating to read, “At the completion of construction, and prior to the approval of the Certificate of Occupancy, the applicant shall provide the City Public Works Department and Oak Lodge Water Services with as-built submittals”.

# GMC CHAPTER 17.96

## IMPROVEMENT GUARANTEES

### 17.96.010 Improvement agreement.

Before a final plat or a final certificate of occupancy is approved by the city, the developer shall either:

- (1) Install required improvements and repair existing streets and other public facilities damaged in the development of the property; or
- (2) Execute and file with the City Administrator or designee an agreement between himself and the city, specifying:
  - (a) The period within which required improvements and repairs shall be completed; and
  - (b) Providing that if the work is not completed within the period specified, the city may complete the work and recover the full cost and expense, together with court costs and attorney fees necessary to collect the amounts from the developer.
  - (c) The agreement shall also provide for reimbursement to the city for the cost of inspection by the city, which shall not exceed ten percent (10%) of the cost of the improvements to be installed.
- (3) Further, the city may require the developer to file a performance bond or other financial guarantee of performance to ensure that a development is constructed according to the approved design plan.