

STAFF REPORT

# CITY OF LAKE OSWEGO

## PLANNING AND BUILDING SERVICES DEPARTMENT

**APPLICANT**

City of Lake Oswego

**PROPERTY OWNER**

Tuan A. Nguyen

**ADDRESS**

10 Touchstone

**File No**

LU 17-0022

**TAX MAP**

21E05BD

**TAX LOT**

00200

**AC**

.30

**ORDINANCE**

2750

**NEIGHBORHOOD ASSOCIATIONS**

Mountain Park

**STAFF**

Paul Espe, Associate Planner

**COMPREHENSIVE PLAN DESIGNATION**

R-7.5 Single-Family

**ZONING DESIGNATION**

R-3 Single-Family

**DATE OF REPORT**

June 15, 2017

**PLANNING COMMISSION HEARING DATE**

June 26, 2017

### I. APPLICANT'S REQUEST

The City of Lake Oswego is proposing to amend the Zoning Map for 10 Touchstone and a portion of the public right of way from R-3 (Multi-Family) to R-7.5 (Single-Family) to correct a mapping error on this property and to make the Zoning Map consistent with the Comprehensive Plan. This correction, as detailed in **Attachment 2** of the ordinance, will be reviewed by the Planning Commission, which will make a recommendation to City Council on the ordinance after a public hearing, using the quasi-judicial land use review process.

### II. APPLICABLE REGULATIONS

A. City of Lake Oswego Community Development Code-Procedure (LOC Chapter 50)

|                   |  |
|-------------------|--|
| LOC 50.07.003.1.b | Burden of Proof                                |
| LOC 50.07.003.7   | Appeals  |
| LOC 50.07.003.15  | Major Development (excluding subsection d.ii). |
| LOC 50.07.003.5   | Conditions of Approval                         |
| LOC 50.07.003.3   | Notice of Public Hearing                       |

- LOC 50.07.003.4 Hearings before a Hearings Body
- LOC 50.07.003.16.a Legislative Decision Defined (Quasi-judicial Comp. Plan and Zone Map Amendments to be processed via Major Developments Procedures)
- LOC 50.07.003.16.c Required Notice to DLCD
- LOC 50.07.003.16.d Planning Commission Recommendation Required
- LOC 50.07.003.16.e City Council Review and Decision

B. City of Lake Oswego Comprehensive Plan Policies

**Land Use planning**

Policies D-1 and D-5 Land Use Administration

Policy E-2(a)(b)(i)(ii D-G) Comprehensive Plan Amendments

**Community Culture (Civic Engagement)**

Policy 1, 2, 4 and 5 Citizen Involvement

**Complete Neighborhoods and Housing**

Goals 1-5

Policy A-1c Housing Location and Quality

Policy A-2 Density

**Connected Community**

Policy C-6 Efficiency

C. Metro Urban Growth Management Functional Plan

Title 1: Housing [MC 3.07.120.E]

Title 5: Regional Transportation Functional Plan [3.08.510.A]

D. Transportation Planning Rule (Chapter 660, Division 12)

OAR 660-12-0060(1)

### III. BACKGROUND INFORMATION

One of the Planning Commission goals for 2016 is to implement the recommendations of the 2015 Audit of the Comprehensive Plan (Plan) and Community Development Code (CDC), including revisions to the Comprehensive Plan Map and Zoning Map to remove conflicts between the two maps. At the Commission’s joint meeting with the City Council on January 11, 2016, the Council directed the Commission and staff to proceed with this work.

The Lake Oswego Comprehensive Plan, most recently updated in 2014, guides land use and development in the city pursuant to State Planning laws and the community’s vision. The Comprehensive Plan Map designates how land can be used and developed over time in accordance with the Comprehensive Plan goals and policies. It assigns land use categories and planned densities to all land within the city’s urban services boundary, including land that is unincorporated and would join the city upon annexation.

The Zoning Map implements the Comprehensive Plan Map’s land use designations, and when coupled with the Community Development Code identifies the permitted uses and development standards for each zone. Although some cities use a very general Comprehensive Plan Map with

broad land use categories such as ‘commercial’, ‘industrial’, ‘low-density residential’ and ‘high-density residential’, Lake Oswego’s Plan Map is much more specific; i.e., instead of ‘Low Density Residential’, it assigns land as R-15, R-10 and R-7.5, representing a range of low density designations. In this manner, the Zoning and Plan Map designations are intended to be consistent, and zoning should not allow densities greater than the Plan.

The map corrections identified during the 2015 Audit were divided into two categories; map changes that could be made through the City’s legislative process, and those that would be reviewed through the quasi-judicial land use process similar to a development application. This application is for quasi-judicial map amendments.

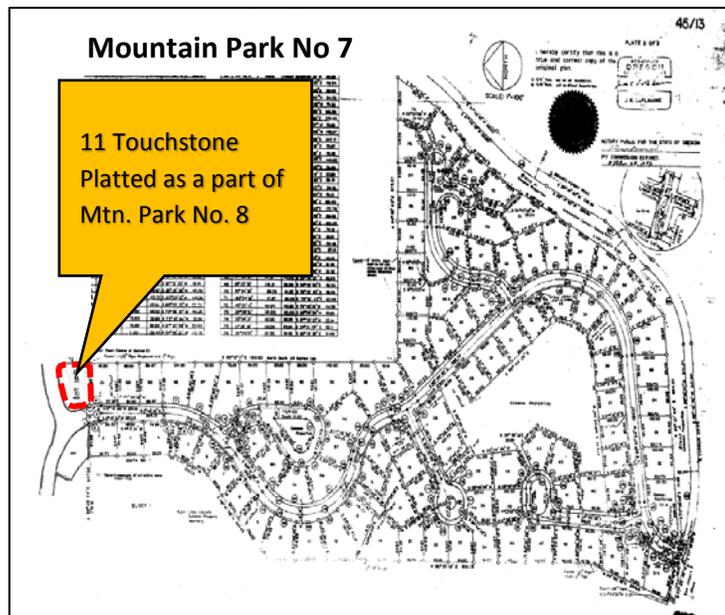
## DISCUSSION

This proposal is to amend the Zoning Map from R-3 to R-7.5 for this property (10 Touchstone) discussed below:

The R-7.5 zone is a low density residential zoning designation consisting of single-family homes on larger lots with densities ranging from four to five dwelling units per acre, with a minimum lot size of 7,500 square feet. The R-3, R-2, and R-0 zoning classifications are for high density residential uses, including attached single-family and multi-family dwellings, duplexes and detached single family homes on small lots. The minimum lot size for R-3 is 3,375 square feet per lot.

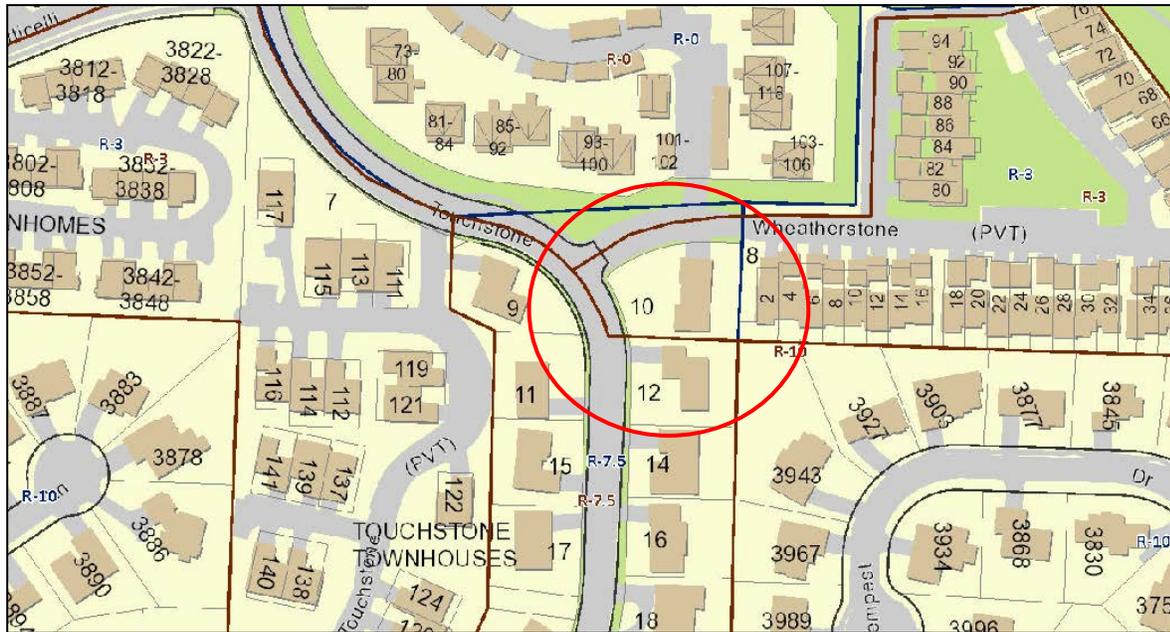
Existing Condition: This property has a Comprehensive Plan designation of “Low Density” (R-7.5) and a zoning designation of “High Density” (R-3).

Key Issue: The zoning designation of R-3 for 11 Touchstone (Lot 102) is not consistent with the Comprehensive Plan designation of R-7.5, nor is it consistent with the lotting pattern in in the Mountain Park No’s. 7 and 8 subdivision plats. The subject property was platted in 1971 as a part of Mountain Park No. 8, shortly after Mountain Park No. 7 was platted in 1970.



While Mountain Park No. 8 was platted along with the Weatherstone Planned Development (located east of 10 Touchstone) the pattern and size of the lots in the Weatherstone PD are much smaller. The Mountain Park 7 and 8 subdivisions are a combined low density residential subdivision with lots ranging from 7,500 and 10,000 square feet. Adjacent lots in the Weatherstone PD are zoned R-3 and range from two to three thousand square feet. The planned development approval allowed these lots to be smaller in exchange for open space.

Changing the zoning designation from R-3 to R-7.5 may reduce the development potential from three lots to one, but would achieve consistency with the Comprehensive Plan and existing lotting pattern within Mountain Park No.'s 7 and 8. Further, this lot has been developed with a single family residence under R-7.5 zoning requirements.



**Staff Recommendation:** Amend the Zoning Map on this parcel to R-7.5 to be consistent with the Comprehensive Plan and present use of the property.

#### IV. NOTICE OF APPLICATION

- A. Newspaper Notice  
On June 6, 2017, a public notice of the proposed Zoning Map amendment and Planning Commission public hearing was published in the *Lake Oswego Review*.
- B. Measure 56 Notice  
On June 6, 2017 a "Measure 56" Notice per ORS 227.186 was sent to the affected property.
- C. DLCD and Metro Notice  
Pursuant to LOC 50.07.016, the City provided notice of the proposed Zoning Map Amendment to the Oregon Department of Land Conservation and Development (DLCD) and Metro.

## V. COMPLIANCE WITH APPROVAL CRITERIA

### A. CITY OF LAKE OSWEGO COMMUNITY DEVELOPMENT CODE – CRITERIA FOR APPROVAL

1. Classification of Amendment Procedure. The proposed amendment is a “quasi-judicial decision” under LOC 50.07.003.16; it is not a “legislative decision” under the same code section because the proposal applies to “a single lot”.<sup>1</sup> No development is proposed for the site in conjunction with the map changes. While the request is processed as a major development (LOC 50.07.003.16.a.ii), it is not itself a “development”.
2. Identification of Criteria (“Major Development” Standards Not Applicable). Although this request follows the review procedure of a major development under LOC 50.07.003.15, the “major development” criteria<sup>2</sup> are not applicable to the rezone. The applicable criteria for rezone are contained in the “Land Use Planning” Chapter of the Comprehensive Plan.
3. Goals and Policies (Lake Oswego, METRO, and LCDC) Applicable. An amendment of the Comprehensive Plan Map and Zoning Map must comply with the rezone criteria set forth in the Comprehensive Plan<sup>3</sup>, the Transportation Planning Rule, and Metro code.

The applicant has submitted sufficient information to address the criteria listed in Applicable Regulations, Sections B-D, pg. 2-3, above.

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<sup>1</sup> “A ‘Legislative Decision’ is an amendment to the policies, procedures, standards, criteria or Map designations of the Comprehensive Plan, and this Community Development Code, unless such amendment applies to a small number of identified properties only or is required to effect a particular development permit application.” (LOC 50.07.003.16.) “An amendment to the policies, procedures, standards, criteria or Map designations of the Comprehensive Plan, or this Community Development Code which is not a ‘legislative decision’ as defined in subsection (1) of this section shall be considered “quasi-judicial” and shall be processed as a major development.” (LOC 50.07.003.16.)

<sup>2</sup> **Section 50.07.003.15 Review Criteria for Major Developments.**

A major development shall comply with:

1. Any applicable regulatory policies of the Lake Oswego Comprehensive Plan;
2. The requirements of the zone in which it is located;
3. The Development Standards applicable to major developments;
4. Any additional statutory or Lake Oswego Code provisions which may be applicable to the specific Major development application, such as the variance provisions, the Streets and Sidewalks Ordinance (LOC Chapter 42), the Tree Cutting Ordinance (LOC Chapter 55), the Solar Access Ordinance (LOC Chapter 57), and the Historic Ordinance (LOC Chapter 58); and
5. Any conditions of approval imposed as part of an approved ODPS or prior development permit affecting the subject property.

<sup>3</sup> Amendments of Comprehensive Plan and Zoning Maps for a single or small number of identified parcels are not “legislative decisions” per LOC 50.07.003.16. Therefore the “Legislative Decision Criteria” under LOC 50.07.003.16 are not applicable.

## B. CITY OF LAKE OSWEGO COMPREHENSIVE PLAN

Staff has identified the following Comprehensive Plan Policies applicable to this proposal. Following each policy or group of policies is a response:

### **Land Use Planning - Land Use Administration**

Land Use Administration Policies D-1 and D-5

Comprehensive Plan Amendments: Policy E-2(a)(b)(i)(ii D-G)

***Policy D-1: Coordinate the development and amendment of City plans and actions related to land use with other affected agencies, including county, state, Metro, federal agency, and special districts.***

***Policy D-5: Review and update the Comprehensive Plan periodically to ensure it:***

- a. Remains current and responsive to community needs***
- b. Contains reliable information and provides dependable policy direction; and,***
- c. Conforms to applicable state law, administrative rules and Metro requirements; and,***

**Finding:** As identified in Part V of the staff report, required public hearing notification was provided to Clackamas County, DLCD, and Metro consistent with this policy. Pursuant to Policy D-5, the proposed ordinances are based on a review of the Comprehensive Plan and Zoning Maps to correct Zoning Map designation errors.

**Conclusion:** The proposal is consistent with Policies D-1 and D-5.

***Policy E-2: Maintain residential neighborhoods at existing zone and plan density designations except where...***

**Finding:** The proposed amendment does not increase allowable density. See below, for findings relating to decrease in density.

***(D) A proposed plan/map density change shall address the effect of the change on overall land supply and shall comply with the Metro Housing Rule (OAR 666-07-000);***

**Finding:** The purpose of the Metropolitan Housing Rule (MHR) is to ensure the opportunity for an adequate number of needed housing units and the efficient use of land within the Metropolitan Portland (Metro) urban growth boundary. The MHR requires that Lake Oswego provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing and for an overall density of ten or more dwelling units per net buildable acre [OAR 660-07-035(3)]. By zoning land to accommodate the required mix and density of housing, the City allows a range of needed housing types while providing certainty in the development process.

The Complete Neighborhoods and Housing section of the City's Comprehensive plan discusses Metro's twenty year population and employment forecast for the Portland Metro area in 2012 and is based on expected land supply and demand. The forecast was then distributed among the local jurisdictions in the region.

The 2035 forecast outlined in the Comprehensive Plan is within the range that the city used in the Housing Needs analysis for the Comprehensive plan update, which directs the location of future population and job growth within the Urban Services Boundary.

The current request is for a zone change from R-3 to R-7.5 on 10 Touchstone in the Mountain Park Neighborhood.

Multiple family housing is an allowed use in the existing R-3 zone but is not allowed in the R-7.5 zone. The primary purpose of the R-7.5 zone is to provide lands for single-family detached residential development with densities ranging from two to five dwelling units per gross acre.

Changing the zone from R-3 to R-7.5, on a 0.3 acre property that is currently occupied by a single family dwelling, would result in the potential loss of three lots, which is negligible, as it is approximately 0.06% of the surplus of 561 units in the land use category that includes R-3, identified in Exhibit F-1, the City's 2013 Comprehensive Plan, Housing Needs Analysis, Table 20). The housing needs analysis indicates that 65.2 percent of the housing stock consists of multi-family or attached dwellings. The reduction of three units would not adversely affect the availability of multi-family housing stock.

In regards to MHR requirement of 10 DU/acre [OAR 660-07-035(3): "an overall density of ten or more dwelling units per net buildable acre"], the 2013 housing needs analysis found that the City met the 10 DU/acre requirement. See Exhibit F-1, pgs. 26 and 31. Since this finding was based upon the Comprehensive Plan's map designation for the Urban Service Boundary (not the zoning designations), changing the zone designation to conform to the Comprehensive Plan map designation would have no effect on City's compliance with the 10 DU/acre determination found for the 2013 comprehensive plan. This criterion is met.

***(E) The applicant shall demonstrate a public need for the proposed plan/map density change and that the proposed change will best meet the need when compared to alternatives.***

**Finding:** The City's Housing Needs Analysis, June 26, 2012 (updated March 19, 2013), Table 20, categorizes the housing needs into three Land Use Classifications:

- Low Density (large lot single family dwelling in R-7.5, R-10, and R-15 zones)
- Medium Density (small lot single family dwelling in R-3\*, R-5, and R-6 zones)
- High Density (multi-family dwellings in R-0, R-2, R-2.5, GC, NC/R-0, OC/R-3, EC, HC, CR&D, EC/R-0, and OC zones)

[\*The Comprehensive Plan, Vol. 1, pg. 95 has different land use classifications for Medium and High Density residential zones:

- Low Density: R-15, R-10, R-7.5
- Medium Density: R-6, R-5, R-DD
- High Density: R-3, R-2, R-0, R-W

The Housing Needs Analysis is used to support the Housing Policies and Comprehensive Plan Map designations in the comprehensive plan. This report considers the R-3 zone as High Density, however, relying on the findings for Medium Density under the Housing Needs Analysis.]

Under Policy E, “public need” means the public’s need for housing within one of the above three Land Use Classification categories. The Housing Needs Analysis was used to support the Comprehensive Plan Map designations, showing that the designations complied with the needed housing requirements.

*“This report provides an evaluation of Lake Oswego’s 20-year housing needs to inform the update of the City’s Comprehensive Plan. Specifically, it provides the technical background to assist the City and community in developing policies that will implement the community’s vision for 2035 while complying with state housing goals and requirements. This report was originally drafted during winter / spring 2011 and was updated in June 2012 primarily to reflect most recent Census information and 2012 median family income levels. The report was updated again in March 2013 to reflect consistency with the Metro adopted 2035 forecast. The Housing Needs Analysis will be adopted by reference when the Comprehensive Plan is adopted by ordinance in 2013, and serve as a factual basis for goals and policies.”*

Needed Housing Analysis, pg. 5

[http://www.ci.oswego.or.us/sites/default/files/fileattachments/planning/web/page/11839/housing\\_needs\\_analysis\\_updated\\_march\\_19\\_2013.pdf?t=1497400284023](http://www.ci.oswego.or.us/sites/default/files/fileattachments/planning/web/page/11839/housing_needs_analysis_updated_march_19_2013.pdf?t=1497400284023)

Rezoning the subject site to conform to the comprehensive plan map designation therefore complies with the needed housing requirements. Although R-3 housing is also counted and considered “needed housing,” the City has met the R-3 housing needs per the Needed Housing Analysis and the 2013 comprehensive plan map’s R-3 designations. Conformance of a parcel’s zoning with its comprehensive plan map designation better meets the public need to assure that the comprehensive plan is implemented.

***(F) The applicant shall demonstrate that the proposed density is appropriate for the location given public facilities, natural resources and hazards, road or transit access and proximity to commercial areas and employment concentrations; and,***

**Finding:** The proposed rezone from R-3 to R-7.5 would result in a decrease in density. Redevelopment of this site at the R-7.5 density results in a decrease in potential units for this parcel and thus a corresponding reduction in the potential number of occupants on the site. A reduction of occupants on the site would not result in the existing capacity of the public facilities being exceeded; in fact, the effect on public facilities would be a reduction from that would occur if developed to R-3 density. The site is located close to transit facilities and commercial areas and there are no resources or natural hazards associated with this site. Future development on the site will be required to comply with the applicable development standards in the

Community Development Code and other regulations applicable to new development or redevelopment. This standard is met.

***(G) The applicant shall demonstrate that development allowed by the proposed zone/map residential density change will be compatible with the surrounding neighborhood, or can be made compatible pursuant to development review of an individual application pursuant to the criteria contained in the Community Development Code.***

**Finding:** The proposed Zoning Map change from the high density Residential R-3 zone, to the low density R-7.5 zone, results in a residential density that is more compatible with the existing development pattern of the Mountain Park No's 7 and 8 subdivisions than the current zoning designation of R-3 because an R-7.5 zone, allowing single-family residential on the site, would be consistent with Mountain Park 7 and 8's combined low density residential subdivision with lots ranging from 7,500 and 10,000 square feet. This standard is met.

|  |
|--|
| <b><u>Community Culture – Civic Engagement</u></b> |
|--|

|                         |
|-------------------------|
| Policies 1, 2, 4 and 5. |
|-------------------------|

**Policy 1: Provide opportunities for citizen participation in preparing and revising local land use plans and ordinances.**

**Policy 2: Provide citizen involvement opportunities that are appropriate to the scale of a given planning effort. Large area plans, affecting a large portion of community residents and groups require citizen involvement opportunities of a broader scope than that required for more limited land use decisions.**

**Policy 4: Encourage citizens to participate through their neighborhood without excluding participation as individuals or through other groups.**

**Policy 5: Seek citizen input through service organizations, interest groups and individuals, as well as through neighborhood organizations.**

**Findings:** The CDC, which implements the Comprehensive Plan, contains requirements for a citizen involvement program that clearly defines the procedures by which the general public will be notified in the on-going land use planning process and enables citizens to comprehend the issues and become involved in decision making. All required notifications for input as specified in the Code were provided during this process, including noticing to all recognized neighborhood associations and business organizations and public hearings will be held before the Planning Commission and City Council. Through this outreach the City hosted a meeting with and received input from members of the Mountain Park Neighborhood Association. Therefore, the process followed for these amendments is in compliance with the above cited Comprehensive Plan policies. This criterion is met.

**Complete Neighborhoods and Housing**

Goals 1-5 Policies A-1c Policy A-2

**Housing Goals**

1. *Provide the opportunity for a variety of housing types in locations and environments to meet the needs and preferences of current and future households*
2. *Provide opportunities for housing at price and rent levels commensurate with the needs of current and anticipated residents.*
3. *Preserve and enhance the character of existing neighborhoods*
4. *Provide opportunity for needed housing while using land and public facilities as efficiently as possible and facilitating greater walking, biking and transit use.*
5. *Foster distinct and vibrant neighborhood mixed use villages to serve the daily needs of nearby residents.*

**Housing Policies**

**Policy A-1c:** *When reviewing requests for residential zone changes, in addition to applying the criteria outlined in the Land Use Planning Policies the following locational criteria apply:*

**a. Low Density Residential**

| <u>Density Classification</u> | <u>Minimum Square Feet of Area per Unit</u> |
|-------------------------------|---|
| R-15                          | 15,000 sq. ft.                              |
| R-10                          | 10,000 sq. ft.                              |
| R-7.5                         | 7,500 sq. ft.                               |

**Low density is intended for areas:**

- i.** *Where the predominate land use is low density housing;*
- ii.** *Where transportation routes are primarily collectors and local streets;*
- iii.** *Where public services are adequate but development constraints may exist; and*
- iv.** *Where less intense residential development can better adapt to the development opportunities and constraints posed by natural resources and hazards.*

**Finding:** The R-7.5 zone would allow a lower density upon redevelopment in an area where the predominate land use is designated R-7.5 (Low Density). The site is located on a local street and public services are available. Abutting properties are developed as low density subdivisions. Natural resources on the site will be subject to Sensitive Lands standards regardless of the increase in potential dwelling units. This criterion is met.

- 1. Policy A-2: Develop and maintain regulations and standards that ensure residential densities are appropriately related to site conditions including slopes, potential hazards, natural features, and the capacity of public services.**

**Finding:** The site is currently developed as a single family residence and is connected to public services. The current single family residential use demonstrates that low density, single family residential (R-7.5) use could occur on the site appropriate to site conditions, e.g., potential hazards, natural features, and are within the capacity of public services. This criterion is met

**Connected Community**

Efficiency C-6

**Goal C - Efficiency**

- 1. Policy C-6: Require applicants for zone change requests and conditional use permits to determine the resulting extent of impacts to the transportation system and provide mitigation deemed appropriate by the City to maintain transportation efficiency.**

**Finding:** The proposed zoning map amendment results in a slight reduction in potential development density on the subject lot. Therefore, any impact on the transportation system would be positive or neutral. This criterion is met.

**C. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN**

The Metro Urban Growth Management Functional Plan was approved November 21, 1996 by the Metro Council, and became effective February 19, 1997. The purpose of the plan is to implement the Regional Urban Growth Goals and Objectives (RUGGO), including the 2040 Growth Concept. The following findings address compliance with relevant Titles of the Functional Plan.

***Title 1 – Housing Capacity [MC 3.07.120.E].***

- E. A city or county may reduce the minimum zoned capacity of a single lot or parcel so long as the reduction has a negligible effect on the city's or county's overall minimum zoned residential capacity.***

**Finding:** Changing the zone from R-3 to R-7.5, on a 0.3 acre property that is currently occupied by a single family dwelling, would result in the potential loss of three lots. The residential dwelling capacity and projected housing demand for 2010-2035 (Table 20) found in the City of Lake Oswego Housing Needs Analysis states that the overall minimum zoned residential capacity for all zones is 5,063 units. The proposed zone change would result in a reduction to 5060 units, a 0.060% decrease resulting in a negligible impact to the residential capacity. This criterion is met.

**Title 5 Regional Transportation Functional Plan [MC 3.08.510.A]  
Amendment of Comprehensive Plans**

*When a city or county proposes to amend its comprehensive plan or its components, it shall consider the strategies in subsection 3.08.220A as part of the analysis required by OAR 660-012-0060. Metro Code 3.08.510.A.*

**Finding:** This standard outlines Transportation System Management strategies and access management improvements, transit bicycle and pedestrian system improvements, traffic calming and other land use strategies outlined in OAR 660-012-0035(2). This would include connectivity improvements to provide parallel arterials, collectors and local streets that include pedestrian and bicycle facilities. This standard is applicable when there is an amendment of “the comprehensive plan or its components.” An amendment of the zoning map is not an amendment of the comprehensive plan or components of the comprehensive plan. Therefore this standard does not apply.

(Further, staff notes that the rezone brings the zoning into conformance with the comprehensive plan designation. Thus there is no necessity to reconsider transportation strategies that were based upon the comprehensive plan designation. Finally, the proposed rezone is for one 0.30 acre parcel and would result in a reduction in potential density that would reduce any potential any impacts to these transportation systems.)

**D. TRANSPORTATION PLANNING RULE-OAR 660 12-0060)**

***The Transportation Planning Rule implements Statewide Planning Goal 12 (Transportation) to provide and encourage a safe, convenient and economic transportation system. If an amendment to a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the City must [either find that the land uses will be consistent with the planned function, capacity and performance of the transportation facility] or put in place measures [to improve the transportation facility], unless the amendment is allowed under section (3)[inadequate facilities but amendment does no additional harm], (9) [rezoning consistent with comprehensive plan and Transportation System Plan (TSP)], or (10)[map amendment affecting only land entirely within a multimodal mixed-use area (MMA), and other requirements] of this rule.***

**Finding:** This standard is met for any one of the following reasons: a reduction in potential numbers of vehicles using a transportation facility (1) will not “significantly affect” a transportation facility; (2) is automatically consistent with the maximum planned function, capacity and performance of the transportation facility; and (3) the rezoning from R-3 to R-7.5 is consistent with the comprehensive plan designation (R-7.5), does not change the comprehensive plan map, and is therefore also consistent with the TSP.

Other Considerations

The proposed zoning amendment does not result in any existing land use or development becoming non-conforming. The subject property is currently occupied by a single family dwelling, a use that is permitted in the R-7.5 zone.

## VI. RECOMMENDATION

Based on the information presented in this report, staff recommends approval of the proposed zone change.

### EXHIBITS

This staff report and all exhibits referenced below are part of the record and can be found by visiting the land use webpage for the case file. A link is provided at the end of this report.

- A. Draft Ordinance
  - A-1 Draft Ordinances 2750 (dated 06/15/17)
    - Attachment 1: City Council Findings and Conclusions [Not yet available]
    - Attachment 2: Proposed Zoning Map Amendments (dated 06/15/17)
- B. Findings, Conclusions and Order [No current exhibits; reserved for hearing use]
- C. Minutes [No current exhibits; reserved for hearing use]
- D. Staff Reports [No current exhibits; reserved for hearing use]
- E. Graphics/Plans
  - E-1 Comprehensive Plan Map, 03/21/17
  - E-2 Zoning Map, 03/21/17
- F. Written Materials
  - F-1 2013 Comprehensive Plan, Housing Needs Analysis, Table 20 (June 26, 2012; updated March 19, 2013)
- G. Letters [No current exhibits; reserved for hearing use]

Staff reports, exhibits and notices can be found by visiting the land use case webpages for LU 17-0022.

Use the link below to visit the City's "Project" page. In the "Search" box enter the land use case number then press "Submit":

<http://www.ci.oswego.or.us/projects>

