

October 8, 2009

Steve Hanschka
Senior Planner
Clackamas County Planning Division
Development Services Building
150 Beaver Creek Road
Oregon City, Oregon 97045

Re: Land Use Application: Z0583-09-TE

Dear Mr Hanschka:

The above referenced application is for a one-year time extension for final plat approval of a 5-lot minor subdivision at 4610 SE Whipple Ave. Mr Pavel Dubinstov is the property owner and applicant. In our effort to submit comment by October 13, the subject application and the documents pertaining to the original application for subdivision – Z1024-05 (including decisions by County staff and Hearings Officer, and the geotechnical report) were reviewed by the Oak Lodge Community Council’s Land Use Committee and Board of Directors. The Land Use Committee visited the site. The following comments represent the views of those two groups. These comments will be presented to the membership of the Oak Lodge Community Council at its regular monthly meeting on October 28. The Council may submit additional comment after that meeting.

Mr Dubinstov’s application for the subdivision (Z1024-05) was mailed to the OLCC on December 27, 2005. The OLCC reviewed the application and sent the county its approval on January 11, 2006. The application was finally approved by the Hearings Officer on September 17, 2007. Mr Dubinstov applied for a 1-year time extension of the two-year requirement for recording the final plat, as provided in ZDO 1106.06, on September 14, 2009. Application Z0583-09 for time extension is timely.

Mr Dubinstov’s application cites “financial circumstances” as preventing him from completing final plat preparation. In general, we believe recent economic conditions to be “good cause for failure to record the final plat with the County Clerk” (Z1106.06.A.2b.). Mr Dubinstov also states that those issues have been resolved and he expects to fulfill all requirements for recording of the final plat within the 1-year extension period. After visiting the site and conferring with OLSD, we have reasonable expectation “that the final plat will be recorded within the 1-year extension period,” and that “there have been no changes in the property or surrounding area that would be cause for reconsideration of the original decision” (1106.06.A.2.c-d). We approve the application.

Sincerely,

Eleanore Hunter, Chair
Oak Lodge Community Council