

**STAFF REPORT TOWN OF LAKEVIEW**  
**APPLICATION NO. 531**  
**APRIL 30, 2010**

**APPLICANT:** John R. Cogar.

**PURPOSE OF REQUEST AND PROPERTY DESCRIPTION:** The applicant wants to change the plan and zone designations from Residential to Highway Commercial Subdistrict for 12.48 acres described as:

<u>Tax Map</u>	<u>Tax Lot</u>	<u>Size (acres)</u>	<u>Existing Designation</u>	<u>Proposed Designation</u>
39 20 16AB	8700	4.42	R, Residential	Highway Commercial Subdistrict
39 20 16AC	100	8.06	R, Residential	Highway Commercial Subdistrict

Proposed uses include a redesigned 70-space RV park and commercial uses, possibly 6 commercial buildings.

The property abuts Roberta Avenue to the west between S. 3<sup>rd</sup> and N. 2<sup>nd</sup> Streets.

The property was recently annexed to the Town of Lakeview. A 214-space temporary RV park is under construction. The County approved Conditional Use Permit No. 1219 on September 23, 2009 for the temporary RV Park. Several conditions of approval were attached, including (1) the park is for the exclusive use of Ruby Pipeline construction personnel and relatives and (2) six months after completion of the Ruby Pipeline construction, all facilities and infrastructure on the property shall be returned to its former vacant status with some exceptions (publicly owned water and sewer facilities, public roads, electrical and gas facilities, privacy fencing). Concerns expressed by 29 residents during the hearing included dust and inadequate sealing of road surfaces; increased traffic, hazards for children, vehicles on road at odd hours; noise; and, the property owner will convert the temporary RV park into a permanent facility.

100 spaces of the temporary RV park will be abandoned and revert to 24 residential building lots. That property is not part of this application and remains in a Residential District.

**The Planning Commission makes recommendations on map amendments to the Town Council.**

**CURRENT USE:** The property is mostly the temporary RV park under construction (Blocks 93, 94, 99 and 100). 1.55 acres (Block 98) are proposed for sale to Lakeview Sanitation for expansion of that business. The remaining acreage (Block 95 – between Center and North 2<sup>nd</sup> Streets and U and V Streets) is vacant.

**COMPREHENSIVE PLAN AND DEVELOPMENT CODE:** The property is in an R, Residential, plan and land use district designation.

**ADJACENT ZONING AND USES:** R and HC. Adjacent uses include Pacific Power substation to the north, vacant County-owned property to the west (proposed temporary housing for Ruby Pipeline construction workers), baseball park to the south and residential uses to the east.

**ACCESS:** South 3rd Street and Roberta Avenue. The application includes *Cogar Property Traffic Impact Study*. The report finds the zone change will not adversely affect traffic in the areas of Roberta Avenue, South 3<sup>rd</sup> Street and Oregon State Highway 140. The number of Average Daily Trips generated is below the criteria requiring a traffic impact study (Page 3).

**WATER AND SEWER:** Town water and sewer services.

**FIRE PROTECTION:** Town of Lakeview.

**AGENCIES MAILED SPECIAL NOTICE:** Oregon Department of Land Conservation and Development, Oregon Department of Transportation.

**NOTICE:** Notice to Oregon Department of Land Conservation and Development, March 24, 2010; by publication, *Lake County Examiner*, April 21, 2010; individual notice by mail to adjacent property owners, April 20, 2010.

**RELEVANT CODE PROVISIONS:** Town of Lakeview Comprehensive Plan and Town of Lakeview Development Code: Chapter 2.2.180 (Highway Commercial Sub-District), 4.1.600 (Type IV Procedure) and 4.7 (Land Use District Map and Text Amendments).

Applicant's information – burden of proof statement and transportation study report (*Cogar Property Traffic Impact Study March 2010*) - was reviewed against the Town's Comprehensive Plan and Code provisions with the following findings:

#### **Development Code, Chapter 4.7.300**

##### **A. Approval of the request is consistent with the Statewide Planning Goals.**

*Goal 1, Citizen Participation.* The public has had every opportunity to participate in the process of developing the current comprehensive plan and development code. They have had the opportunity to participate in the amendments to the plan and code. Now they have the opportunity to participate in this proposed Map amendment to the plan and code.

*Goal 2, Land Use Planning.* The planning process identified the need for continued growth in our Highway/Commercial space and in particular identified the need in

providing more campground spaces under Goal V.B.7 parks, golf courses and campgrounds.

*Goal 3, Agricultural Land Preservation and 4, Forest Lands.* The preservation of productive agricultural land is not a factor in this application. The land is currently zoned Residential.

*Goal 4, Forest Lands,* is not applicable to the Town of Lakeview.

*Goal 5, Open Spaces, Scenic and Historic Areas and Natural Resources.* The majority of this site is a temporary 200 space Recreational Vehicle Park built for the use of guest workers and as such has been filled, graded or otherwise altered to where none of the Plan Policies associated with this goal seem to apply.

*Goal 6, Air, Water and Land Resources Quality.* Proposed uses will comply with applicable local, state and federal standards.

*Goal 7, Areas Subject to Natural Disasters and Hazards.* This area is in a flood plain. Permanent structures will be built to comply with applicable code.

*Goal 8, Recreational Needs.* The Town of Lakeview Comprehensive Plan identifies the need for up to 400 new camping spaces to be built in Lakeview by the year 2000 (Page 13, Technical Data Report, A Supplemental Document to the Lakeview Comprehensive Plan). To date, Spring 2010, there have been none built. By approving the change in zoning to Highway Commercial, the existing temporary use of a majority of the property as a recreation vehicle park will provide up to a hundred of those 400 spaces identified in the Comprehensive Plan.

*Goal 9, Economic Development.* These amendments will improve the potential for economic development in the Town of Lakeview by providing a properly zoned area for Recreational Vehicles and Camping. A permanent Class "A" RV Park should create between four and six full time jobs in Lakeview and bring much needed tourism dollars into the community. The change will allow Lakeview Sanitation to expand their services to the Town of Lakeview including expanding their recycling programs.

*Goal 10, Housing.* This change will positively affect permanent housing. Twenty-four new, affordable residential building lots are being created. As of 2000, there was 600 acres inside the UGB identified as available for future residential development. This change affects about 12 acres, and in addition, provides temporary residential facilities for around 100 recreation vehicles.

*Goal 11, Public Facilities and Services.* Public services are available on the site at this time. The Town systems have adequate capacity to accommodate the potential build out of the property. Paved streets, water, sewer, fire hydrants and electric have already been (or will be) installed in the RV Park section and the Residential section.

Water and sewer is available to the Lakeview Sanitation property from North 2<sup>nd</sup> and V Streets.

*Goal 12, Transportation.* There are public roads existing on the site at this time. Access to the Town streets meet the requirements of the Transportation Systems Plan. All currently approved streets will be paved and are being built to Town of Lakeview Standards.

*Goal 13, Energy Conservation.* The area is situated adjacent to existing transportation corridors thus minimizing travel to or from main transportation routes. No new roads will be required to be built for the RV Park or the housing section on U Street.

*Goal 14, Urbanization.* This area was a major undeveloped area within the Town of Lakeview. This goal suggests that infill and redevelopment of areas within the existing Town limits be encouraged first. This amendment accomplishes that goal. The use proposed for the area, as a recreational vehicle park is compatible with existing residential use. The traveling publics, who use recreational vehicles, use those vehicles as their residence. In essence a recreational vehicle is a residence and as a residence is compatible with other residences such as the manufactured home residences on adjacent property.

*Goals 15, Willamette River Greenway; 16, Estuarine Resources; 17, Coastal Shorelands; 18, Beaches and Dunes; and 19, Ocean Resources* do not apply as these areas are geographically removed from the Town of Lakeview.

**B. Approval of the request is consistent with the Comprehensive Plan.**

**Planning Process, Section 2.B, Policy 5.** *That as a condition of making plan changes, it will be determined that community attitudes and/or physical, social, economic or environmental changes have occurred in the area or related areas since Plan adoption (and revision) and that a public need supports the change, or that the original plan (as revised) was incorrect.*

The building of this temporary RV Park has irrevocably changed this property and there is a proven need for a facility for the future housing of guest workers. It makes no economic sense to destroy this facility and deprive both the community and the owner of economic benefit. Lastly, by not approving this zone change, the property will become an environmental problem as a gravel covered "parking" lot with no economic value.

**Planning Process, Section 2.B, Policy 6.** *That in considering Plan revisions, alternative sites for the proposed uses will be considered, and it will be determined that the area proposed to be changed compares favorably with other areas which might be available for the use(s) proposed.*

Given the fact that the proposed use of the property is as a recreation vehicle park and that the property is currently a recreational vehicle park, there may be no better location for an RV Park inside the Town limits of Lakeview. Further, there is no other property already properly zoned of a size that works as well as this property since it is already an RV Park.

**C. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

All water, sewer and fire protection is in place for the residential building lots and RV Park property. All roads are being built to Town specifications and will be paved by the Ruby Pipeline contractor who is building the RV Park.

Water and sewer is available to Lakeview Sanitation adjacent to the property they wish to purchase at the corner of North 2<sup>nd</sup> and V Streets.

Roberta Avenue is a major roadway designed as a future west side by-pass and has no problems handling the anticipated increase in travel due to the RV Park or the expansion of the Lakeview Sanitation business.

**D. Evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 4.7.600, as applicable.**

The Lake County Planning Commission approved the use of this property as a temporary RV Park in an agricultural zone under an emergency provision of the code allowing a "Temporary RV Park" because of the great need to provide the facility to serve the hundreds of workers coming to Lakeview.

West of Roberta Avenue, Ruby Pipeline is building another huge facility to accommodate 400 guest workers in dormitory type temporary housing. When they leave, this huge gravel covered property will become an area for future business expansion or (as has been mentioned in public hearings,) the County is looking at the possibility of using that area for a new corrections facility. It is highly unlikely that it would ever be residential.

The Applicant property had to be annexed into the Town to receive water and sewer service and therefore became a residential zoned property with a non-conforming use. The Town does not allow a temporary RV Park in any zone.

Hence, there is great evidence that the entire neighborhood has changed from a former agricultural use under County zoning to a commercial non-conforming use in a residential zone. The best interests of the community and the landowner are best

served by changing the zone to Highway Commercial. It could be argued the area adjacent to Roberta was not zoned correctly years ago given its proximity to an auto wrecking yard and Oregon State Highway Department of Transportation Yard, adjacent to what is designated as a future west side by-pass, and just down the street from a sewer pond.

**DECISION CRITERIA:** Decision criteria are found at Chapter 4.1.600G and 4.7.300. They are listed below. The applicant's burden of proof statement specifically addresses the criteria.

- Approval of the request is consistent with the Statewide Planning Goals;
- Approval of the request is consistent with the Comprehensive Plan;
- The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.
- Evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 4.7.600, as applicable.

These criteria are used by the Planning Commission to evaluate the application in making a decision to approve or deny the application. The Planning Commission should use the above information, in addition to the application, information from the public hearing and the Town's Comprehensive Plan and implementing regulations to make findings. Findings state the relevant facts and how each approval criterion is satisfied by the facts.



**Comprehensive Plan Map Amendment  
Zone Map Amendment**

**Residential R-2 to H/C Highway Commercial**

**Applicant: John R. Cogar  
PO BX 166  
Lakeview, OR 97630  
541-417-1143**

## **Table of Contents**

**Page 1 Property Description**

**Page 2 Description of Requested Action**

**Page 3 Traffic Impact Study**

**Page 4 & 5 Standards for Map Amendments part "A"**

**Page 6 & 7 The request is in compliance with the Town of Lakeview  
Comprehensive Plan part "B"**

**Page 8 The Property and affected area is presently provided with  
adequate public facilities, services and transportation networks  
to support the use... "C"**

**Page 9 Evidence of change of the neighborhood or the community..."D"**

**Page 10 Summary**

**Page 11 Policy 5 & 6**

**Page 12 Map showing Existing Plan Zone Designations**

**Page 13 Map showing Proposed Plan Zone Amendments**

**Page 14 Map showing Ruby Pipeline RV Park**

**Page 15 Map showing 24 new residential building lots (Buffer Zone)**

**Attached: Neighboring Property Owners within 100 feet of Cogar  
property.**

**Comprehensive Plan Map Amendment  
Zone Map Amendment**

**Part of T39S R20E Map 16ac Tax lot 100  
Map 16ab Tax lot 8700**

T39S R20E Tax map 16 AB part of Tax lot 8700

Described as: Block 98, Oregon Valley Land Company First Addition to the Town of Lakeview.... Lots 1 through 20.

Block 95 OVL First Addition, Lots 32 through 48 and lots 1 through 20.

T39S R20E Tax map 16 AC part of tax lot 100

Described as: Block 99 OVL First Addition, Lots 1 through 15 and 32 through 46

Block 94 OVL First Addition, Lots 45 through 46

Block 100 OVL First Addition, Lots 1 through 48

Block 93 OVL First Addition, Lots 25 through 48

**Owner and Applicant: John R. Cogar Owner  
PO BX 166  
Lakeview, OR 97630**

**Property: Described as being East of Roberta Avenue, North of South Third Street, West of the Alley between U and V Streets and South of a (east/west) line 100 feet South of North Second Street.....**

**Description of Requested Action:**

**Change the current R-2 Residential Comprehensive Plan Map Classification to H/C Highway Commercial for the above described property.**

Lake County Planning Commission approved a temporary RV Park to be located on a portion of Applicants property for 214 RV Spaces necessary for workers on the Ruby Natural Gas Line Project.

The Town of Lakeview approved a request for water and sewer services to said temporary RV Park. As part of that approval, Applicant has agreed to annexation of said property into the Town of Lakeview.

Upon Annexation, zoning under the Town of Lakeview Comprehensive plan designates said Applicant property to be R-2 Residential which does not allow a temporary or long term RV Park.

The Temporary RV Park is being allowed to be built as a non-conforming use at present.

The zone for the Applicant's Property needs to be changed to H/C Highway Commercial to allow Applicant to maintain a smaller, long term RV park, (as an allowed use in H/C Highway Commercial Zoning) on a portion of the property.

Second, the Applicant has agreed to sell property adjacent to Lakeview Sanitary Service to the owner, Sonny Myric. (Block 98 OVL First Addition west of north V Street.) This land is currently also zoned R-2 and requires a change to H/C to allow Lakeview Sanitary to expand their business..

**Traffic Impact Study**

TO BE ATTACHED by ANDERSON ENGINEERING...

## **Standards for Map Amendments**

### **A. This request is in compliance with the applicable Statewide Planning goals.**

**Citizen Participation.** The public has had every opportunity to participate in the process of developing the current comprehensive plan and development code. They have had the opportunity to participate in the amendments to the plan and code. Now they have the opportunity to participate in this proposed Map amendment to the plan and code.

**Planning Process.** The planning process identified the need for continued growth in our Highway/Commercial space and in particular identified the need in providing more campground spaces under V. (b) and #7 Parks, golf courses and campgrounds.

**Agricultural Lands.** The preservation of productive agricultural land is not a factor in this application. The land is currently zoned Residential

**Forest Lands.** The preservation of productive forest land is not applicable to this application.

**Open Space, Scenic and Historic Areas and Natural Resources.** The majority of this site is a temporary 200 space Recreational Vehicle Park built for the use of the guest workers and as such has been filled, graded or otherwise altered to where none of the Plan Policies associated with this goal seem to apply.

**Air, Water and Land Resources Quality.** Proposed uses will comply with applicable local, state and federal standards.

**Areas Subject to Natural Hazards and Disasters.** This area is in a flood plain. Permanent structures will be built to comply with applicable code.

**Recreation Needs.** The Town of Lakeview Comprehensive Plan identifies the need for up to 400 new camping spaces to be built in Lakeview by the year 2000.... To date Spring of 2010, there have been **none** built. By approving the change in zoning to H/C Highway Commercial, the existing temporary use of a majority of the property as a recreation vehicle park will provide up to a hundred of those 400 spaces identified in the Comprehensive plan.

**Economic Development.** These amendments will improve the potential for economic development in the Town of Lakeview by providing a properly zoned

area for Recreational Vehicles and Camping. A permanent Class "A" RV Park should create between four and six full time jobs here in Lakeview and bring much needed tourism dollars into the community. The change will allow Lakeview Sanitary to expand their services to the Town of Lakeview including expanding their recycling programs.

### **Housing.**

This change will positively effect permanent housing. We are providing for the future in this area with a total of 24 new, affordable home lots. As of 2000 there was 600 acres inside the UGB identified as available for future residential development. This change effects about 15 acres, and in addition, provides temporary residential facilities for around 100 recreation vehicles.

### **Public Services and Facilities.**

Public services are available on the site at this time. The Town systems have adequate capacity to accommodate the potential build out of the property. Paved Streets, water, sewer, fire hydrants and electric have already been (or will be) installed in the RV Park section and the standard Residential section. Water and sewer is available to the Myric property from North 2<sup>nd</sup>. St and V Streets.

### **Transportation.**

There are public roads existing on the site at this time. Access to the Town streets meet the requirements of the Transportation Systems Plan. All currently approved streets will be paved and are being built to Town of Lakeview Standards.

### **Energy**

The area is situated adjacent to existing transportation corridors thus minimizing travel to or from main transportation routes. No new roads will be required to be built for the rv park or the housing section on U Street.

### **Urbanization.**

This area was a major undeveloped area within the Town of Lakeview. This goal suggests that in-fill and redevelopment of areas within the existing Town limits be encouraged first. This amendment helps to accomplish that goal. The use proposed for the area, as a recreational vehicle park is compatible with existing residential use. The traveling public who use recreational vehicles, use those vehicles as their residence. In essence a recreational vehicle is a residence and as a residence is compatible with other residences such as the manufactured home residences on adjacent property.

**B. The request is in compliance with the Town of Lakeview Comprehensive Plan**

“The Purpose. In addition to compliance with the Statewide Planning Goals, Administrative Rules and Statutes, the four basic purposes of the plan are (1) to encourage desirable growth, (2) accommodate anticipated development, (3) make provisions for those uses that may be needed by the community, but which may have such undesirable characteristics as noise smoke or odor and (4) to protect individuals and public investments....” *Town of Lakeview Comprehensive Plan*

It is easy to see how this Zone Change application is in compliance with the Comprehensive plan in the first three items above:

**1. To encourage desirable growth.**

The RV Park will provide a new business in Lakeview that will bring growth to Lakeview by providing a tourism related facility allowing more people to visit the Outback of Oregon.

**2. Accommodate anticipated development**

It will accommodate anticipated development by providing the availability of rv space to guest workers such as the 400 people anticipated to need housing for up to two years if the proposed bio-mass plant is built at Fremont Sawmill. Perhaps housing for the employees of Nevada Geothermal Power building a utility grade geothermal electric generator facility in Adel should their exploration be successful...

**3. Make provisions for those uses that may be needed by the community, but which may have undesirable characteristics** Some neighbors that oppose anything new taking place in their back yard might object to this zone change, but no harm can be caused by bringing wealthy tourists to town or providing professional guest workers with nice accommodations. The worst result may be a little increased traffic on Roberta Avenue, but far less than would be created by a Motel.

**4. But most importantly, changing the zone from residential to H/C Highway Commercial will protect public investment from great harm.** Over a million dollars is being spent building a temporary RV Park to be used by the guest workers here for the summer of 2010 and perhaps 2011 building the Ruby Natural Gas Pipeline. This investment will include extending water and sewer services west of the Urban Growth Boundary at Roberta Avenue. It involves building a sewer pump system and paving South V Street, South U Street, and South First

Street all of which becomes the property of the Town of Lakeview built at no cost to the Town of Lakeview.

This infrastructure allows Ruby Pipeline contractor's to install 200 + spaces for a recreational vehicle park necessary because our community did not have the spaces available to house these workers. The Comprehensive plan has identified the need for up to 400 camping spaces to be built by the year 2000. **NONE WERE EVER BUILT** (Please see **Recreation** on Page 13, of the Technical Data Report A Supplemental Document to the Lakeview Comprehensive Plan.)

This Zone Change application is in Compliance with the Comprehensive Plan in that by changing the zone from Residential to H/C Highway Commercial it will **protect the Applicant from great harm.** Given that the current residential zone does not allow a recreational vehicle park, the County Planning commission stipulated all the infrastructure for the RV Park on the private property would have to be removed at the end of the temporary use and that the Town Council also made that stipulation subject to applicant getting a zone change...

Changing the zone to H/C Highway Commercial will allow the applicant to keep a reasonable number of RV sites and infrastructure. Applicant has made every effort to reach a reasonable compromise with the residents of the near by manufactured home subdivision (who had concerns about a permanent RV park) with the installation of a chain link privacy fence (to be built as part of the RV park) and agreeing to build out the next entire street west of this manufactured home subdivision (which is South "U" Street) with 22 large building lots 100 by 135 feet and two 75 by 135 foot lots for a total of 24 new building lots that will serve as a buffer zone between existing property owners (345 feet away) and the RV Park.

Unless this zone change is approved, hundreds of thousands of dollars of existing equipment will be destroyed and will leave the individual, the owner/applicant, without any way to use the rest of the "former" RV Park.

If the infrastructure is removed it will leave ten acres inside the city limits of gravel parking lot. There is no way anyone will ever tear up the paved city streets to install water and sewer to that area, which will leave the property without value and cost the Town thousands in lost tax revenue.

Without the Zone Change, Lakeview Sanitary currently commercially zoned, cannot expand their business and will have to move to another location.

This is the most important reason for this zone change.....

This zone change, "Will protect individuals and public investments"

**C. The Property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use...**

All water, sewer and fire protection is in place for the Building lots and RV Park property. All roads are being built to Town specifications and will be paved by the Ruby Pipeline contractor who is building the rv park.

Water and sewer is available to Lakeview Sanitary adjacent to the property they wish to purchase at the corner of North 2<sup>nd</sup> street and North V st.

Roberta Avenue is a major roadway designed as a future west side by-pass and has no problems handling the anticipated increase in travel due to the RV Park or the expansion of the Lakeview Sanitary business.

**D. Evidence of change of the neighborhood or the community...**

The Lake County Planning Commission approved the use of this property as a temporary RV Park in an agricultural zone under an emergency provision of the code allowing a "Temporary RV Park" because of the great need to provide the facility to serve the hundreds of workers coming to Lakeview.

West of Roberta Avenue, Ruby pipeline is building another huge facility to accommodate 400 guest workers in dormitory type temporary housing. When they leave, this huge gravel covered property will become an area for future business expansion or (as has been mentioned in public hearings,) the County is looking at the possibility of using that area for a new corrections facility... Highly unlikely that it ever would be residential...

The Applicant property had to be annexed into the Town to receive water and sewer service and therefore became a residential zoned property with a non-conforming use. The Town does not allow a temporary RV Park in any zone.

Hence, there is great evidence that the entire neighborhood has changed from a former agricultural use under county zone to a commercial non-conforming use in a residential zone. The best interests of the community and the landowner, are best served by changing the zone to H/C Highway Commercial. It could be argued the area adjacent to Roberta was not zoned correctly years ago given its proximity to an auto wrecking yard and Oregon State Highway Department of Transportation Yard .....adjacent to what is designated as a future west side by-pass, and just down the street from a sewer pond.

## Summary

In summary, the Town has an opportunity to resolve a potential legal issue in a manner which accomplishes the goals of the landowner and allows the Town to continue to plan for the future growth of the community under the guidelines of our Comprehensive Plan and Development Code. Under this **Comprehensive Plan Map Amendment** the non-conforming use of a temporary RV Park in a R-2 Residential Zone will be alleviated by changing this land to H/C Highway Commercial and thus allow a permanent RV Park.

Residential neighbors to the east on "S" and "T" Streets should be happy to see the chain link privacy fence and a 345 foot buffer zone of twenty four residential lots left for sale on "U" Street.

The community will benefit from the development of a nice "Class A" Recreational Vehicle Park inside the Town limits serving the needs of guest workers and visitors alike.

Further, the proximity to the Lakeview Little League Baseball fields will facilitate future community baseball tournaments by providing rv space for participants.. The Comprehensive Plan identified the need for up to 400 more camping spots in Lakeview for recreational pursuits. This zone change will provide up to a hundred of those spots.

The alternative to this zone change will cause the landowner to be forced to remove hundreds of thousands of dollars worth of infrastructure. This will leave the owner with no possible means of developing or maintaining the property and deprive the Town of Lakeview of thousands of dollars in tax revenues. Without a zone change Lakeview Sanitary will be unable to purchase property they need to expand their business and will be forced to move or curtail their expanding services to the community.

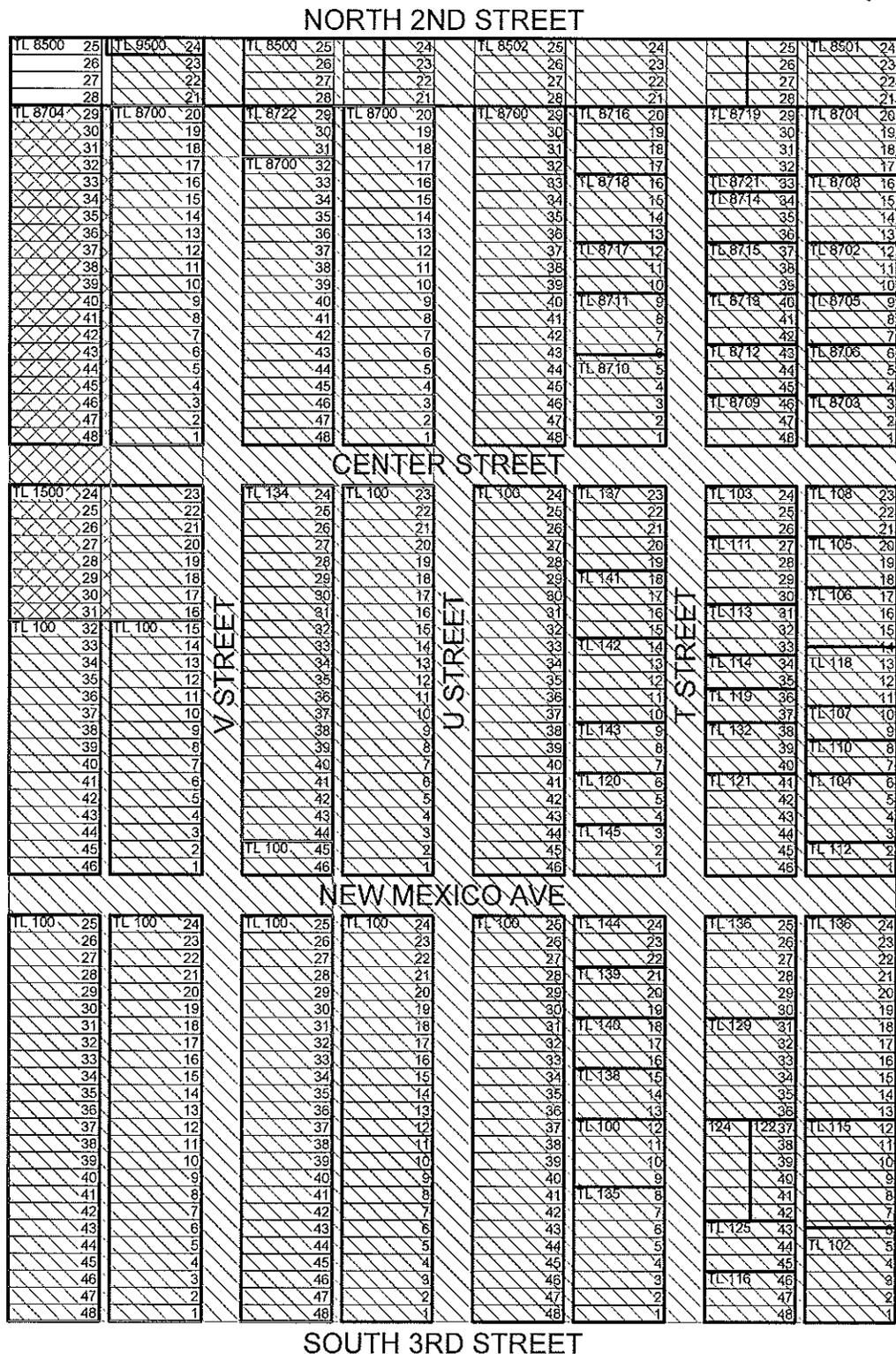
Lakeview needs a first class RV Park for the traveler and the guest worker. Given the infrastructure already in place at this location one must conclude that here is no better location in the Town for a RV Park than this one that is already set up for an RV Park.

- A. The requested change is consistent with the Statewide Planning Goals.
- B. The requested change is consistent with the Town of Lakeview Comprehensive Plan.
- C. The Property and affected area is presently served by all new and upgraded water, Sewer and fire facilities. New paved streets are located on the property and meet Town standards.

- Policy 5** Given the fact that this property has been irrevocably changed by the building of this temporary RV Park and there is a proven need for a facility for the future housing of guest workers, it makes no economic sense to destroy this facility and deprive both the community and the owner of economic benefit. Lastly, by not approving this zone change, the property will become an Environmental problem as a gravel covered “parking” lot with no economic value.
- Policy 6** Given the fact that the proposed use of the property is as a recreation vehicle park and that the property is currently a recreational vehicle park there may be no better location for a rv park inside the city limits of the Town of Lakeview. Further there is no other property already properly zoned of a size that works as well as this property since it is already a rv park...

Respectfully submitted,

John R. Cogar  
PO Box 166  
Lakeview, OR 97630  
**541-417-1143**



COMPREHENSIVE PLAN ZONING R2 - RESIDENTIAL  
 COMPREHENSIVE PLAN ZONING C1 COMMERCIAL

DATE: MAR 2010  
 SCALE: NO SCALE  
 JOB: 2010-025  
 DWG. BY: J.E.H.  
 FILE: 2010-025  
 SHEET 1 OF 2

**EXISTING PLAN/ZONE DESIGNATIONS**  
**JOHN COGAR**  
**LAKEVIEW OREGON**



**ANDERSON ENGINEERING  
 AND SURVEYING, INC.**  
 P.O. BOX 28  
 LAKEVIEW, OREGON 97630  
 (541) 947-4407  
 FAX 947-2321

NORTH 2ND STREET

TL 8500 25	TL 9500 24	TL 8500 26		TL 8502 25			TL 8501 24
26	23	26		26			26
27	22	27		27			27
28	21	28		28			28
TL 8704 29	TL 8700 20	TL 8722 29	TL 8700 20	TL 8700 29	TL 8716 20	TL 8719 29	TL 8701 20
30	19	30	19	30	19	30	19
31	18	31	18	31	18	31	18
32	17	TL 8700 32	17	32	17	TL 8721 33	TL 8708 16
33	16	33	16	33	16	TL 8714 34	16
34	15	34	15	34	15	35	14
35	14	35	14	35	14	36	13
36	13	36	13	36	13	37	12
37	12	37	12	37	12	TL 8717 12	TL 8715 37
38	11	38	11	38	11	39	10
39	10	39	10	39	10	40	9
40	9	40	9	40	9	41	8
41	8	41	8	41	8	42	7
42	7	42	7	42	7	43	6
43	6	43	6	43	6	44	5
44	5	44	5	44	5	45	4
45	4	45	4	45	4	46	3
46	3	46	3	46	3	47	2
47	2	47	2	47	2	48	1
48	1	48	1	48	1	48	1

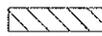
CENTER STREET

TL 1500 24		TL 134 24	TL 100 23	TL 100 24	TL 137 23	TL 103 24	TL 108 23
25	23	25	22	25	22	25	22
26	21	26	21	26	21	26	21
27	20	27	20	27	20	27	20
28	19	28	19	28	19	28	19
29	18	29	18	29	18	29	18
30	17	30	17	30	17	30	17
31	16	31	16	31	16	31	16
TL 100 32	TL 100 15	32	15	32	15	32	15
33	14	33	14	33	14	33	14
34	13	34	13	34	13	34	13
35	12	35	12	35	12	35	12
36	11	36	11	36	11	36	11
37	10	37	10	37	10	37	10
38	9	38	9	38	9	38	9
39	8	39	8	39	8	39	8
40	7	40	7	40	7	40	7
41	6	41	6	41	6	41	6
42	5	42	5	42	5	42	5
43	4	43	4	43	4	43	4
44	3	44	3	44	3	44	3
45	2	45	2	45	2	45	2
46	1	46	1	46	1	46	1

NEW MEXICO AVE

TL 100 25	TL 100 24	TL 100 25	TL 100 24	TL 100 25	TL 144 24	TL 136 25	TL 136 24
26	23	26	23	26	23	26	23
27	22	27	22	27	22	27	22
28	21	28	21	28	21	28	21
29	20	29	20	29	20	29	20
30	19	30	19	30	19	30	19
31	18	31	18	31	18	31	18
32	17	32	17	32	17	32	17
33	16	33	16	33	16	33	16
34	15	34	15	34	15	34	15
35	14	35	14	35	14	35	14
36	13	36	13	36	13	36	13
37	12	37	12	37	12	37	12
38	11	38	11	38	11	38	11
39	10	39	10	39	10	39	10
40	9	40	9	40	9	40	9
41	8	41	8	41	8	41	8
42	7	42	7	42	7	42	7
43	6	43	6	43	6	43	6
44	5	44	5	44	5	44	5
45	4	45	4	45	4	45	4
46	3	46	3	46	3	46	3
47	2	47	2	47	2	47	2
48	1	48	1	48	1	48	1

SOUTH 3RD STREET

-  COMPREHENSIVE PLAN ZONING R2 - RESIDENTIAL
-  COMPREHENSIVE PLAN ZONING C1 COMMERCIAL
-  PROPOSED PROPERTY TO CHANGE TO H/C - HIGHWAY COMMERCIAL



ROBERTA AVE.

V STREET

U STREET

T STREET

S STREET

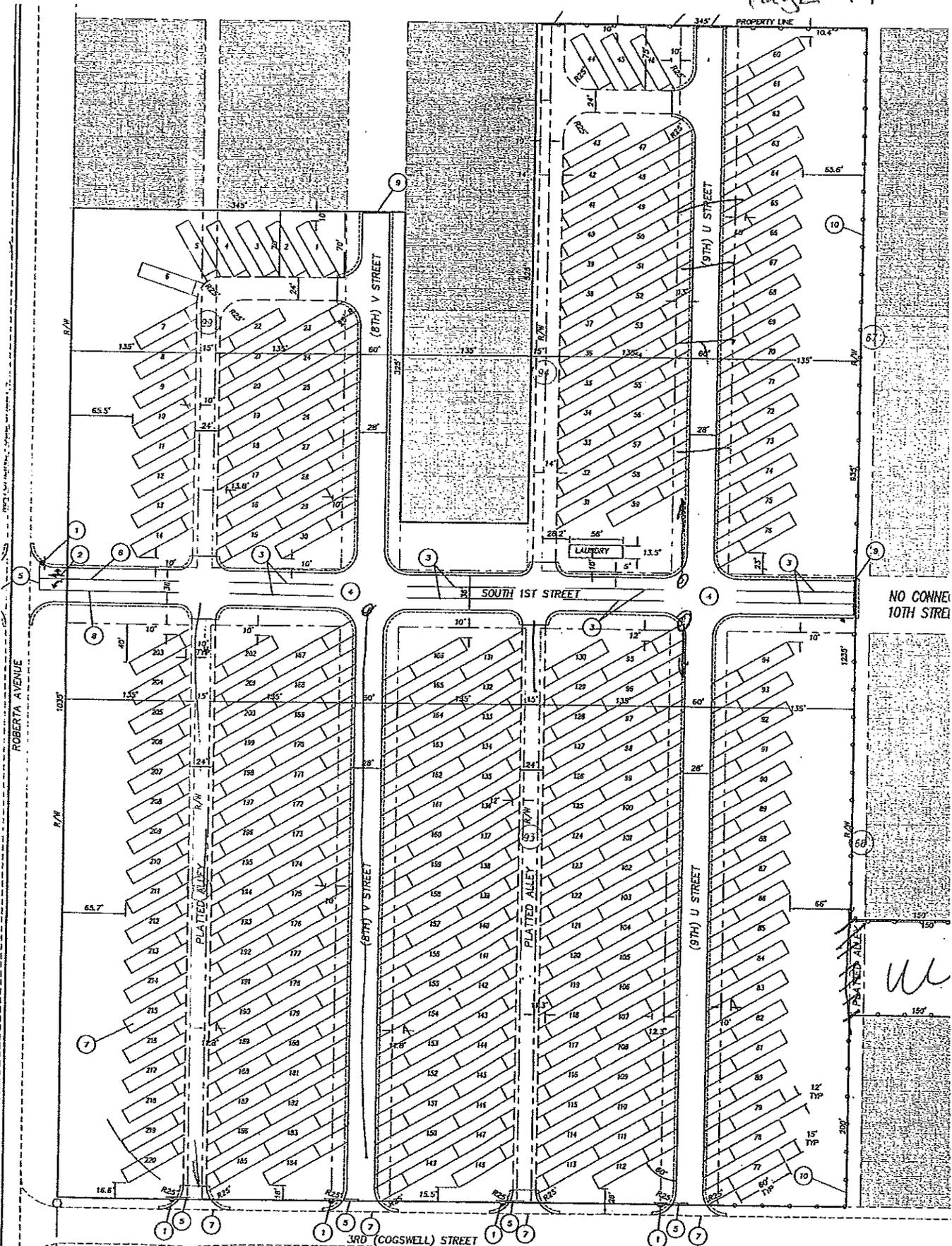


**ANDERSON ENGINEERING AND SURVEYING, INC.**

P.O. BOX 28  
LAKEVIEW, OREGON 97630  
(541) 947-4407  
FAX 947-2321

**PROPOSED PLAN/ZONE AMENDMENT**  
**JOHN COGAR**  
**LAKEVIEW OREGON**

DATE: MAR 2010  
SCALE: NO SCALE  
JOB: 2010-025  
DWG. BY: J.E.H.  
FILE: 2010-025  
SHEET 2 OF 2



SITE PLAN  
SCALE: 1"=50'

1  
6



**Zone Change Addresses**  
**Cogar H/C Highway Commercial**  
**Neighboring property owners within 100 Feet**

**T39S R20E Sec 16AC**

- 137 Kemp, Jeffrey & Tammy  
68 South T Street  
Lakeview, OR 97630
- 141 Klippenstein, Kirk & Marcia  
91704 Dog Lake Lane  
Lakeview, Oregon 97630
- 142 Davis, Michael L.  
92 South T St.  
Lakeview, OR 97630
- 143 Foster, Ed & Sue  
704 E 21<sup>st</sup> Pls,  
Newton, IA 50208
- 120 Sheridan, Dennis & Clidean  
PO BX 844  
Lakeview, OR 97630
- 145 Marve Moulton Family Trust  
916 Center Street  
Lakeview, OR 97630
- 144 Warren, Johnnie & Carol  
420 South G St.  
Lakeview, OR 97630
- 139 Fleury, Jeanine & David  
204 South T St.  
Lakeview, OR 97630
- 140 Klippenstein, Kirk & Marcia  
91704 Dog Lake Lane  
Lakeview, Oregon 97630
- 138 Klippenstein, Kirk & Marcia  
91704 Dog Lake Lane  
Lakeview, Oregon 97630

129 Young, Bert L & Toxie  
150 South S St.  
Lakeview, OR 97630

124 Wiseman, Kimberlie  
91879 Schultz Lane  
Lakeview, OR 97630

125 Martin, Joey E & Stacy  
249 South T St.  
Lakeview, Oregon 97630

1500 PP&L  
825 NE Multnomah  
Portland, OR 97232

Base Ball Fields: Town of Lakeview  
525 North First St.  
Lakeview, OR 97630

### **T39S R30E Sec 16AB**

8500 Yates, Michael & Lois  
231 North V St.  
Lakeview, OR 97630

8502 Denbrook, Gary L  
PO BX 177  
Lakeview, OR 97630

8704 Surburban Sanitary  
AJ Myric  
PO BX 237  
Estacada, OR 97023

8716 Chartier, Kenneth & Elizabeth  
906 North 9<sup>th</sup> ST.  
Lakeview, OR 97630

8718 Bucher, Edward & Melissa  
51 North T St.  
Lakeview, OR 97630

8717 Landau, Ken & Sonda  
93741 Stock Drive Lane  
Lakeview, OR 97630

8711 Landau, Ken & Sonda  
93741 Stock Drive Lane  
Lakeview, OR 97630

8710 Struble, Richard & Diane  
21 North T St.  
Lakeview, OR 97630

**LAKEVIEW TOWN PLANNING COMMISSION**

**HEARING NOTICE**

**Application No. 531**

**I. Land Use Action**

**Type of Land Use Action:** Comprehensive Plan and Land Use District Map Amendments

**Nature of Use Which Could be Authorized:** Highway Commercial.

**II. Applicable Criteria:** Town of Lakeview Comprehensive Plan and Town of Lakeview Development Code: Chapter 2.2.180 (Highway Commercial Subdistrict), 4.1.600 (Type IV Procedure) and 4.7 (Land Use District Map and Text Amendments).

**III. Applicant and Subject Property Information**

**Applicant:** John Cogar

**Agent:** None

**Address:** PO Box 166, Lakeview, OR 97630

**Property Location:** Property described as being East of Roberta Avenue, North of South Third Street, West of alley between North U and North V Streets and south of a east/west line 100 feet south of North Second Street

**Assessor Map Number:** 39S 20E 16AC #100 AND 39S 20E 19AB #8700,

**IV. Public Hearing**

**Date:** May 10, 2010

**Time:** 7:30 p.m.

**Place:** Town Hall, 525 North First Street, Lakeview, Oregon

**V. Other Information**

**Statutory Notice:** ORS 197.763(3)(6) states that failure to raise an issue either in person or by letter or failure to provide sufficient specificity to allow the decision maker an opportunity to respond to the issue precludes appeal to a higher judicial authority on the issue.

**Documents and Staff Report:** A copy of the file containing the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for review at no charge at Town Hall. A copy of the staff report to be used at the hearing will be available for review at no charge at Town Hall seven (7) days prior to the public hearing.

Copies of the above documents can be obtained at Town Hall at reasonable cost.

**Submission of Evidence and Testimony:** Persons may submit documents or evidence to the record of the hearing on this matter until the record is declared closed by the decision making body. All written evidence or documents should either be presented personally at the hearing or submitted prior to the time of said hearing. All verbal testimony shall be stated directly to the decision-making body prior to the point at which the public hearing is declared closed. If the decision making body declares the record is to remain open for a time period following the public hearing then written evidence and documents shall be submitted in accordance with the instructions provided at the public hearing. All written evidence or documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

**Further Information and Contact:** For further information regarding this notice please contact the following person:

Christy Sarina, Administrative Assistant  
Town of Lakeview  
525 North 1st Street  
Lakeview, OR 97630  
Telephone: 541-947-4957  
Fax: 541-947-2952

DATE OF PUBLICATION: April 21, 2010

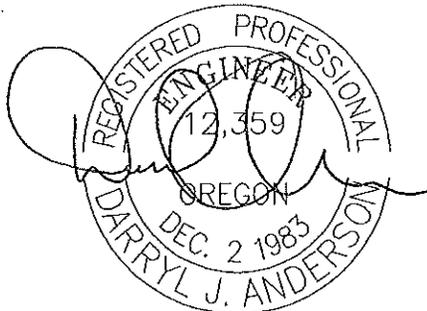
# COGAR PROPERTY TRAFFIC IMPACT STUDY

PREPARED FOR:  
JOHN COGAR  
PO BOX 166  
LAKEVIEW, OR 97630

ENGINEER:  
ANDERSON ENGINEERING & SURVEYING, INC.  
17681 HWY 395  
PO BOX 28  
LAKEVIEW, OREGON 97630  
(541) 947-4407  
FAX (541) 947-2321



MARCH 2010



EXPIRES DEC. 31, 2011

# Cogar Property Traffic Impact Study

---

## Table of Contents

### INTRODUCTION

CHAPTER 4.10	TRAFFIC IMPACT STUDY	PAGE 2
CHAPTER 3.1	ACCESS AND CIRCULATION	PAGE 4
CHAPTER 3.2	LANDSCAPING, STREET TREES	PAGE 5
CHAPTER 3.3	VEHICLE & BICYCLE PARKING	PAGE 5
CHAPTER 3.4	PUBLIC FACILITIES STANDARDS	PAGE 5
CHAPTER 3.5	SURFACE WATER MANAGEMENT	PAGE 7
CHAPTER 3.8	LOADING STANDARDS	PAGE 7

### CURRENT DEVELOPMENT AREAS

### Appendix

- Tax Assessor Map 39S20E16AC
- Tax Assessor Map 39S20E16AB
- Town of Lakeview Comprehensive Plan Map
- Cogar Annexation Map
- Typical Commercial Structure
- Proposed Use Areas
- Traffic Impact Study Area
- Aerial Photograph
- WH Pacific South RV Park Utility Plans



## COGAR PROPERTY TRAFFIC IMPACT STUDY



---

### Introduction

John Cogar is requesting a Plan Map Amendment to the Town of Lakeview Development Code for his property adjacent to Roberta Avenue to be changed from R Residential Zoning to H/C Highway Commercial. Please see the exact location of the Cogar property as highlighted on the Assessor's Maps in the Appendix. The land is a large portion of tax lot # 100 on MAP 39S20E16AC, and also a large portion of tax lot # 8700 on MAP 39S20E16AB. The land area encompasses approximately 12 acres of developable property not including the existing road right-of-ways. The property is bounded by South 3<sup>rd</sup> Street on the South and Roberta Avenue on the West. A PacifiCorp sub-station and Lakeview Sanitation offices are to the North. The temporary RV Park for the Ruby Pipeline Project is currently under construction on much of this property. The property is within the Urban Growth Boundary and has been annexed into the Town of Lakeview.

The site was designated R-2, Multiple Family Residential under Lake County planning prior to annexation. The west half of block 98 (the Lakeview Sanitation area) was commercial under County planning and remains commercial after annexation. The properties North of the site are R-2 with some C-1 Central Commercial, properties on the East are R and R-2 (under the County), and West and South of the site are designated P-Public. This area is a mix of residential homes, a few commercial ventures, and the public land of the baseball park and the sewer lagoons. Please see the zoning designations on the Town of Lakeview Comprehensive Plan Map as part of the Lake County Comprehensive Plan published in June of 1983. A copy of this map is in the Appendix with the Cogar property in the highlighted section. In addition a copy of the recent Town Cogar Annexation is attached for reference.

The future development plan for this property is to construct 70 RV spaces and possibly 6 commercial buildings. The RV sites will be constructed on OVL Block 93 (Lots 25 - 48), Block 94 (Lots 45 and 46), Block 99 (Lots 1 -

15 and 32 - 46), and Block 100 (Lots 1 - 48). The proposed commercial buildings will be constructed on OVL Block 95 (Lots 1 - 20 and 32 - 48) and Block 98 (Lots 1 - 20). Since this proposed development is dependent upon the approval of the zone change, there are no tentative design drawings showing detailed portions of the development as requested in the Town's Development Plan such as landscaping and pedestrian access.

John Cogar's property has a unique history as it was originally under Lake County jurisdiction. While under the County the Ruby Pipeline Project was planned for construction with a base camp in Lakeview. Therefore, Lake County approved an emergency temporary RV Park development as designed by WHPacific. Please see in the Appendix the WHPacific site design (Page 12 and 13) of the RV Park for clarification of the Cogar property area. These design drawings do not meet all of the Town of Lakeview's development standards. However utilities along First Street (New Mexico on the Assessor Maps) do meet Town standards. After the annexation of the Cogar properties, future development in this area will require adherence to Town standards and the Town Development Code.

The following traffic impact study requirements from the Town of Lakeview Development Code are covered as completely as possible for this stage of the property development.

#### **Chapter 4.10 Traffic Impact Study**

##### **4.10.100. A. Purpose**

The purpose of this study is to outline the parameters of the Cogar property zone change request showing the zone change from R Residential to H/C Highway Commercial will not adversely affect the traffic in the areas of Roberta Avenue, South 3<sup>rd</sup> Street, and Oregon State Highway 140.

##### **4.10.100. B. Typical Average Daily Trips**

The expected trip generation for the RV Park is based on 40 occupied spaces, at 60% occupancy rate. The Institute of Transportation Engineers Trip Generation manual recommends 0.4 trips per 20 occupied spaces per peak hour. Increasing this to .4 trips per space per peak hour and assuming the trip consists of in and out and using peak hours from 7 to 9 am and 4 to 6 pm, this equates to an average daily trip (ADT) count for the RV sites of 64 trips per day.

The expected trip generation for the commercial buildings is based on the number of employees. The property owner feels there is a need for office/shop/warehouse facilities such as a plumber's or contractor's office, a carpet sales and installation business, etc. A typical layout of this type of commercial structure is shown in the Appendix. This use would not have the typical high traffic use of 30 trips per 1,000 square feet of floor space such as large box store or a grocery store. Therefore, the guideline of 30 trips as per section 4.10.100 B was not followed since most of these buildings are for proposed warehouses or shop spaces. Assuming 8 (which is high) employees per building would equal 48 total employees. Using the same rationale as above, this would produce 192 trips per day. (48 employees X 4 trips per day = 192) The total estimated ADT is assumed to be 256 trips per day for the proposed development. Truck traffic would most likely be to the commercial buildings in the form of deliveries of supply materials and can be estimated at 5% of that development ADT. The truck traffic is estimated to be 10 trips per day. Trucks would most likely travel Roberta Avenue to Highway 140 directly and not use the adjacent streets.

The Total would be 266 trips per day estimated at this time

With the ADT amount of under 300, minimum truck traffic, and access for the area off of several streets the application meets the criteria under 4.10.200 of not requiring a traffic study.

#### **4.10.200 When Required**

##### **4.10.200.1.A**

A traffic study is required when the development application involves a change in zoning or a plan amendment designation.

#### **4.10.300 Traffic Impact Study Requirements**

##### **4.10.300 Transportation Planning Rule Compliance (Chapter 4.7, Section 600)**

##### **4.7.600 Transportation Planning Rule Compliance**

##### **4.7.600.D.2 Transportation Uses Subject to Approval**

#### **4.10.400 Approval Criteria**

**4.10.400.3.e The Cogar Traffic Impact Study must comply with Chapter 3 of the Town of Lakeview Development Code.**

## Chapter 3.1 Access and Circulation

### 3.1.200 Vehicular Access and Circulation

The Cogar Map Amendment request to change the property located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16, Township 39 South, Range 20 East W.M from R-2 Residential to H/C Highway Commercial will continue to preserve the safety, capacity and efficiency of the existing road network. The functional classification of the existing streets and avenue as well as the extension of two local streets will continue in the same use and capacity. The Town of Lakeview's Transportation Plan lists adjacent streets South 3<sup>rd</sup> Street and Roberta Avenue as Collector Streets. Portions of South 1<sup>st</sup> Street and South 'V' Street are currently under construction and would be considered local streets. South 1st Street will connect to Roberta Avenue and South "T" Street. After current construction by the Ruby Pipeline this street will be under Town jurisdiction. (Note the connection to T Street will only be opened up after the Ruby Pipeline project is finished and employees have left).

Oregon State Highway 140 (Klamath Falls-Lakeview Hwy.) and Highway 395 (Fremont Hwy.) are classified statewide highways<sup>1</sup> that connect in the Town of Lakeview. The zone change area will have access direct from Highway 140, without using downtown streets.

The additional access will be "V" Street. After the Ruby Pipeline project "V" Street will need to be extended to North 2nd Street to allow through access to the north area of the applicant's commercial area. The applicant has already secured a 60 foot right-of way to allow this connection.

The proposed zone change area will have access from Roberta Avenue, South 3rd Street, South 1<sup>st</sup> Street extending from Roberta Avenue to South "T" Street, and "V" Street extending from South 3rd to North 2nd Street. This will distribute the ADT significantly and not create any problem intersections. In addition, it will provide emergency vehicle access to the proposed area.

---

<sup>1</sup> 1999 Oregon Highway Plan (OHP)

All of these streets are platted existing roadways, access permits from the Town of Lakeview and the Oregon Department of Transportation was not required. However, Lake County may require a permit before the connection on North Second.

Roberta Avenue and South 3<sup>rd</sup> Streets are classified as Collectors. There is a 300 foot spacing required between intersections. Both the Roberta access and the South 3<sup>rd</sup> access meet this requirement.

Direct street access on all access points will not cause any significant changes in safe traffic flow as the area across the access points from South 3<sup>rd</sup> Street is the ball parks and the sewerage lagoon. The area across from the Roberta Avenue access is open field. The adjacent properties have little or no traffic entering the street network at this location for the zone change. The ball field access is mostly near South "S" Street.

The three access points also have excellent vision clearance.

### **3.1.300 Pedestrian Access and Circulation**

This item will be addressed as development is proposed in the future.

### **Chapter 3.2 Landscaping, Street Trees, Fences and Walls**

These items will be addressed once developments in the new zone area are constructed. Development will be as per the Town Code. Since the Ruby Pipeline RV Park was constructed under County jurisdiction some variances may be applied for by the Owner.

### **Chapter 3.3 Vehicle and Bicycle Parking**

This item will be addressed as development is proposed in the future.

### **Chapter 3.4 Public Facilities Standards**

All streets and public utilities to be taken in by the Town will meet Town standards, except South 1st Street, which was taken in by the Town under the Ruby Pipeline project.

#### **3.4.100 Transportation Improvements**

The streets in the Cogar property being constructed in conjunction with the Ruby Pipeline project meet Town Standards for base material and asphalt thickness. However additional widths, curbs and walks will be needed.

The Town shall install all signs for traffic control and street names on South 1st Street. The cost of the signs required for new development shall be paid by the developer.

#### **3.4.300 Sanitary Sewer and Water Service Improvements**

The base sewer and water system along South 1st Street for the Cogar property has been installed in conjunction with the Ruby Pipeline RV Park and are all in conformance to the Town's Standards and have been approved or are pending approval by the Town Engineer.

#### **3.4.400 Storm Drainage**

The storm drainage system is being installed during the pipeline construction work on the Tax Lot # 100 portion of the property. When future development is a reality for the areas in Tax Lot # 8700, storm drainage will be implemented during the development review process. Depending on final development plans additional storm drain requirements may be required.

#### **3.4.500 Utilities**

Underground electrical service has been placed in the Tax Lot # 100 portion of the Cogar property.

#### **3.4.600 Easements**

Alleys and right-of ways are platted under the original subdivision and are adequate for public utilities so no easements are required at this time. Power and telephone may require easements in the future.

#### **3.4.700 Construction Plan Approval and Assurances**

These two listed items under this category will be followed when the proposed project progresses to the design/build phase.

### **3.4.800 Installation**

These six listed items under Installation will be followed when the proposed project progresses to the design/ build phase.

### **Chapter 3.5 Surface Water Management**

Surface water management will be included in the design drawings at the commencement of any future development.

### **Chapter 3.8 Loading Standards**

Loading Standard requirements will be included in the design drawings at the commencement of future commercial development.

The related traffic issues on the Cogar property will not adversely affect John Cogar's request for a plan map amendment to the Town of Lakeview Development Code

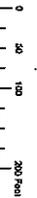
The current approved application for the Biomass plant on the Collins Timber Company property to the north of the study area did not require a traffic study. Transportation concerns for the biomass plant according to ODOT were minimal. This project is still being considered.

Also the Ruby Pipeline project is using land owned by Collins Timber Company as a parking area for buses and other large vehicles. This phase of the gas line project will require large vehicles entering Missouri Avenue and traveling on Roberta Avenue crossing Highway 140. This particular phase of the project did not require a traffic study to determine the quality of safety on Missouri, Roberta, and especially Highway 140. Although this is temporary, it will generate significantly more trips than this zone change request.

Randy Bednar of the Oregon Department of Transportation was contacted concerning the traffic flow of the zone change request for the Cogar property. He felt there would be no significant impact. With minimal impact a Traffic Study would not be required.

# APPENDIX

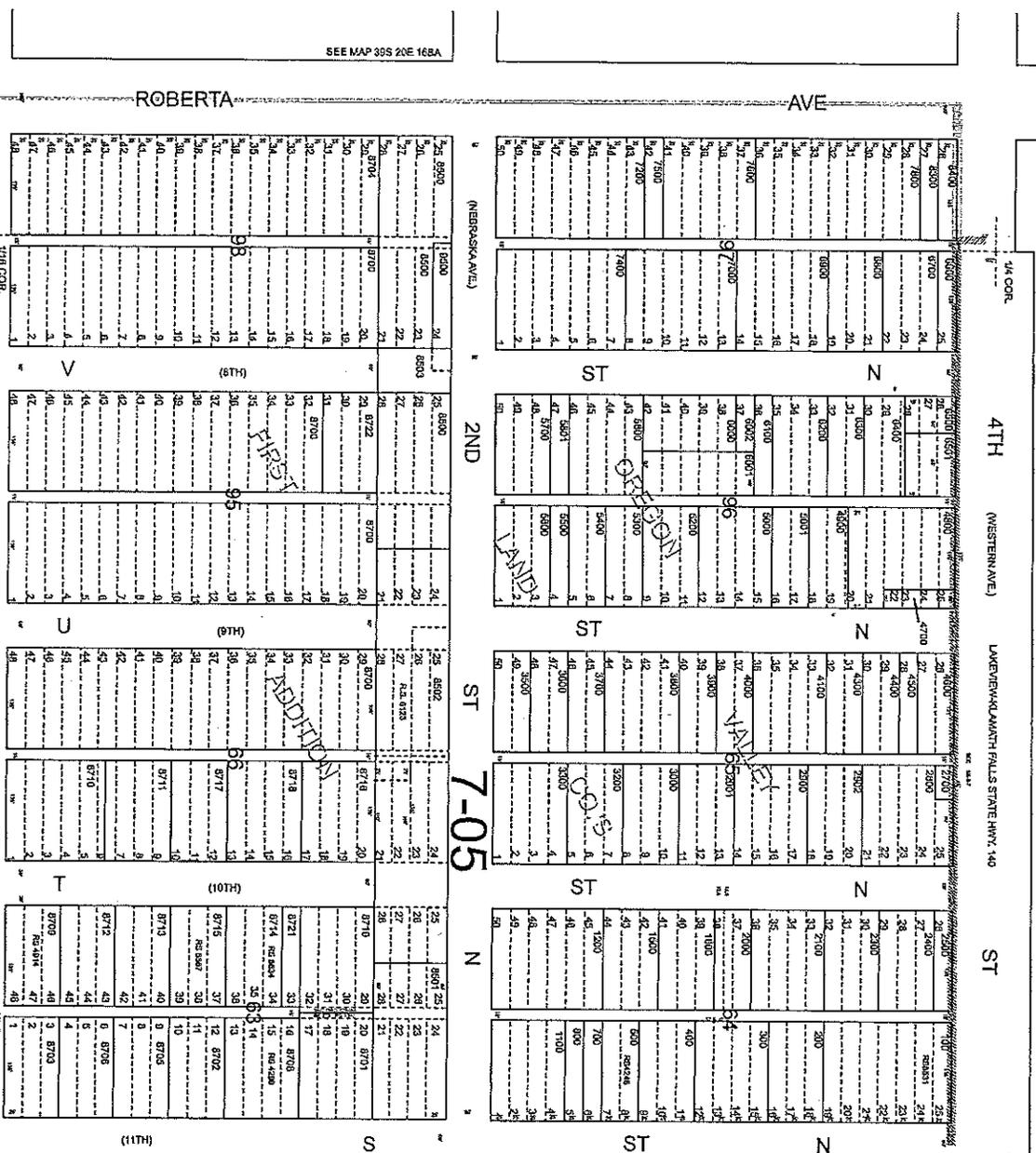
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



N.W. 1/4 N.E. 1/4 SEC. 16 T.39S. R.20E. W.M.  
LAKE COUNTY  
1" = 100'

SEE MAP 39S 20E 09D

1/4 COR. 4TH (WESTERN AVE) LAKEVIEW/MOUNTAIN FALLS STATE HWY. 140 ST



CENTER

PUBLIC ST

BY BUS ROUTE POA31

ST

SEE MAP 39S 20E 09C

SEE MAP 39S 20E 16A

SEE MAP 39S 20E 16AA

39S20E16AB

CANCELLED:

- 800
- 805
- 810
- 1340
- 1400
- 1700 THRU
- 1800
- 1900
- 2200
- 2800
- 3100
- 3400
- 4000
- 4200
- 4300
- 4400 THRU
- 4500
- 4600
- 4700
- 4800 THRU
- 0400
- 0500 THRU
- 0600
- 0700



ANDERSON ENGINEERING AND SURVEYING, INC.

P.O. BOX 28  
LAKEVIEW, OREGON 97630  
(541) 947-4407  
FAX 947-2321

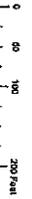
TAX ASSESSOR MAP 39S20E16AB  
JOHN COGAR  
LAKEVIEW, OREGON

DATE: MAR 2010  
SCALE: NO SCALE  
JOB: 2010-025  
DWG. BY: JEH.  
FILE: 392016AC  
SHEET 1

39S20E16AB

Revised: MA  
2/22/2010

THIS MAP WAS REBASSES FOR  
ASSESSMENT PURPOSE ONLY



S.W. 1/4 N.E. 1/4 SEC. 16 T.39S. R.20E. W.M.  
LAKE COUNTY  
T<sup>m</sup> = 100'

39S20E16AC

CANCELLED:

- 101
- 102
- 103
- 104
- 105
- 106
- 107
- 108
- 109
- 110
- 111
- 112
- 113
- 114
- 115
- 116
- 117
- 118
- 119
- 120
- 121
- 122
- 123
- 124
- 125
- 126
- 127
- 128
- 129
- 130
- 131
- 132
- 133
- 134
- 135
- 136
- 137
- 138
- 139
- 140
- 141
- 142
- 143
- 144
- 145
- 146
- 147
- 148
- 149
- 150

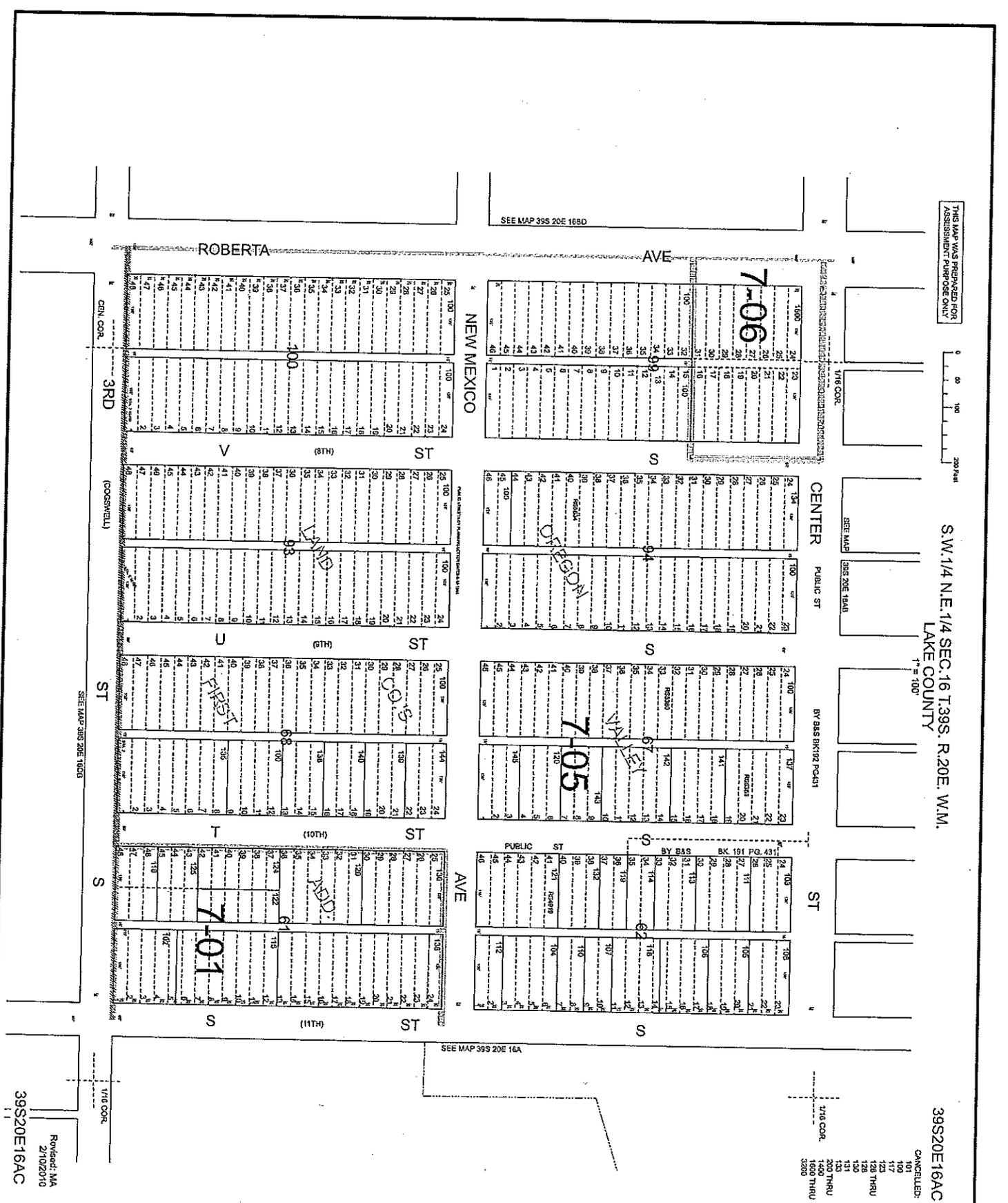


**ANDERSON ENGINEERING  
AND SURVEYING, INC.**

P.O. BOX 28  
LAKEVIEW, OREGON 97630  
(541) 947-4407  
FAX 947-2321

**TAX ASSESSOR MAP 39S20E16AC**  
**JOHN COGAR**  
**LAKEVIEW, OREGON**

DATE: MAR 2010  
SCALE: NO SCALE  
JOB: 2010-025  
DWG. BY: J.E.H.  
FILE: 392016AC  
SHEET 1



SEE MAP 39S 20E 16SD

SEE MAP 39S 20E 16A

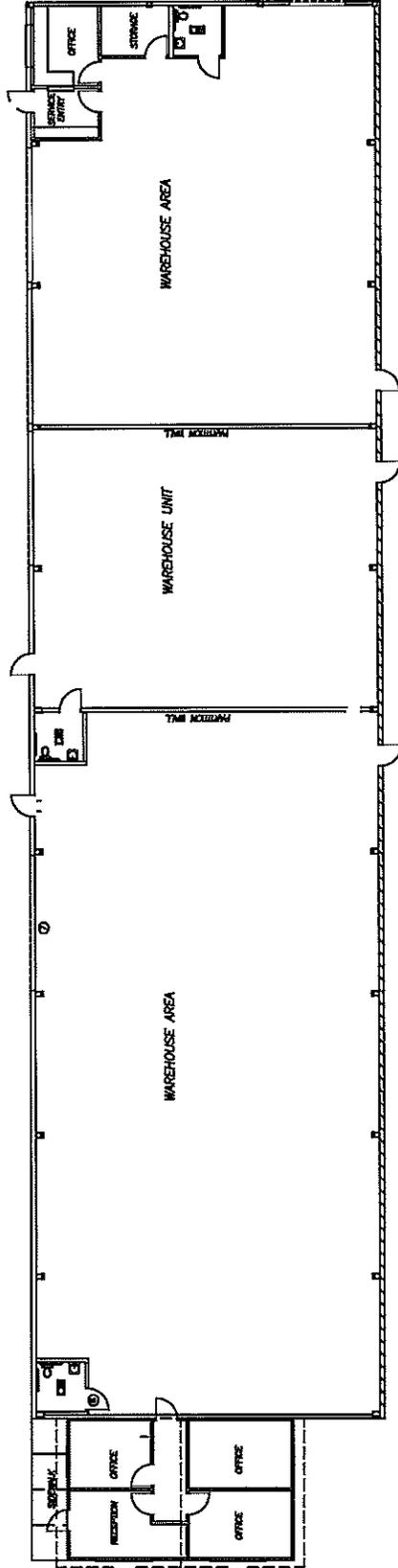
SEE MAP 39S 20E 10DB

39S20E16AC

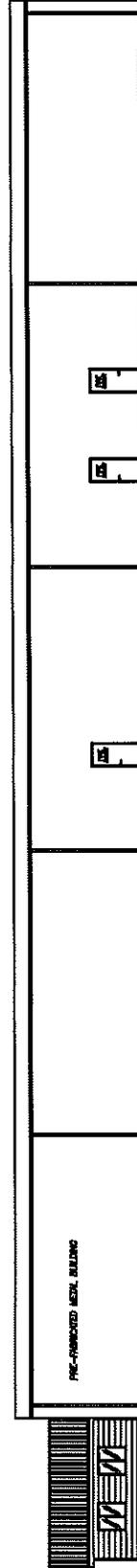
Revised: MA  
2/10/2010



ELEVATION



FLOOR PLAN



ELEVATION

TYPICAL COMMERCIAL SHOP / OFFICE WITH WAREHOUSE  
10,000 SQUARE FEET

ANDERSON ENGINEERING & SURVEYING  
TAKESWICK, OREGON 97150  
(503) 947-4477





NORTH 2ND STREET

TL 8500	25	TL 9500	24	TL 8500	25		24	TL 8502	25		24		25	TL 8501	24
	26		23		26		23		26		23		26		23
	27		22		27		22		27		22		27		22
	28		21		28		21		28		21		28		21
TL 8704	29	TL 8700	20	TL 8722	29	TL 8700	20	TL 8700	29	TL 8716	20	TL 8719	29	TL 8701	20
	30		19		30		19		30		19		30		19
	31		18		31		18		31		18		31		18
	32		17	TL 8700	32		17		32		17		32		17
	33		16		33		16	TL 8718	33	TL 8718	16	TL 8721	33	TL 8708	16
	34		15		34		15		34		15	TL 8714	34		15
	35		14		35		14		35		14		35		14
	36		13		36		13		36		13		36		13
	37		12		37		12	TL 8717	37	TL 8717	12	TL 8715	37	TL 8702	12
	38		11		38		11		38		11		38		11
	39		10		39		10		39		10		39		10
	40		9		40		9	TL 8711	40	TL 8711	9	TL 8713	40	TL 8705	9
	41		8		41		8		41		8		41		8
	42		7		42		7		42		7		42		7
	43		6		43		6		43		6	TL 8712	43	TL 8706	6
	44		5		44		5	TL 8710	44	TL 8710	5		44		5
	45		4		45		4		45		4		45		4
	46		3		46		3		46		3	TL 8709	46	TL 8703	3
	47		2		47		2		47		2		47		2
	48		1		48		1		48		1		48		1

CENTER STREET

TL 1500	24		23	TL 134	24	TL 100	23	TL 100	24	TL 137	23	TL 103	24	TL 108	23
	25		22		25		22		25		22		25		22
	26		21		26		21		26		21		26		21
	27		20		27		20		27		20	TL 111	27	TL 105	20
	28		19		28		19		28		19		28		19
	29		18		29		18		29	TL 141	18		29		18
	30		17		30		17		30		17		30	TL 106	17
	31		16		31		16		31		16		31		16
TL 100	32	TL 100	15		32		15		32		15	TL 113	32		15
	33		14		33		14		33	TL 142	14		33		14
	34		13		34		13		34		13	TL 114	34	TL 118	13
	35		12		35		12		35		12		35		12
	36		11		36		11		36		11	TL 119	36		11
	37		10		37		10		37		10		37	TL 107	10
	38		9		38		9		38	TL 143	9		38		9
	39		8		39		8		39		8		39	TL 110	8
	40		7		40		7		40		7		40		7
	41		6		41		6		41	TL 120	6		41	TL 104	6
	42		5		42		5		42		5		42		5
	43		4		43		4		43		4		43		4
	44		3		44		3		44	TL 145	3		44		3
	45		2	TL 100	45		2		45		2		45	TL 112	2
	46		1		46		1		46		1		46		1

SOUTH 2ND STREET

TL 100	25	TL 100	24	TL 100	25	TL 100	24	TL 100	25	TL 144	24	TL 136	25	TL 136	24
	26		23		26		23		26		23		26		23
	27		22		27		22		27		22		27		22
	28		21		28		21		28	TL 139	21		28		21
	29		20		29		20		29		20		29		20
	30		19		30		19		30		19		30		19
	31		18		31		18		31	TL 140	18	TL 129	31		18
	32		17		32		17		32		17		32		17
	33		16		33		16		33		16		33		16
	34		15		34		15		34	TL 138	15		34		15
	35		14		35		14		35		14		35		14
	36		13		36		13		36		13		36		13
	37		12		37		12		37	TL 100	12	124	12237	TL 115	12
	38		11		38		11		38		11		38		11
	39		10		39		10		39		10		39		10
	40		9		40		9		40		9		40		9
	41		8		41		8		41	TL 135	8		41		8
	42		7		42		7		42		7		42		7
	43		6		43		6		43		6		43		6
	44		5		44		5		44		5		44		5
	45		4		45		4		45		4		45		4
	46		3		46		3		46		3		46		3
	47		2		47		2		47		2		47		2
	48		1		48		1		48		1		48		1

SOUTH 3RD STREET

- OTHER COMMERCIAL USES
- RV PARK COMMERCIAL USE, AVERAGE OCCUPANCY 40 SPACES

ROBERTA AVE.

V STREET

U STREET

T STREET

S STREET

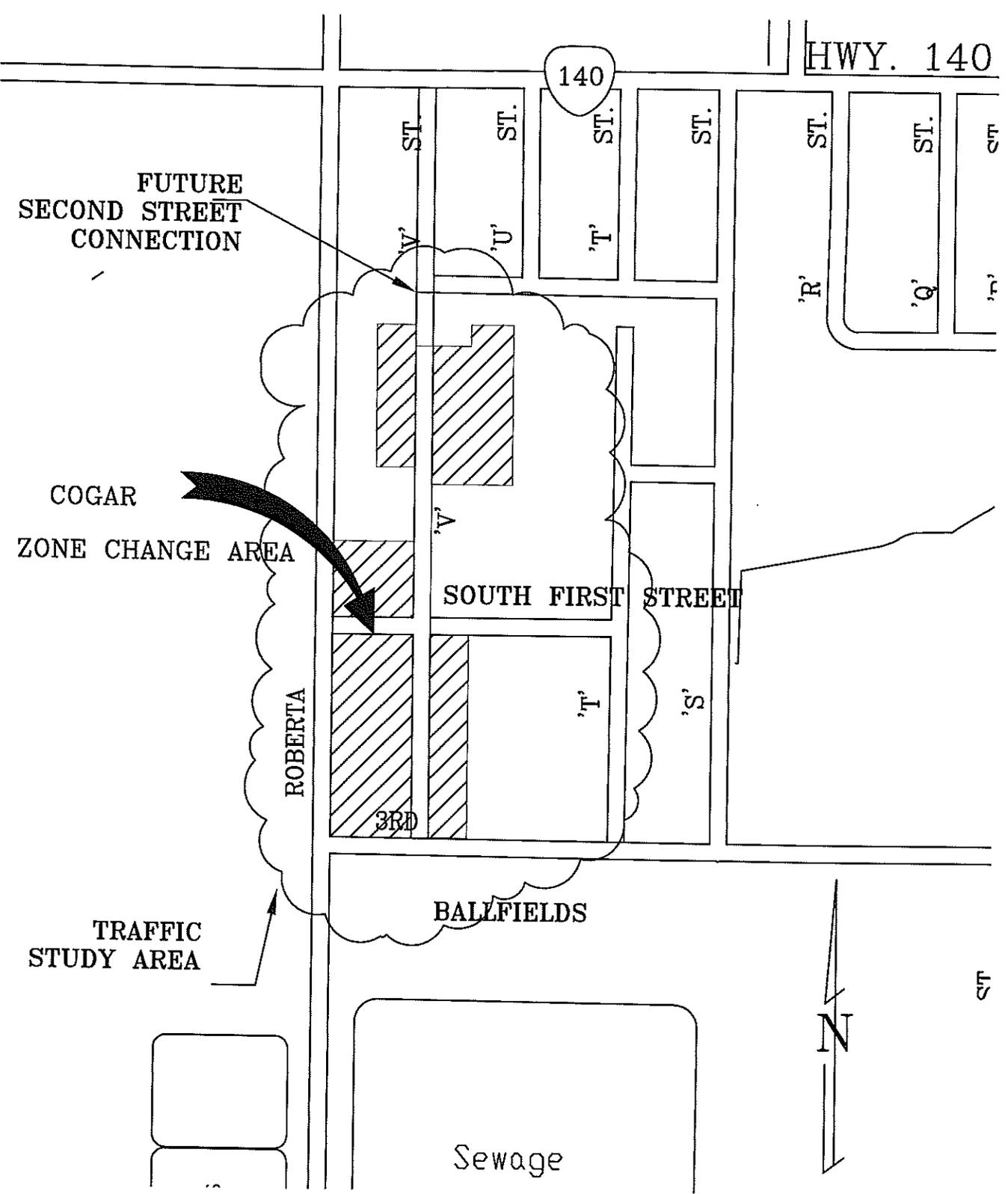
SHEET 1  
 FILE: USE AREA  
 DWG. BY: JEH.  
 JOB: 2010-025  
 SCALE: NO SCALE  
 DATE: MAR 2010

**PROPOSED USE AREAS**  
**COGAR PROPERTY**  
**TRAFFIC IMPACT STUDY**



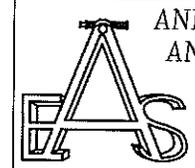
**ANDERSON ENGINEERING AND SURVEYING, INC.**

P.O. BOX 28  
 LAKEVIEW, OREGON 97630  
 (541) 947-4407  
 FAX 947-2321



DATE: MAR 2010  
 SCALE: NO SCALE  
 JOB: 2010-025  
 DWG. BY: JEH.  
 FILE: AREA MAP  
 SHEET 1

AREA MAP  
 TRAFFIC IMPACT STUDY  
 COGAR PROPERTY



ANDERSON ENGINEERING  
 AND SURVEYING, INC.  
 P.O. BOX 28  
 LAKEVIEW, OREGON 97630  
 (541) 947-4407  
 FAX 947-2321



DATE: MAR 2010  
SCALE: NO SCALE  
JOB: 2010-026  
DWG. BY: J.E.H.  
FILE: AERIAL  
SHEET 1

AERIAL PHOTOGRAPH  
COGAR PROPERTY  
TRAFFIC IMPACT STUDY



ANDERSON ENGINEERING  
AND SURVEYING, INC.

P.O. BOX 28  
LAKEVIEW, OREGON 97630  
(541) 947-4407  
FAX 947-2321