

ORDINANCE NO. 95-1026

AN ORDINANCE AMENDING CHAPTER 17.06.030, OFFICIAL ZONING MAP OF THE OREGON CITY MUNICIPAL CODE, 1991, BY CHANGING CERTAIN DISTRICTS

OREGON CITY ORDAINS AS FOLLOWS:

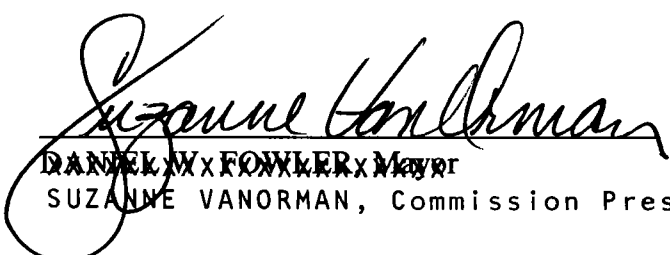
WHEREAS, public necessity and the general welfare of Oregon City require changes to certain districts, which changes have been heard by the Oregon City Planning Commission and approved by it after public notice and hearing as required by Chapter 17.50 of the 1991 City Code, and the City Commission after public notice and hearing finding that the following described property can suitably be utilized for uses incident to an R-6", Single-Family Dwelling District, for which there is a need in this area, and that such zoning is compatible with the neighborhood development and the Comprehensive Plan of Oregon City, the findings and conclusions attached as Exhibit "A" and depicted in Exhibit "B", adopted as the findings of the Commission and the following described property to wit:

Tax Lot 900, Assessor Map 2E-32AD: Zoning designation is hereby changed from "FU-10", Future Urban, 10-Acre Minimum to "R-6", Single-Family Dwelling District.

Read first time at a regular meeting of the City Commission held on the 15th day of November 1995 and the foregoing ordinance was finally enacted by the City Commission this 15th day of November.

JEAN K. ELLIOTT, City Recorder

ATTESTED this 15th day of November, 1995



~~DANIEL W. FOWLER, Mayor~~

SUZANNE VANORMAN, Commission President

ORDINANCE NO. 95-1026

Effective Date: December 15, 1995



CITY OF OREGON CITY

Incorporated 1844

Community Development
P.O. Box 351
Oregon City, OR 97045-0021
503-657-0891

EXHIBIT "A" FINDINGS AND RECOMMENDATION

Planning Commission
October 24, 1995

FILE NO.: ZC95-05

HEARING DATE: Tuesday, October 24, 1995
7:00 P.M., City Hall
320 Warner-Milne Road
Oregon City, Oregon 97045

APPLICANT: City of Oregon City
PO Box 351
Oregon City, Oregon 97045

PROPERTY OWNER: Dennis and Betty VanValin
325 Morton Road
Oregon City, Oregon 97045

REQUEST: Convert Zoning from County "FU-10", Future Urban 10-acre minimum to "R-10", "R-8", and "R-6" Single-Family Dwelling District

LOCATION: Tax Lot 900, Assessor Map 2-2E-32AD
325 Morton Road

CRITERIA: The criteria and processing for zoning annexed areas as set forth in Section 17.06.050 of the Zoning Code

END OF THE OREGON TRAIL-BEGINNING OF OREGON HISTORY

TABLE A**City Land Use Classifications****Residential****City Zone****Low Density Residential****"R-10", "R-8", "R-6"**

Lands designated Low Density Residential may receive a designation consistent with Table A. The hearings Body shall review the proposed zoning designation and consider the following factors:

- Any applicable Comprehensive Plan Goals and Policies of the Dual Interest Area Agreement.
- Lotting patterns in the immediate surrounding area.
- Character of the surrounding area. If the land is constrained by steep slopes or other natural features (wetlands, vegetation, etc.) - "R-10" shall be designated.

Growth and Urbanization Policy No. 5 and 6 of the Oregon City Comprehensive Plan states:

5. "Urban development proposals on land annexed to the City from Clackamas County shall be consistent with the land use classification and zoning approved in the City's Comprehensive Plan. Lands that have been annexed shall be reviewed and approved by the City as outlined in this section".
6. "The rezoning of land annexed to the City from Clackamas County shall be processed under the regulations, notification requirements, and hearing procedures used for all zone change requests, except in those cases where only a single City zoning designation corresponds to the Comprehensive Plan designation and thus the rezoning does not require the exercise of legal or policy judgment on the part of the decision-maker. The proposal shall address the following:
 - (1) Consistent and supportive of the Comprehensive Plan Goals and Policies;
 - (2) Compatible with the general land use pattern in the area established by the Comprehensive Plan.

Quasi-judicial hearing requirements shall apply to all annexation and rezoning applications".

BASIC FACTS:

1. The property is addressed as 325 Morton Road. The property consists of 1.03 acres and contains one (1) single-family residence. The property is further identified as Tax Lot 900, Assessor Map 2-2E-32AD.
2. The property is currently zoned "FU-10", Future Urban 10-acre minimum. The Comprehensive Plan designation is "LR", Low Density Residential.
3. All surrounding land uses are residential. The property to the North is zoned "FU-10"; and "R-8"; to the South, is also zoned FU-10; West, outside the Urban Growth Boundary - TT-20; and to the East "R-6", Single family dwelling district.
4. The property was annexed to the City of Oregon City on August 24, 1995. The annexation was initiated by the property owner to facilitate the extension of public facilities, due to septic tank failure. N development is planned at this time.
5. Transmittals were sent to various City departments and agencies. The comments are as follows:

Building Official - No division or partition of the property until the existing resident is connected to the sanitary sewer.

City Engineer - No conflicts

Fire Department - No conflicts

Public Works - No conflicts

School District No. 62 - No conflicts

Director, Community Development - No conflicts

ANALYSIS AND FINDINGS:

1. Regarding Criterion 1 - The annexation is consistent and supportive of the Comprehensive Plan policy as listed below:

Growth and Urbanization -

"Provide land use opportunities within the City and Urban Growth Boundary to accommodate the projected population to the year 2000.

2. Regarding Criterion 2 - The general land use pattern, as identified on the Comprehensive Plan Map, is Low Density Residential. The development pattern in the area is mixed: Single-Family development on large lots with septic and outside the Urban Growth Boundary.
3. Regarding Criterion 3 - The Dual Area Interest Agreement (UGMA) specifies that the City shall be the primary provider of urban services and facilities within the Urban Growth Boundary. This agreement also specifies that the City has the primary responsibility for the plan designation, i.e., the Urban Growth Boundary after annexation.
4. Regarding Criterion 4: The lotting pattern in the area is mixed, with lots in the City being smaller and lots within the County area that are larger. This property could be rezoned to "R-8", or "R-6", Single-Family Dwelling District. It would provide a buffer between the urban growth boundary and Single-Family areas.

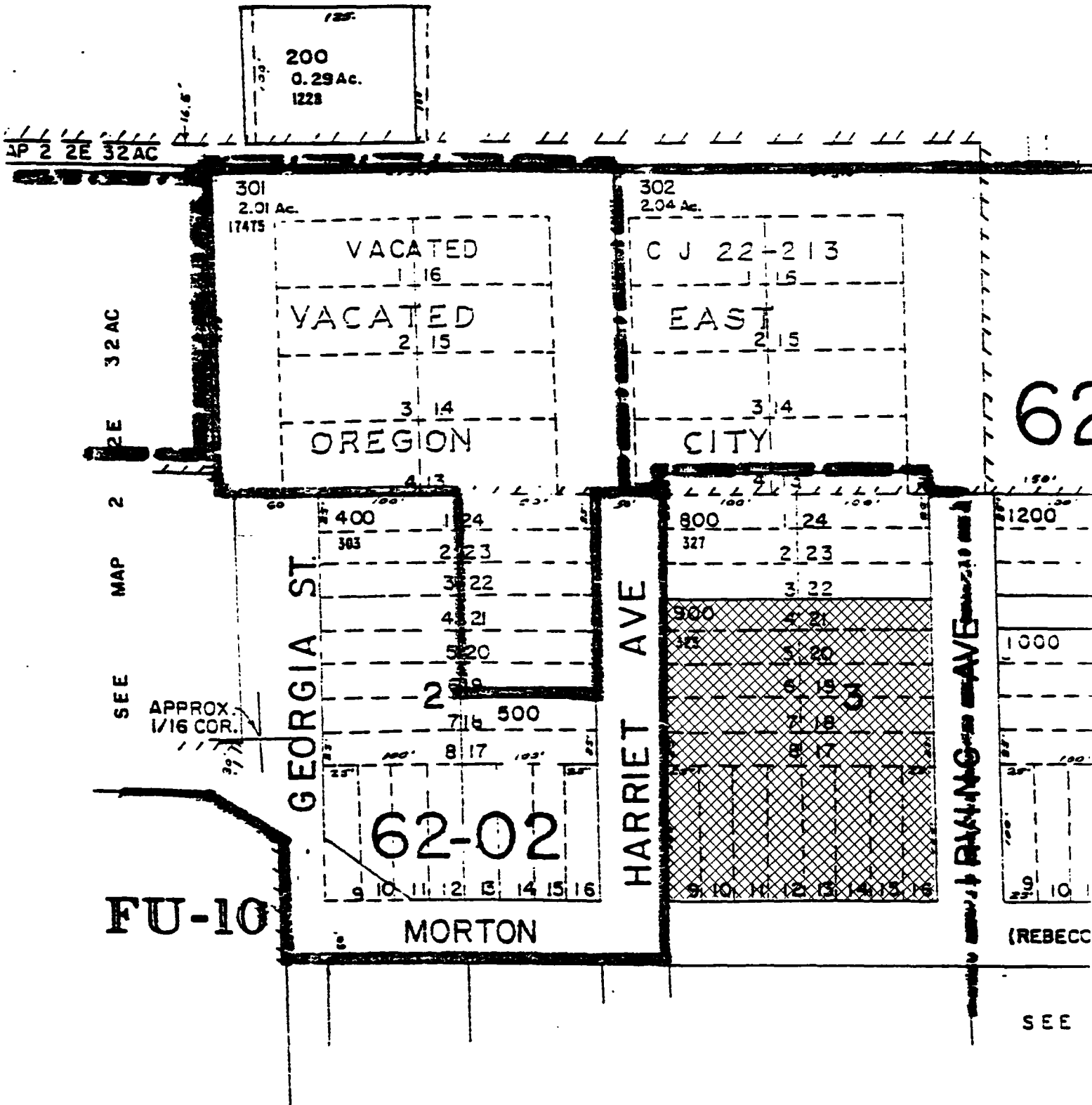
CONCLUSION AND RECOMMENDATION:

The Planning Commission recommends that the property identified as 325 Morton Road and further identified as Tax Lot 900, Assessor Map 2-2E-32AD be zoned "R-6" Single-Family Dwelling District.

This action by the Planning Commission on this proposal is a recommendation, to be forwarded to the City Commission for hearing and final action.

EXHIBIT "B"

File No. ZC95-05
325 Morton Road
Tax lot 900, Map 2-2E-32AD





CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

November 15, 1995

Page 1 of 1

Subject: Zone change for Annexed Property
Northeast corner of Morton Road and Harriet Avenue -
Public Hearing

Report No. 95-153

If Approved, Proposed Ordinance No. 95-1026, An Ordinance
Amending Chapter 17.06.030, Official Zoning Map, of the Oregon
City Municipal Code, 1991, by Changing Certain Districts

On August 24, 1995, the Portland Metropolitan Boundary Commission approved the annexation of 1.03 acres of land located on the Northeast corner of Morton Road and Harriet Avenue. The annexation was requested by the property owners to allow for the extension of public facilities due to a failing septic tank.

On October 24, 1995, the Planning Commission held a public hearing on File No. ZC95-05, to change the zoning designation from "FU-10", Future Urban 10 acre minimum, to City zoning. The proposed zoning designation for the property is based on the Comprehensive Plan classification of "LR", Low Density Residential. The three (3) City zones are "R-10", "R-8", and "R-6", Single-Family Dwelling District.

It was recommended, by the Planning Commission, that the property be rezoned "R-6", Single-Family Dwelling District. Attached, for Commission review, are the following documents:

1. Planning Commission minutes of October 24, 1995;
2. Findings of the Planning Commission;
3. Public Notice and map of the property;
4. Proposed Ordinance No. 95-1026.

It is recommended that the Commission approve the recommendation of the Planning Commission. Notice of proposed Ordinance No. 95-1026 has been posted at City Hall, 320 Warner-Milne Road, the Pioneer Community Center, 615 Fifth Street, and at the Municipal Elevator, 300 Seventh Street, by direction of the City Recorder. It is recommended that the first and second readings be approved for final enactment to become effective December 15, 1995.

CHARLES LEESON
City Manager

attach.

cc - Rich Carson, Director, Community Development
- Denyse McGriff, Principal Planner
- Property Owner

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION.
800 NE OREGON ST #16 (STE 540), PORTLAND OR 97232-TEL: 731-4093

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO: 3500 - Annexation of territory to the City of Oregon City.

Proceedings on Proposal No. 3500 commenced upon receipt by the Boundary Commission of a resolution and property owner/registered voter consent from the City on June 30, 1995, requesting that certain property be annexed to the City. The resolution and consent meets the requirements for initiating a proposal set forth in ORS 199.490, particularly Section (2)(a)(B).

Upon receipt of the petition the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on August 24, 1995. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

The Commission reviewed this proposal in light of the following statutory guidance:

"199.410 Policy. (1) The Legislative Assembly finds that:

"(a) A fragmented approach has developed to public services provided by local government. Fragmentation results in duplications in services, unequal tax bases and resistance to cooperation and is a barrier to planning implementation. Such an approach has limited the orderly development and growth of Oregon's urban areas to the detriment of the citizens of this state.

"(b) The programs and growth of each unit of local government affect not only that particular unit but also activities and programs of a variety of other units within each urban area.

"(c) As local programs become increasingly intergovernmental, the state has a responsibility to insure orderly determination and adjustment of local government boundaries to best meet the needs of the people.

"(d) Local comprehensive plans define local land uses but may not specify which units of local government are to provide public services when those services are required.

"(e) Urban population densities and intensive development require a broad spectrum and high level of community services and controls. When areas become urbanized and require the full range of community services, priorities are required regarding the type and levels of services that the residents need and desire. Community service priorities need to be established by weighing the total service needs against the total financial resources available for securing services. Those service priorities are required to reflect local circumstances, conditions and limited financial

resources. A single governmental agency, rather than several governmental agencies is in most cases better able to assess the financial resources and therefore is the best mechanism for establishing community service priorities.

"(2) It is the intent of the Legislative Assembly that each boundary commission establish policies and exercise its powers under this chapter in order to create a governmental structure that promotes efficiency and economy in providing the widest range of necessary services in a manner that encourages and provides planned, well-ordered and efficient development patterns.

"(3) The purposes of ORS 199.410 to 199.534 are to:

"(a) Provide a method for guiding the creation and growth of cities and special service districts in Oregon in order to prevent illogical extensions of local government boundaries and to encourage the reorganization of overlapping governmental agencies;

"(b) Assure adequate quality and quantity of public services and the financial integrity of each unit of local government;

"(c) Provide an impartial forum for the resolution of local government jurisdictional questions;

" (d) Provide that boundary determinations are consistent with acknowledged local comprehensive plans and are in conformance with state-wide planning goals. In making boundary determinations the commission shall first consider the acknowledged comprehensive plan for consistency of its action. Only when the acknowledged local comprehensive plan provides inadequate policy direction shall the commission consider the statewide planning goals. The commission shall consider the timing, phasing and availability of services in making a boundary determination; and

"(e) Reduce the fragmented approach to service delivery by encouraging single agency service delivery over service delivery by several agencies.

"199.462 Standards for review of changes; territory which may not be included in certain changes. (1) In order to carry out the purposes described by ORS 199.410 when reviewing a petition for a boundary change or application under ORS 199.464, a boundary commission shall consider local comprehensive planning for the area, economic, demographic and sociological trends and projections pertinent to the proposal, past and prospective physical development of land that would directly or indirectly be affected by the proposed boundary change or application under ORS 199.464 and the goals adopted under ORS 197.225."

"(2) Subject to any provision to the contrary in the principal Act of the affected district or city and subject to the process of transfer of territory:

"(a) Territory within a city may not be included within or annexed to a district without the consent of the city council;'

"(b) Territory within a city may not be included within or annexed to another city; and

"(c) Territory within a district may not be included within or annexed to another district subject to the same principal Act."

The Commission also considered its policies adopted under Administrative Procedures Act (specifically 193-05-000 to 193-05-015), historical trends of boundary commission operations and decisions and past direct and indirect instructions of the State Legislature in arriving at its decision.

FINDINGS

(See Findings in Exhibit "A" attached hereto).

REASONS FOR DECISION

(See Reasons for Decision in Exhibit "A" attached hereto.)

ORDER

On the basis of the Findings and Reasons for Decision listed in Exhibit "A", the Boundary Commission approved Boundary Change Proposal No. 3500 on August 24, 1995.

NOW THEREFORE IT IS ORDERED THAT the territory described in Exhibit "B" and depicted on the attached map, be annexed to the City of Oregon City as of the date of approval subject to ORS 199.519.*

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: 8/24/95 BY: 
Vice-Chair

ATTEST: 

- * Provisions of ORS 199.519 will cause the effective date of this proposal to be delayed until September 20, 1995 (the day after the September election date) if the City or any district from which the territory will be automatically withdrawn have items on that election date.

FINDINGS

Based on the study and the public hearing, the Commission found:

1. The territory to be annexed contains 1.03 acres, 1 single family residence, an estimated population of 2 and is evaluated at \$ 67,690.
2. The territory is within the regional Urban Growth Boundary and the boundary of Metro.
3. The territory is designated Future Urbanizable on the Northwest Urban Land map (Map IV-1) and Low Density Residential (LR) on the Oregon City Area Land Use Plan (Map IV-5). Lands located outside of areas having sanitary sewer service available are designated Future Urbanizable. These are substantially underdeveloped areas that are to be retained in their current use to insure future availability for urban needs. The County plan contains policies that apply when converting future urban land to immediate urban which occurs when territory is annexed to an entity capable of providing sanitary sewer service:
 - 5.0 Convert land from Future Urbanizable to Immediate Urban when land is annexed to either a city or special district capable of providing public sewer. Zoning will be applied, compatible with the Plan when land becomes immediate urban.
 - 6.0 Use the following guidelines for annexations having the effect of converting Future Urbanizable to Immediate Urban land:
 - a. Capital improvement programs, sewer and water master plans, and regional public facility plans should be reviewed to insure that orderly, economic provision of public facilities and services can be provided.
 - b. Sufficient vacant Immediate Urban land should be permitted to insure choices in the market place.
 - c. Sufficient infilling of Immediate Urban areas should be shown to demonstrate the need for conversion of Future Urbanizable areas.
 - d. Policies adopted in this Plan for Urban Growth Management Areas and provisions in signed Urban Growth Management Agreements should be met . . .

The County's Comprehensive Plan contains the following pertinent policies in the Public Facilities and Services element:

Sanitary Sewage Disposal

* * *

- 6.0 Require sanitary sewerage service agencies to coordinate extension of sanitary services with other key facilities, i.e., water, transportation, and storm drainage systems, which are necessary to serve additional lands.

- 8.0 Prohibit subsurface disposal systems within Urban Growth Boundaries except for:
- a. A lot of record outside of a sewerage service district, legally recorded prior to January 31, 1980.
 - b. Parcels of ten acres or larger in Future Urbanizable areas inside the Metro Urban Growth Boundary (UGB). . .

* * *

Water

* * *

- 13.0 In urban areas, require water purveyors to coordinate the extension of water services with other key facilities, i.e., transportation, sanitary sewers and storm drainage facilities, which are necessary to serve additional lands.
- 14.0 Encourage development in urban areas where adequate urban water facilities already exist.

The County has zoned the site as FU-10, future urban, 10 acre minimum lot size. Clackamas County uses the FU-10 zoning as a holding zone to prevent the creation of small parcels in areas within the urban growth boundaries of cities.

4. Under the statewide goals cities are required to have agreements with counties to ensure the actions of each are coordinated with each other. Under the agreement, Oregon City prepared a land use plan for its entire urban area which was adopted by Clackamas County. The following are pertinent provisions from the Oregon City agreement with Clackamas County.

5. City Annexations

- A. CITY may undertake annexations in the manner provided for by law within the UGMB. CITY annexation proposals shall include adjacent road right-of-way to properties proposed for annexation. COUNTY shall not oppose such annexations.
 - B. Upon annexation, CITY shall assume jurisdiction of COUNTY roads and local access roads that are within the area annexed. . .
 - C. Public sewer and water shall be provided to lands within the UGMB in the manner provided in the public facility plan. . . .
5. Oregon City prepared its Comprehensive Plan for its entire urban growth area. The County adopted compatible designations in the County's Comprehensive Plan. The City/County urban growth management agreement specifies that the County's acknowledged Comprehensive Plan and implementing regulations shall apply until annexation and subsequent plan

amendments are adopted by the City. Oregon City has three zones that may be applied to the County's Low Density Residential Land Use classification. These are R-10, R-8 and R-6.

6. The City will be supplying sanitary sewer service to the area with the Morton Road Project currently under construction. The project is putting an 8-inch sewer line in Morton Road and down Harriet Ave. The cost of the sewer project is \$200,000 which was financed by a local improvement district and City advance financing. This property would be required to pay its proportionate share based on acreage.

Oregon City is within the Tri-City Service District. Upon annexation to the City the territory will be automatically annexed to the District by operation of ORS 199.510(2)(c). The boundary of the Service District was established as the existing boundary of the cities of Oregon City, Gladstone and West Linn. Each city owns and maintains its own local sewage collector system, and the District owns and maintains the sewage treatment plant and the interceptor system.

The Tri-City Service District plant is located along Interstate 205 in Oregon City just east of the junction of the Willamette and the Clackamas Rivers. The District expanded its treatment plant in 1986. The plant has an average flow capacity of 11 million gallons per day (mgd) and a design peak flow capacity of 50 mgd. The Tri-City plant has had measured flows of 50 mgd. At this flow, the collection system was backed up. However, no flows were diverted to the Willamette River. The available average capacity is 4.4 mgd. The plant was designed to serve a population of 66,500 in the year 2001. The most recent facilities plan for the plant is Tri-City Area, Sewerage Facilities Plan, Volume 1, December 1978, by STRAAM Engineers, Inc.

Oregon City charges its customers \$22.60 per month to use the sewerage facilities. The City has a systems development charge of \$1,425 per equivalent dwelling unit. Of this amount Oregon City retains \$400, transmits \$1000 to the Tri-City Service District and \$25 is for inspection fees.

7. Oregon City has a 6-inch water line in Morton Rd. from Division St. to the intersection of Morton and Harriet Ave. at the west boundary of the subject property.

Oregon City, with West Linn, owns the water intake and treatment plant which the two cities operate through a joint intergovernmental entity known as the South Fork Water Board. The South Fork Water Board operates essentially as a joint venture type of organization. The ownership of the Board is presently divided with Oregon City having 54 percent and West Linn 46 percent ownership of the facilities. This ownership percentage is evaluated periodically and is based upon the proportionate water demands and populations of each city. The facilities are operated and maintained by a staff retained by the Board and water is sold to each party on an actual cost basis. When capital is needed to modify or expand facilities, each City through its own arrangements makes the necessary capital contribution to that specific project. The Board itself has no debt financing authority. The Board is composed of five individuals, the mayor of each city, two commission members from Oregon City and one council person from West Linn. The Board periodically selects a

manager who has historically been either the City Manager of Oregon City or the City Administrator of West Linn.

The water supply for the South Fork Water Board is obtained from the Clackamas River through a river intake directly north of the community of Park Place. Raw water is then pumped from the intake up to a water treatment plant located within the Park Place neighborhood. The treated water then flows south through a pipeline and is pumped to a terminal reservoir in Oregon City for distribution to both Oregon City and West Linn. The Board also supplies surplus water to the Clairmont Water District portion of the Clackamas River Water District.

Both the river intake facility and the treatment plant have a capacity of 20 million gallons per day (MGD). There is an intertie with Lake Oswego's water system that allows the transfer of up to 5 mgd between Lake Oswego and SFWB (from either system to the other).

After leaving the treatment plant water is pumped to Oregon City's 10 million gallon reservoir (located near Mountain View Street). The Mountain View Street reservoir complex is the hub of the City's four pressure zones. The capacity of the Division Street Pump Station and the transmission pipeline to the terminal reservoir is 16 million gallons per day.

The present combined service population for the South Fork Water Board, which is the total of the populations of Oregon City, West Linn, and Clairmont Water District, (now Clackamas River Water District) is approximately 40,000 persons. Maximum daily flows in 1988 approached 16 million gallons per day. These water demands are within the capacity of the South Fork Water Board system up to the Division Street Pump Station. On these peak demand days, the Division Street Pump Station and transmission pipeline is at capacity. The former Clairmont Water District is expected to be served by the Clackamas River Water District's water supply. When this change occurs it will make the supply available for Oregon City and West Linn adequate for a longer time.

Upon annexation the property owner will no longer pay the outside City rate of \$9.75 per month plus \$1.63 per 100 cubic feet of water. There is an \$800 systems development charge for Oregon City's distribution system and a \$345 systems development charge for the South Fork Water Board system.

8. The property is within the upper reaches of the Newell Creek basin. There are no known drainage problems. No development is being planned for this property at this time. There are no drainage improvements required to maintain the existing usage.
9. The property is on the Northeast corner of the intersection of Morton Road and Harriet Avenue. Oregon City has taken over jurisdiction of the entirety of Morton Road which has about 15 feet of pavement width. Harriet Street is a 10 foot wide gravel road. These streets will only be improved as abutting parcels develop. The only access to this area is from Division Street. There is a Tri-Met bus route on Division at Morton Road that provides service throughout the day.

10. The Clackamas County Sheriff has about 90 sworn personnel providing local law enforcement (non-corrections) services. These personnel serve the 170,379 unincorporated population as well as two Clackamas County cities that do not have police departments (Barlow and Rivergrove). Estacada and Wilsonville purchase police services from the Clackamas County Sheriff on contract. The total population served in the unincorporated area plus Barlow and Rivergrove is about 170,809. The ratio of sworn officers per thousand population is .53.

The serial levy financing the Sheriff's services is a "split rate" levy. The County levies for fiscal year 1994-95 are \$1.30 against unincorporated lands and \$1.04 against incorporated lands. The purpose of the split rate is to tax incorporated properties only for the base level of police services provided uniformly to all county residents, recognizing that city residents paying for city police do not utilize the Sheriff's department services equally with unincorporated residents.

The area to be annexed lies within the newly created Clackamas County Service District for Enhanced Law Enforcement. In accordance with ORS 199.510(2)(b) the territory will be automatically withdrawn from that District upon annexation to the City.

Upon annexation the Oregon City Police Department will serve the territory. Oregon City fields 1.3 officers per 1000 population. The City is divided into three patrol districts with a four minute average response time and a 20 minute non-emergency response time. Because the only access is from within the City, is quite likely that the City would be the first responder to any current request for service.

11. Upon annexation the territory will be automatically withdrawn from Clackamas County RFPD #1. The City Fire Department will assume responsibility for fire protection.

First response emergency services to the area, both incorporated and unincorporated, are currently delivered from the City's downtown station at 7th and Adams, located approximately 2 miles west of the site, with back-up from the Holcomb Station to the north. The City and the District have an intergovernmental agreement which provides that the City will deliver service to the South End area of the District and the District will deliver service to the Holcomb-Outlook-Park Place area of the City.

12. Planning, building inspection, permits, and other municipal services will be available to the territory upon annexation.

REASONS FOR DECISION

Based on the Findings, the Commission determined:

- 1. The proposal is consistent with City, County and Regional planning for the area.**
- 2. The City has an adequate quantity and quality of service available to serve the proposed land use.**
- 3. The proposal is consistent with the Boundary Commission policy on incorporated status (OAR 193-05-005) and logical long term boundaries (OAR 193-05-015).**

LEGAL DESCRIPTION

ANNEXATION TO

City of Oregon City

A parcel of land located in Ezra Fisher Donation Land Claim Number 44, in Section 32, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and the State of Oregon, being more particularly described as follows:

Lots 4 through 21 of Block 3 of Nob Hill Subdivision, a duly recorded plat (Surveyor's Number 239) and the adjacent street right of way abutting said lots on the south,

being more particularly described as follows;

COMMENCING at the North East corner of the William Holmes DLC No. 46, said corner being on the South line of said Fisher DLC; **THENCE** North 89°35' East, along the said South line, a distance of 29.07 feet, to the most Southerly Southwestern corner of Nob Hill Subdivision, a duly recorded plat (Surveyor's Number 239); **THENCE** North 89°35' East, continuing along the said South line, being also the South line of said subdivision, a distance of 50 feet, to the South West corner of Block 15 of said subdivision, said point being on the East Right of Way line of Georgia Avenue, as platted in said subdivision; **THENCE** North, along the east right of way line of Georgia Avenue, a distance of 311.73 feet, to the North West corner of said Block 15, said corner being also on the South right of way line of Rebecca Street, as platted, (also known as Morton Road); **THENCE** East along the said Southerly right of way line and its extension across Harriet Avenue, a distance of 250 feet, to the North West Corner of Block 14 of said subdivision, said corner being also on the East right of way line of said Harriet Avenue and being the true **POINT OF BEGINNING**;

THENCE North along the East right of way line of Harriet Avenue and its extension, a distance of 275 feet, to the North West corner of Lot 4, Block 3, of the said subdivision; **THENCE** East, along the North line said Lot 4, and Lot 21, of said Block, a distance of 200 feet to the North East corner of said Lot 21, said corner being also on the West right of way line of Irving Avenue, as platted in said subdivision; **THENCE** South along the said West right of way line, and the extension thereof, a distance of 275 feet, to the North East corner of said Block 14, said corner being also on the South line of said Rebecca Street; **THENCE** West along the said south line a distance of 200 feet to the **POINT OF BEGINNING**

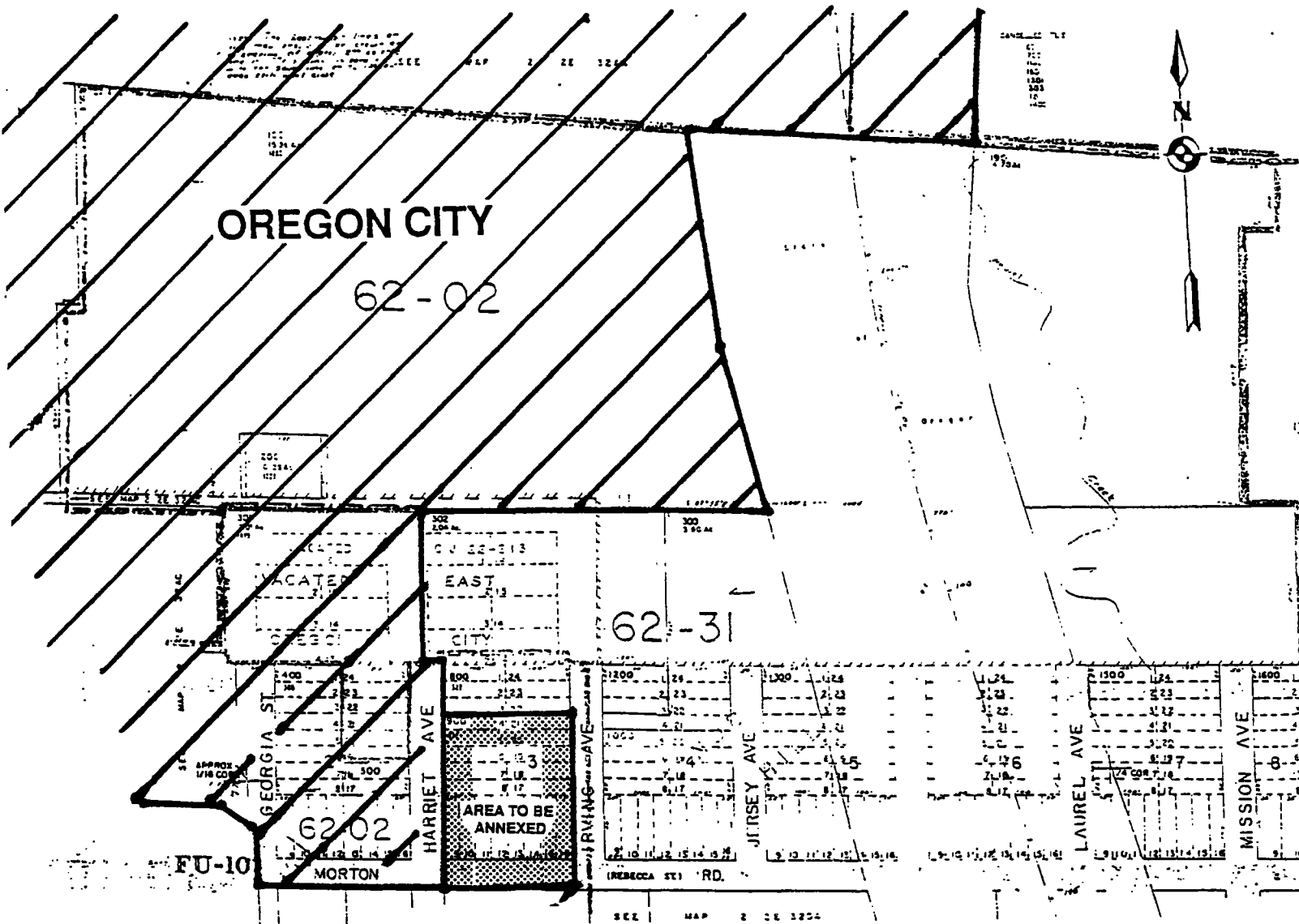
PROPOSAL NO. 3500

SE1/4 NE1/4 SECTION 32 T2S R2E W.M.

Clackamas County

Scale: 1" = 250'

2 2E 32AD



PROPOSAL NO. 3500
CITY OF OREGON CITY
ANNEXATION
FIGURE 2