

**ORDINANCE NO. 16-1009**

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**AN ORDINANCE OF THE CITY OF OREGON CITY  
APPROVING ANNEXATION PROPOSAL NO. AN-16-0001 AND APPROVING THE  
ANNEXATION OF CERTAIN PROPERTY LOCATED AT 19358 S. COLUMBINE COURT TO THE  
CITY OF OREGON CITY**

**WHEREAS**, the owners of certain real property adjacent to the City of Oregon City, Ron and Anastasia Wilson, proposed in Annexation Proposal No. AN-16-0001 that their 0.46 acre property located at 19358 S. Columbine Court, Clackamas County map 3S-1E-12AC tax lot 3700, more fully identified in Exhibit 'A' to this Ordinance, be annexed to the City; and

**WHEREAS**, the City finds that the proposal complies with all applicable legal requirements, as detailed in the findings attached hereto and made a part of this ordinance as Exhibit 'B'; and

**WHEREAS**, Senate Bill 1573, adopted in 2016, requires annexation of territory without a vote by the people, notwithstanding city charter and regulations to the contrary, and the City finds that the annexed area is within the urban growth boundary, will be subject to an acknowledged comprehensive plan, is contiguous to the city limits and conforms with all other city requirements; and

**WHEREAS**, the City finds that applicant's proposal for rezoning the property from Clackamas County Future Urban – 10 (FU-10) to Oregon City R-10 Single-Family Residential is consistent with OCMC 17.06.030 Zoning of Annexed Areas, with the Oregon City Transportation System Plan, and has satisfactorily demonstrated compliance with the Statewide Transportation Planning Rule to support such rezoning; and

**WHEREAS**, the identified property is currently in Clackamas Fire District # 1 (CFD#1); and CFD#1 will continue to provide fire protection service to the identified property when annexed; and

**WHEREAS**, the identified property is currently within the Clackamas County Service District for Enhanced Law Enforcement; and the Oregon City Police Department will be responsible for police services to the identified property when annexed; and

**WHEREAS**, the identified property is currently within and served by the Clackamas River Water (CRW) District service area; and the property will continue to be served by CRW per the South End Cooperative Intergovernmental Agreement when annexed; and

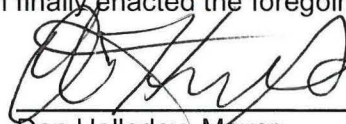
**WHEREAS**, the identified property is not currently within the Tri-City Service District and must petition for annexation into said District with the concurrence of the City; and

**WHEREAS**, the City Commission concurs that the Tri-City Service District can annex the identified properties into their sewer district.

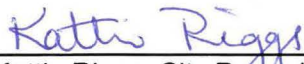
**NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:**

- Section 1. That the area further identified in the legal description attached hereto as Exhibit "A", is hereby annexed to and made a part of the City of Oregon City.
- Section 2. That the territory identified in Exhibit "A" shall hereby remain within Clackamas County Fire District # 1.
- Section 3. That the territory identified in Exhibit "A" is hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement, and henceforth, the Oregon City Police Department will be responsible for police services to the identified property.
- Section 4. That the territory identified in Exhibit "A" shall remain within Clackamas River Water District pursuant to the South End Cooperative Intergovernmental Agreement.
- Section 5. The City hereby concurs with and approves the annexing of the territory identified in Exhibit "A" into the Tri-City Service District by the Clackamas County Board of Commissioners, to the extent allowed by law.
- Section 6. That the territory identified in Exhibit "A" will be rezoned to Oregon City R-10 from County FU-10 within 60-days of annexation pursuant to OCMC 17.06.030.
- Section 7. That the effective date for this annexation is the date this ordinance is submitted to the Secretary of State, as provided in ORS 222.180.

Read for the first time at a regular meeting of the City Commission held on the 7<sup>th</sup> day of September, 2016, and the City Commission finally enacted the foregoing Ordinance this 21<sup>st</sup> day of September, 2016.

  
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Dan Holladay, Mayor

Attested to this 21<sup>st</sup> day of September 2016:

  
\_\_\_\_\_  
Kattie Riggs, City Recorder

Approved as to legal sufficiency:

  
\_\_\_\_\_  
City Attorney

Exhibit A – Map and Legal Description of Proposed Annexation  
Exhibit B – Proposed Findings, Reasons for Decision and Conclusions



FILE NO: AN-16-0001

APPLICATION TYPE: Annexation and Zone Change

HEARING DATES: Planning Commission  
June 13<sup>th</sup>, 2016, 7:00 p.m.

City Commission  
July 6<sup>th</sup>, 2016, 7:00 p.m.

615 Center Street  
Oregon City, OR 97045

APPLICANT: Ron and Anastasia Wilson  
19358 S. Columbine Ct, Oregon City, OR 97045

OWNERS: Same as Applicant

REQUEST: Annexation and zone change of one property of approximately 0.5 acres into the City of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of LR – Low Density Residential. The property is zoned Clackamas County FU-10. The applicant seeks to rezone the property to R-10.

LOCATION: The subject site is located at 19358 S. Columbine Ct and identified as Clackamas County APN 3-1E-12AC-03700

REVIEWER: Pete Walter, AICP, Associate Planner  
Matt Palmer, EIT, Development Services Division

RECOMMENDATION: Evaluate Annexation against Factors, and Adopt the Staff Report and Proposed Findings, Reasons for Decision, and Recommendations.

PROCESS: Pursuant to OCMC Chapter 14.04. City Boundary Changes and Extension of Services, the procedure for review of annexations is governed by State Law and Oregon City Code Chapter 14.04. The procedure for a zone change is set forth in Oregon City Code Chapter 17.50.

The public hearing process is governed by OCMC 14.04 and 17.50. The planning commission shall conduct a public hearing in the manner provided by OCMC Section 17.50.170(B) to evaluate the proposed annexation and zone change and make a recommendation to the city commission regarding how the proposal has or has not complied with the factors set forth in Section 14.04.060 and compliance with the zone change criteria contained in OCMC 17.68.020. The planning commission shall provide findings in support of its recommendation. Upon receipt of the planning commission's recommendation, the city commission shall hold a public hearing in the manner provided by OCMC Section 17.50.170(C).



The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30am to 3:30pm Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection 7 days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

The Planning Commission shall make a recommendation to the City Commission as to whether the application has or has not complied with the factors set forth in section 14.04.060 and 17.68.020 of the Oregon City Municipal Code. The City Commission decision is appealable to LUBA within 14 days of issuance of the Notice of Decision.



## PROPOSAL NO. AN-16-0001 - CITY OF OREGON CITY – Annexation and Zone Change

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Property Owners / Voters: Ron and Anastasia Wilson

Applicant(s): Same as Owner

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Proposal No. AN-16-0001 is a single tax lot annexation initiated by consent petitions of a double majority of the property owners and registered voters. The petition meets the requirement for initiation set forth in ORS 222.170 (2) (double majority annexation law) and Metro Code 3.09.040 (a) (Metro's minimum requirements for a petition).

Under the City's Code the Planning Commission reviews annexation proposals and makes a recommendation to the City Commission. If the City Commission decides the proposed annexation should be approved, the City Commission may approve this annexation by resolution.

If a necessary party raises concerns prior to or at the City Commission's public hearing, the necessary party may appeal the decision to the Land Use Board of Appeals.

The territory to be annexed is located generally in the South End area of the City near McLoughlin Elementary School. The territory in Proposal No. AN-16-0001 contains approximately 0.5 acres, has one single-family residence with a population of 2, and had a current estimated assessed value in 2015 of \$226,256.00.

### Zoning

The applicant wishes to receive the default R-10 zoning following annexation as permitted under OCMC 17.68. Under the proposed R-10 zone, one additional home could be constructed. The R-10 zoning designation will implement the existing Low Density Residential comprehensive plan designation currently in place. The applicant has submitted a transportation impact analysis to support the rezoning, therefore, the property will be rezoned upon recordation of the annexation with the Secretary of State as set forth in OCMC 17.06.030.

Further explanation of staff's recommendation for R-10 zoning is described later in this report under the heading "OREGON CITY ZONING" on page 15.

### REASON FOR ANNEXATION

The owner would be able to receive city services, including specifically, sanitary sewer connection, water system connection, and storm water services, as well as the full range of administrative and municipal services provided upon annexation to the City. The property

is within 300 feet of a city sanitary sewer system and by Oregon Revised Statute, it must be connected to the city sewer service if new development is proposed.

## LAND USE PLANNING

### SITE CHARACTERISTICS

The property gently slopes south at less than 5 percent. The applicant would be able to connect to the city sewer main system that passes along the south edge of the property with a service line. The site is a residential parcel with a few scattered trees around the existing house and outbuilding. The property is in the South End Drainage Basin.

## REGIONAL PLANNING

### General Information

This territory is inside Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).

### Metro Boundary Change Criteria – Chapter 3.09

The Legislature has directed Metro to establish criteria that must be used by all cities within the Metro boundary. The Metro Code states that a final decision shall be based on substantial evidence in the record of the hearing and that the written decision must include findings of fact and conclusions from those findings. The Code requires these findings and conclusions to address the following minimum criteria:

1. Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans.
2. Consistency with directly applicable provisions of urban planning area agreements between the annexing entity and a necessary party.
3. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.
4. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.
5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. Consistency with other applicable criteria for the boundary change in question under state and local law.

Consistency with the County and urban service provider planning agreements along with the timely, orderly and economic provision of public services as required by the Metro Code are discussed in greater detail below.

The Metro Code also contains a second set of 10 factors that are to be considered where: 1) no ORS 195 agreements have been adopted, and 2) a necessary party is contesting the boundary change. Those 10 factors are not applicable at this time to this annexation because no necessary party has contested the proposed annexation.

## REGIONAL FRAMEWORK PLAN

The law that requires Metro to adopt criteria for boundary changes specifically states that those criteria shall include " . . . compliance with adopted regional urban growth goals and objectives, functional plans . . . and the regional framework plan of the district [Metro]." The Growth Management Functional Plan was reviewed and found not to contain any criteria directly applicable to boundary changes. The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

## CLACKAMAS COUNTY PLANNING

The Metro Code states that the Commission's decision on this boundary change should be ". . . consistent with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans, public facility plans, . . ."

The Clackamas County Comprehensive Plan is the currently applicable plan for this area. The plan designation for this site is Low Density Residential (LR) on the County's Oregon City Area Land Use Plan (Map IV-5).

The County Zoning on the property is FU-10. The FU-10 zone means a 10-acre minimum lot size. This is a holding zone to prevent the creation of small parcels in areas within the UGB to preserve the capacity of land to fully develop once a full range of urban services is available. Lands located outside areas having sanitary sewer service available were designated Future Urbanizable.

Clackamas County Zoning and Development Ordinance (ZDO) section 314.02 provides that the Future Urban 10-Acre District is applied to those areas designated as Future Urban by Chapter 4 of the Clackamas County Comprehensive Plan.

The Land Use section of the Plan, Chapter 4, identifies the territory proposed for annexation as future urban, which are defined as:

"Future urban areas are lands within urban growth boundaries but outside immediate urban areas. Future urban areas are planned to be provided with public facilities, but

currently lack providers of those facilities. Future urban areas are substantially underdeveloped and will be retained in their current use to ensure future availability for urban needs. Future urban areas are planned for urban uses but zoned for large-lot, limited development.

#### Urban Growth Management Agreement

The City and the County have an Urban Growth Management Agreement (UGMA), which is a part of their Comprehensive Plans. The territory to be annexed falls within the Urban Growth Management Boundary (UGMB) identified for Oregon City and is subject to the agreement. The County agreed to adopt the City's Comprehensive Plan designations for this area that is Low Density Residential. Consequently, when property is annexed to Oregon City, it may receive a City planning designation by default, which is R-10 single-family dwelling district.

The applicant wishes to receive R-10 zoning following annexation, however, staff recommends that the property maintain its existing County FU-10 zoning, requiring 10 acre minimum lots, which will serve to preclude any further development or land divisions on the subject property in advance of seeking a zone change. Further explanation of staff's recommendation in this regarding is provided below under the heading "OREGON CITY ZONING" on page 15.

The Agreement presumes that all the urban lands within the UGMB will ultimately annex to the City. It specifies that the city is responsible for the public facilities plan required by Oregon Administrative Rule Chapter 660, division 11. The Agreement goes on to say:

#### 4. City and County Notice and Coordination

\* \* \*

D. The CITY shall provide notification to the COUNTY, and an opportunity to participate, review and comment, at least 20 days prior to the first public hearing on all proposed annexations . . .

\* \* \*

#### 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. As a condition of jurisdiction transfer for roads not built to CITY street standards on the date of the final decision on the annexation, COUNTY agrees to pay to CITY a sum of money equal to the cost of a two-inch asphaltic concrete overlay over the width of the then-existing pavement; however, if the width of pavement is less than 20 feet, the sum shall be calculated for an overlay 20 feet wide. The cost of asphaltic concrete overlay to be used in the calculation shall be the average of the most current asphaltic concrete overlay projects performed by each of CITY and COUNTY. Arterial roads

will be considered for transfer on a case- by-case basis. Terms of transfer for arterial roads will be negotiated and agreed to by both jurisdictions.

C. Public sewer and water shall be provided to lands within the UGMB in the manner provided in the public facility plan . . .

\* \* \*

The required notice was provided to the County at least 20 days before the Planning Commission hearing. The agreement requires that adjacent road rights-of-way be included within annexations. South Columbine Court and Salmonberry Drive are currently within the jurisdiction of Clackamas County and will remain so after this annexation occurs.

## CLACKAMAS RIVER WATER

Clackamas River Water (CRW) commented on this proposal in 2014. The tax lot in question is currently a CRW water customer. The existing waterline in S Columbine Ct is a CRW 6-inch ductile iron waterline and currently serves the property.

The City Engineer has recommended that the property continue to be served by CRW per the South End Cooperative Intergovernmental Agreement. CRW requests that the lot not be withdrawn from the CRW Service Boundary.

Pursuant to the South End Waterline IGA between the City and CRW (2000), page 5 of 8, Item 5, Transfer of Jurisdiction and Operation and Maintenance Responsibility:

- At such time as the City annexes over 75% of the frontage on both sides of the Salmonberry Drive waterline, then the jurisdiction, operation, and maintenance responsibility for the line shall be transferred from CRW to the City.
- The City shall notify CRW in writing of its intent to transfer jurisdiction of any waterline when the "75% rule" applies.

Salmonberry Drive is approximately 1,620 feet long from South End Road to Hazel Grove Dr. Per the agreement the City must annex over 75% of the frontage on both sides of the Salmonberry Drive waterline which is approximately 1,215 feet frontage on each side of the road. Currently the City has annexed approximately 885 feet on the southwest side and 511 feet on the northeast side.

The City will not be transferring jurisdiction until the "75% rule" applies on Salmonberry Drive. Once the "75% rule" applies and transfers jurisdiction of Salmonberry Drive, then the City would also likely receive ownership of Columbine Court.

As such, until the surrounding property is entirely annexed to Oregon City the right-of-way of Salmonberry Court and Salmonberry Drive will remain under Clackamas County jurisdiction.

## OREGON CITY COMPREHENSIVE PLAN

This territory is designated by the Oregon City acknowledged Comprehensive Plan as LR – Low Density Residential. Portions of the City’s Comprehensive Plan have some applicability and these are covered here.

Section 2 of the Oregon City Comprehensive Plan is entitled Land Use. Several Goals and Policies in this section are pertinent to proposed annexations.

The Public Facilities Section of the Comprehensive Plan contains the following pertinent Goals and Policies.

### Goal 11.1: Provision of Public Facilities

Serve the health, safety, education, welfare, and recreational needs of all Oregon City residents through the planning and provision of adequate public facilities.

### Policies

Policy 11.1.1 Ensure adequate public funding for the following urban facilities and services, if feasible:

- a. Streets and other roads and paths
- b. Wastewater collection
- c. Storm water management services
- d. Police protection
- e. Fire protection
- f. Parks and recreation
- g. Water distribution
- h. Planning, zoning and subdivision regulation

### Streets and other roads and paths

S. Columbine Court and Salmonberry Drive are County maintained roads. At some point in the future the City will assume jurisdiction of the streets adjacent to the subject parcel, however this will not occur with the annexation of subject parcel. Pursuant to the current UGMA the current arrangement regarding maintenance situation is satisfactory. Therefore, no additional public expenditures will be necessary to fund the streets, roads or paths.

### Wastewater collection

Upon annexation, this one home will start paying the current stormwater utility fee. Therefore, no additional public funds will need to be spent.

### Police and Fire Protection

This annexation will immediately add one home to the city’s police and fire protection coverage and withdraw the property from Clackamas County Enhanced Law Enforcement District. However, the Oregon City Police Department has confirmed that it already provides service to this area and it will continue to do so.



## Water

As discussed previously, the property is connected to the Clackamas River Water District (CRW) water system. CRW states that the annexation does not conflict with their interests. The following are CRW's general concerns and comments:

- The tax lot in question is currently a CRW water customer. The existing waterline line at S Columbine Ct is a CRW 6-inch ductile iron waterline and currently serves the property.
- CRW requests that the lot not be withdrawn from the CRW Service Boundary.
- CRW recommended that the property continue to be served by CRW per the South End Cooperative Intergovernmental Agreement.

Retaining CRW as the provider of water service will not increase the burden placed on South Fork Water Board or the City to provide service.

Policy 11.1.1 above defines what is encompassed within the term “urban facilities and services” as it pertains to annexation. The City’s plan is more inclusive in its definition of what services are considered an “urban service” than is the Metro Code. The City’s Plan adds fire protection and planning, zoning and subdivision regulation to the list of urban services that are to be considered by the Metro Code. The adequacy of these facilities and services to serve the subject property, containing a single home, is discussed in greater detail below. The Metro Code also includes mass transit in addition to streets and roads.

Policy 11.1.3 Confine urban public facilities and services to the city limits except where allowed for safety and health reasons in accordance with state land use planning goals and regulations. Facilities that serve the general public will be centrally located and accessible, preferably by multiple modes of transportation.

Policy 11.1.4 Support development on underdeveloped or vacant buildable land within the City where urban facilities and services are available or can be provided and where land use compatibility can be found relative to the environment, zoning, and comprehensive plan goals.

Policy 11.1.5 Design the extension or improvement of any major urban facility and service to an area to complement other urban facilities and services at uniform levels.

Policy 11.1.3 and Policy 11.1.4 encourage development on sites within the City where urban facilities and services are either already available or can be provided. This policy implies that lands that cannot be provided urban services should not be annexed. The City has capacity to provide urban services to this existing home.

Policy 11.1.5 requires that the installation of a major urban facility or service should be coordinated with the provision of other urban facilities or services. No major urban facility or service is required here; rather, it requires normal extension of sanitary sewer from the existing sewer main that runs along the rear of the property to the site.

The owner has not proposed to further divide the existing parcel at this time, although this is a future possibility when the property is rezoned to R-10, since the property has sufficient net developable land to allow one additional lot

Read together, these policies suggest that when annexing lands, the City should consider whether a full range of urban facilities or services are available or can be made available to serve the territory to be annexed. Oregon City has implemented these policies with its Code provisions on processing annexations, which requires the City to consider adequacy of access and adequacy and availability of public facilities and services. Overall, it appears that the city can provide urban service capacity to this one home.

#### Goal 11.2: Wastewater

Seek the most efficient and economic means available for constructing, operating, and maintaining the City's wastewater collection system while protecting the environment and meeting state and federal standards for sanitary sewer systems.

##### Policies

Policy 11.2.2 Plan, operate and maintain the wastewater collection system for all current and anticipated city residents within the existing urban growth boundary. Strategically plan for future expansion areas.

Since all new development on annexed land is required to connect to the sanitary sewer system, this policy suggests that a measure of the adequacy of the sanitary system should be whether it could serve the potential level of development provided for by the Comprehensive Plan and Zoning designations. The city's sanitary sewer is available to this property.

Policy 11.2.3 Work with Tri-City Service District to provide enough capacity in its collection system to meet standards established by the Oregon Department of Environmental Quality (DEQ) to avoid discharging inadequately treated sewage to surface waters.

The Tri-City Service District was provided notice of this annexation. The District did not respond to the notice. The District provides sewer collection to the Cities of West Linn, Oregon City and Gladstone. The property owner must initiate the Tri-City Service District annexation after annexation to the City. The City Commission should concur with Tri-City Service District's annexation of the subject property in the enacting ordinance.

#### Goal 11.3: Water Distribution

Seek the most efficient and economic means available for constructing, operating, and maintaining the City's water distribution system while protecting the environment and meeting state and federal standards for potable water systems.

##### Policies

Policy 11.3.1 Plan, operate and maintain the water distribution system for all current and anticipated city residents within its existing urban growth boundary and strategically plan for future expansion areas.

Since new development on annexed lands may connect to the city water distribution system, this policy suggests that a measure of the adequacy of the water distribution system should be whether it could serve the potential level of development provided for by the Comprehensive Plan and Zoning designations. The subject property is zoned FU-10, imposing a 10-acre minimum lot size, which serves to preclude any further land divisions until the land is rezoned to a City zoning designation.

As stated previously, the property is connected to the Clackamas River Water District (CRW) water system. CRW has states that the annexation does not conflict with their interests. The following are CRW's general concerns and comments:

- The tax lot in question is currently a CRW water customer. The existing waterline line at S Columbine Ct is a CRW 6-inch ductile iron waterline and currently serves the property.
- CRW requests that the lot not be withdrawn from the CRW Service Boundary.
- CRW recommended that the property continue to be served by CRW per the South End Cooperative Intergovernmental Agreement.

As the CRW comments explain, CRW can and will continue to serve the subject property containing a single home.

#### Goal 11.4: Stormwater Management

Seek the most efficient and economical means available for constructing, operating, and maintaining the City's stormwater management system while protecting the environment and meeting regional, state, and federal standards for protection and restoration of water resources and fish and wildlife habitat.

#### Policies

Policy 11.4.1 Plan, operate, and maintain the stormwater management system for all current and anticipated city residents within Oregon City's existing urban growth boundary and strategically plan for future expansion areas.

Policy 11.4.4 Maintain existing drainageways in a natural state for maximum water quality, water resource preservation, and aesthetic benefits.

Since new development on annexed lands may connect to the city stormwater management system, this policy suggests that a measure of the adequacy of the stormwater management system should be whether the city (or the county stormwater management system in the event that drainage goes to the county) could serve the potential level of development provided for by the Comprehensive Plan and Zoning designations. New development may also have opportunities to provide further protection to preserve water quality. This annexation will not result in any changes to the stormwater drainage. No future

development would be allowed under the existing FU-10 zoning designation. Improvement of the existing storm water connections leading to would be in conformance with city stormwater design standards.

#### Goal 11.9: Fire Protection

Maintain a high level of fire suppression and emergency medical services capacity.

#### Policies

Policy 11.9.1 Ensure that all areas, including newly annexed areas, receive fire protection and emergency medical services.

The property is already within Clackamas County Fire District #1. Fire protection and emergency services will be unaffected by this proposal. The annexation was transmitted to Clackamas County Sheriff's Department and Oregon City Police Department for comment. OCPD already responds to County emergency calls for the unincorporated area adjacent to Salmonberry Drive. Clackamas County Sheriff's Department was contacted and had no conflicts with the annexation. Upon annexation the area would be removed from the Clackamas County Enhanced Law Enforcement District.

Staff does not anticipate any police service problems due to the annexation of this one home.

The final section of this staff report addresses each urban service to determine whether the services are currently available or can be made available at an adequate level to serve the potential development of the property under the current planning designation and zoning that implements it.

Section 14 of the Plan is entitled Urbanization. Several policies in this section are pertinent to proposed annexations. The following excerpts expand on the City's annexation philosophy and requirements.

The City is required to refer all proposed annexations to the voters. Rather than having voter approval of individual property owners' requests to annex, the City should prepare and implement an annexation plan and program. The City could then annex large blocks of properties (with voter approval) at one time, rather than in a piecemeal fashion. Annexation would be tied more directly to the City's ability to provide services efficiently, maintain regular city boundaries, and help the city meet Metro targets for housing and employment. The zoning of the property should be decided at the time the Planning Commission and City Commission review and approve the annexation request.

Applications for annexation, whether initiated by the City or by individuals, are based on specific criteria contained in the City's municipal code. Metro and state regulations promote the timely and orderly provision of urban services, with which inappropriate annexations can conflict. Therefore, an annexation plan that identifies where and when areas might be considered for annexation can control the expansion of the city limits and services to help avoid those conflicts and provide predictability for residents and

developers. Other considerations are consistency with the provisions of this comprehensive plan and the City's public facility plans, with any plans and agreements of urban service providers, and with regional annexation criteria.

The requirement for voter approval in section 14 of the Plan is taken from the Oregon City Charter, which requires voter approval for all annexations "unless mandated by law." SB 1573 mandates that, so long as a territory meets four criteria, the territory must be annexed by the City. Because this territory meets those criteria, no voter approval may be required by the city.

The City has not completed an annexation plan and program for this area. This annexation is still sufficiently tied directly to the City's ability to provide services efficiently with the logical extension of physical utility lines as it is adjacent to several city subdivisions, that have utilities and street improvements. The lot is dividable under R-10 zoning if annexed and a zone change is approved, since it is approximately 20,000 sf in size. This annexation could help the city meet Metro targets for housing.

The following Plan annexation policies are approval criteria for annexations under Criteria 3 of the Metro Code. They provide that the City's Comprehensive Plan designations will apply upon annexation, how zoning will be changed (either automatically or after annexation) and that annexations are to be processed according to quasi-judicial procedures.

#### Goal 14.4: Annexation of Lands to the City

Annex lands to the city through a process that considers the effects on public services and the benefits to the city as a whole and ensures that development within the annexed area is consistent with the Oregon City Comprehensive Plan, City ordinances, and the City Charter.

The city annexation process is set out in Chapter 14 of the Municipal Code. By requiring compliance with that code, the Metro code, and the statewide planning rules, the city is identifying the effects the full build-out of these annexed properties will have on public services and any benefits to the city as a whole.

#### Policies

Policy 14.4.1 In order to promote compact urban form to support efficient delivery of public services, lands to be annexed must be within the City's Urban Growth Boundary, and must be contiguous to the existing City limits. Long linear extensions, such as cherry stems and flag lots, shall not be considered contiguous to City limits.

The proposed annexation is contiguous to the city limits along the side and rear property lines for approximately 500 feet. No long linear extensions are proposed. The annexation would not create any islands.

Policy 14.4.2 Concept Plans and Sub-area Master Plans for unincorporated areas within the Urban Growth Boundary shall include an assessment of the fiscal impacts of providing public services to the area upon annexation, including the costs and benefits to the city as a whole.

The property is within the area of the South End Concept Plan (SECP), which was adopted in 2014. The SECP includes an applicable assessment of fiscal impacts. This property is part of the pre-2002 UGB Expansion area, and was previously part of the city's existing Comprehensive Plan with a Low Density Residential land use designation. The subject property would remain largely unaffected by the SECP since the majority of infrastructure planning in the immediate area preceded the adoption of the concept plan.

Policy 14.4.3 When an annexation is requested, the Commission may require that parcels adjacent to the proposed annexation be included to:

- a) avoid creating unincorporated islands within the city;
- b) enable public services to be efficiently and cost-effectively extended to the entire area;
- or
- c) implement a Concept Plan or Sub-area Master Plan that has been approved by the Commission.

This proposed annexation does not create an unincorporated island within the city. There is no development proposed at this time. No additional parcels are anticipated to be annexed to enable more efficient public services at this time. The area is part of the South End Concept Plan, adopted in May 2014.

Policy 14.4.4 The City may, as provided by state law, provide sewer service to adjacent unincorporated properties when a public health hazard is created by a failing septic tank sewage system; the Commission may expedite the annexation of the subject property into the city, subject to any voter approvals of annexations.

This policy does not apply to this annexation because the proposal does not include a public health hazard due to a failing septic system. State law pre-empts this annexation from voter approval requirements.

## LAND USE

Section 2, of the City's Comprehensive Plan identifies land use types. This application has one residential land use type:

1. Low Density Residential [LR]: Areas in the LR category are primarily for single-family detached homes.

The City/County urban growth management agreement specifies that the County's acknowledged Comprehensive Plan and implementing regulations shall apply until annexation and the City adopts subsequent plan amendments.



## OREGON CITY ZONING

The Oregon City Code requires the City Planning Department to review the final zoning designation within sixty days of annexation, utilizing the chart below and some guidelines laid out in Section 17.06.030.

### CITY LAND USE CLASSIFICATION

<u>Residential Type</u>	<u>City Zone</u>
Low-density residential	R-10, R-8, R-6
Medium-density residential	R-3.5, R-5
High-density residential	R-2

That section goes on to say:

“In cases where only a single city zoning designation corresponds to the comprehensive plan designation . . . Section 17.68.025 shall control.”

Section 17.68.025, Zoning changes for land annexed into the city, says:

“Notwithstanding any other section of this chapter, when property is annexed into the city from the city/county dual interest area with any of the following comprehensive plan designations, the property shall be zoned upon annexation to the corresponding city zoning designations as follows:”

<u>Plan Designation</u>	<u>Zone</u>
Low-density residential	R-10
Medium-density residential	R-3.5
High-density residential	R-2

The subject property is designated Low-density residential on the City’s Comprehensive Plan, and the owner has indicated a request to rezone the land to R-10. A concurrent requirement for rezoning is to show compliance with the Statewide Transportation Planning Rule (TPR). The applicant has included a Traffic Analysis Letter that also provides an analysis of the impact of the proposed rezoning for compliance with the Transportation Planning Rule (TPR). The City’s Transportation Consultant has reviewed the applicant’s analysis and concurs with his conclusion, recommending that that the city find the application to be in compliance with the TPR. .

The City’s Code contains provisions on annexation processing. Section 6 of Chapter 14 requires the City Commission “to consider the following factors, as relevant”:

1. Adequacy of access to the site;

The site access is discussed below in the Facilities and Services section. Any future development of the property will need to include half-street/full street improvements to new interior streets, as appropriate.

2. Conformity of the proposal with the City's Comprehensive Plan;

As demonstrated in this section of the staff report, the City's Comprehensive Plan is satisfied.

3. Adequacy and availability of public facilities and services to service potential development;

The Facilities and Services discussion of this report demonstrates that public facilities and services are available and are adequate to serve the potential development that could occur under the existing low density plan designation.

4. Compliance with applicable sections of Oregon Revised Statutes Chapter 222, and Metro Code 3.09;

The only applicable criterion in ORS 222 is that annexed lands be contiguous to the City. The site is contiguous at its border with city property for about 500 feet along the property boundary. The Metro Code criteria are set out on page 2 of this report. This report considers each factor and the Conclusions and Reasons in the Findings and Reasons demonstrate that these criteria are satisfied.

5. Natural hazards identified by the City, such as wetlands, floodplains, and steep slopes;

No natural hazards are identified on the property.

6. Any significant adverse effects on specially designated open space, scenic historic or natural resource areas by urbanization of the subject property at the time of annexation;

No such designated areas or resources are identified for the property, and no significant adverse effects have been indicated.

7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of annexation."

No significant adverse effects have been identified by any necessary party.

The Commission interprets the "community" as including the City of Oregon City and the lands within its urban service area. The City will obtain a small increase in property tax revenues from adding additional assessed value to its tax roll as a result of annexing the territory. The City will also obtain land use jurisdiction over the territory. Finally it will have service responsibilities including fire, police, and general administration. The City delivers police service to the unincorporated area in the course of patrolling to deliver service to the incorporated area. The increases in service responsibilities to the area that result from the annexation are insignificant.

Once annexed, the property owner could apply to the City for land use permits. Any impacts on the community that result from approval of development permits are a direct consequence of the permit approval, not of the annexation. Before any urban development can occur, the property needs to be rezoned, and the territory must also be annexed to the Tri-City Service District. The City Commission must concur with Tri-City Service District's annexation of the subject property in the enacting ordinance.

As noted above, SB 1573 requires the city to annex property that meet the four requirements of that act. Because this territory does so, the city is precluded from setting this matter for election even though it is otherwise consistent with a positive balance of the factors in section 6.

#### ZONE CHANGE

In addition to the requirements for zoning of annexed areas in OCMC 17.06.030 and 17.68.025, the following findings for compliance with the zone change criteria of OCMC 17.68.020 are provided:

A. The proposal shall be consistent with the goals and policies of the comprehensive plan.

As discussed on above under Oregon City Comprehensive Plan on pages 5 through 11, the proposed annexation is consistent with the applicable public facilities goals 11.1, 11.2, 11.3, 11.4 and applicable policies, and Goal 14.4 and applicable policies regarding annexation of lands to the City.

B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.

The Facilities and Services discussion of this report demonstrates that public facilities and services are available and are adequate to serve the potential development that could occur under the existing low density plan designation. All necessary public facilities required to service the annexed area are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy for any new development.

C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

As discussed below under Transportation, the annexation, if approved, would not create any impact on the transportation system. No impact would occur unless or until the property proposed to be annexed was developed in the future to include one additional residential home. The applicant included a Traffic Analysis Letter and also an analysis of compliance with the State Transportation Planning Rule. The transportation impacts attributable to the proposed annexation, zone change and subsequent development of the

subject property are anticipated to be nominal and are not expected to cause any significant operational or safety issues on the nearby transportation facilities.

D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

All applicable goals and policies controlling the zone change are addressed by specific policies of the Comprehensive Plan as shown earlier in this report.

## FACILITIES AND SERVICES

ORS 195 Agreements. ORS 195 requires agreements among providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit.

Sanitary Sewers. The City of Oregon City provides sanitary sewer service. A public 10-inch sewer line runs along the rear of the property. The individual home connection in the area required the line be extended to serve the requested area.

The Tri-City Service District provides sewage transmission and treatment services to the cities of Oregon City, West Linn and Gladstone. Each city owns and maintains its own local sewage collection system. The District owns and maintains the sewage treatment plant and interceptor system. The three cities are in the District and as provided in the intergovernmental agreement between the District and the City, the District does not serve territories outside Oregon City, with one exception.

Before January 1, 1999, state statute (ORS 199) provided that when territory was annexed to a city that was wholly within a district, the territory was automatically annexed to the district as well. That statute no longer applies in this area. Therefore, each annexation to Oregon City needs to be followed by a separate annexation of the territory to the Tri-City Service District. The City Commission must concur with Tri-City Service District's annexation of the subject property in the enacting ordinance.

The Tri-City Service District plant is along Interstate 205 in Oregon City just east of the junction of the Willamette and the Clackamas Rivers. The plant has an average flow capacity of 11 million gallons per day (mgd) and a design peak flow capacity of 50 mgd. The available average capacity is 4.4 mgd. The plant was designed to serve a population of 66,500 in the year 2001; however, the facility was recently expanded to increase the available average dry weather capacity to 11.9 mgd.

Water. The water service provider for this territory is Clackamas River Water.

The annexation proposal does not conflict with CRW's interests. CRW is a domestic water supply district organized under ORS Chapter 264 and is therefore a necessary party to this proceeding. The following are CRW's general concerns and comments:

- The tax lot in question is currently a CRW water customer. The existing waterline is a CRW 6-inch ductile iron waterline and currently serves the property.
- CRW requests that the lot not be withdrawn from the CRW Service Boundary.
- It is recommended that the property continue to be served by CRW per the South End Cooperative Intergovernmental Agreement. The City Engineer concurs.

Stormwater. No additional development has been proposed. On-site stormwater drainage or discharge to a city or county facility will be required upon future development. Any future development would have to convey site stormwater runoff to the appropriate stormwater system in the area.

Fire Protection. This territory is currently within Clackamas County Fire District #1 which serves portions of Clackamas County as well as Oregon City. Oregon Revised Statute 222.120 (5) allows the City to specify that the territory be automatically withdrawn from the District upon approval of the annexation. Staff recommends that the territory not be withdrawn from CCFD#1.

Police Protection. The Clackamas County Sheriff's Department currently serves the territory. The proposed annexation was forwarded for comment to the Sheriff's Department as well as Oregon City Police Department. Neither entity indicated that there is inadequate capacity to serve the property.

The area to be annexed lies within the Clackamas County Service District for Enhanced Law Enforcement, which provides additional police protection to the area. Due to the location being surrounded by Oregon City, Oregon City Police Department already responds to County emergency calls for the unincorporated area adjacent to Salmonberry Drive. The impact to police services upon annexation will be negligible. Clackamas County Sheriff's Department was contacted and had no conflicts with the annexation.

According to ORS 222.120 (5) the City may provide in its approval ordinance for the automatic withdrawal of the territory from the District upon annexation to the City. If the territory were withdrawn from the District, the District's levy would no longer apply to the property.

Upon annexation the Oregon City Police Department will officially serve the property.

Parks, Open Space and Recreation. The site's nearest developed park is Chapin Park about  $\frac{3}{4}$  miles from the proposed annexation area. The undeveloped Filbert Run park is about 500 feet from the site. If development is proposed following annexation of the property the applicant is responsible for paying Parks System Development Charges.

Transportation.

Availability and Access

Safe access to the site is available on two frontages, from Salmonberry Court and Salmonberry Drive, and from S. Hazelnut Court. Future access to a newly-created lot could

be taken via either street. The subject property is equal distance from South End Road and Central Point Road, streets which are under Oregon City jurisdiction.

#### Capacity

The annexation, if approved, would not create any impact on the transportation system. No impact would occur unless or until the property proposed to be annexed was developed in the future to include one additional residential home.

#### Re-Zoning and the Transportation Planning Rule

Per OCMC 17.68.025 (A), annexed properties receive a default City zoning designation as a single process. This procedure has historically served the city well for annexing county land.

The applicant has submitted a traffic impact analysis (TIA) study that indicates compliance with the Transportation Planning Rule. The applicant seeks to annex to the City now and receive the default zoning of R-10 for the subject property.

The applicant's Traffic Engineer concluded that the proposed annexation and zone change is projected to result in a maximum of 1 additional peak hour trip and 10 additional daily trips on area roadways and intersections. The proposed zone change will not have a significant effect on the surrounding transportation system as defined under the Transportation Planning Rule. The transportation impacts attributable to the proposed annexation, zone change and subsequent development of the subject property are anticipated to be nominal and are not expected to cause any significant operational or safety issues on the nearby transportation facilities. Accordingly, the applicant's Traffic Engineer recommends no mitigation in association with the proposed zone change to R-10.

The new TPR regulations in Section 9 provide that under OAR 660-012-0060 Plan and Land Use Regulation Amendments;

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

The existing City of Oregon City comprehensive plan map shows the subject property is designated "LR". The proposed zoning is R-10 and is one of the City's zoning districts that is consistent with the low-density comprehensive plan designation. This criterion is satisfied.

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

The City of Oregon City's current TSP is adopted and acknowledged. The parcel's frontage on S Hazelnut Court appears to be fully developed and appears to be developed in accordance with city standards and is consistent with the policies, planned projects, and standards in the TSP. The parcel's frontage on Columbine Court appears to lack sidewalks, but otherwise appears consistent with city standards and the TSP. In connection with the annexation and rezoning or the development of the parcel, the frontage of both parcels can be brought into compliance with city standards for a local street...



(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

There were no special exemptions or other provisions made affecting this property at the time of inclusion within the Urban Growth Boundary. This criterion is satisfied.

TPR Conditions (a), (b), and (c) above are all met for the annexation proposal.

The City's Transportation Engineer, Replinger and Associates, has reviewed the applicant's TAL and TPR analysis and concurs with the applicant's conclusions (Exhibit \_). Based on this analysis, the property may be automatically rezoned to R-10 upon annexation.

Other Services. Planning, building inspection, permits, and other municipal services will be available to the territory from the City upon annexation.

### STAFF RECOMMENDATION

Based on the findings made in this report and the applicant's petition, staff recommends that the City Commission approve Planning File AN-16-0001, and adopt as its own this Staff Report and Exhibits. Staff makes the following recommendations, which have been included in the attached findings, reasons for decision and recommendations attached hereto.

- As required by State Statute, The City Commission should find that this annexation is consistent with a positive balance of the factors set forth in OCMC Section [14.04.060](#) and complies with ORS 222.170(2).
- Recommend withdrawing the territory from the County Service District for Enhanced Law Enforcement as allowed by statute.
- Recommend that the City Commission concur with Tri-City Service District's annexation of the subject property in the enacting ordinance.
- Concur with the re-zoning to R-10 based on compliance with adopted applicable city and state requirements, plans, codes and policies, including but not limited to, Oregon City Municipal Code 17.68.020, the Oregon City Comprehensive Plan, and the Statewide Transportation Planning Rule.

### EXHIBITS (On File)

1. Annexation - Vicinity Map – Sewer and Water Map
2. Annexation Application
3. Public Notices

4. CRW Comments
5. Replinger and Associates Comments
6. Approved South End Water Line IGA, 2000

The complete record and application is available for inspection at the Planning Division.

## PROPOSED FINDINGS, REASONS FOR DECISION, AND RECOMMENDATIONS

Based on the Findings, the Commission determines the following:

1. The Metro Code calls for consistency of the annexation with the Regional Framework Plan or any functional plan. The Commission concludes the annexation is consistent with this criterion because there were no directly applicable criteria for boundary changes found in the Regional Framework Plan, the Urban Growth Management Function Plan, or the Regional Transportation Plan.
2. Metro Code 3.09.050(d)(1) requires the Commission's findings to address consistency with applicable provisions of urban service agreements or annexation plans adopted pursuant to ORS 195. As noted in the Findings, there are no such plans or agreements in place. Therefore the Commission finds that there are no inconsistencies between these plans/agreements and this annexation.
3. The Metro Code, at 3.09.050(d)(3), requires the City's decision to be consistent with any "directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans." The County Plan also identifies the property as Immediate Urban lands, which should ensure the "orderly, economic provision of public facilities and services." The property owner has demonstrated that the City can provide all necessary urban services. Nothing in the County Plan speaks directly to criteria for annexation. Therefore the Commission finds this proposal is consistent with the applicable plan as required Metro Code 3.09.050 (d)(3).
4. The Commission concludes that the annexation is consistent with the City Comprehensive Plan that calls for a full range of urban services to be available to accommodate new development as noted in the Findings above. The City operates and provides a full range of urban services. Specifically with regard to water and sewer service, the City has both of these services available to serve the area from existing improvements in Salmonberry Drive and via the gravity sewer line that runs along the rear of the property. The existing home will continue to be serviced by Clackamas River Water.

With regard to storm drainage to the South End Basin, the city has the service available in the form of regulations to protect and control stormwater management.

5. The Commission notes that the Metro Code also calls for consistency of the annexation with urban planning area agreements. As stated in the Findings, the Oregon City-Clackamas County Urban Growth Management Agreement specifically provides for annexations by the City.
6. Metro Code 3.09.050(d)(5) states that another criterion to be addressed is "Whether the proposed change will promote or not interfere with the timely, orderly, and economic provision of public facilities and services." Based on the

evidence in the Findings, the Commission concludes that the annexation will not interfere with the timely, orderly, and economic provision of services.

7. The Oregon City Code contains provisions on annexation processing. Section 6 of the ordinance requires that the City Commission consider seven factors if they are relevant. These factors are covered in the Findings and the Commission finds that this proposal is consistent with a positive balance of those factors.
8. The City Commission concurs with Tri-City Service District's annexation of the subject property in the enacting City ordinance.
9. The Commission determines that the property should be withdrawn from the Clackamas County Service District for Enhanced Law Enforcement as allowed by statute since the City will provide police services upon annexation.
10. The Commission determines that the property should not be withdrawn from the Clackamas County Fire District #1.
11. The City finds that applicant's proposal for rezoning the property from Clackamas County Future Urban – 10 (FU-10) to Oregon City R-10 Single-Family Residential is consistent with OCMC 17.06.030 Zoning of Annexed Areas, with the Oregon City Transportation System Plan, and has satisfactorily demonstrated compliance with the Statewide Transportation Planning Rule to support such rezoning.



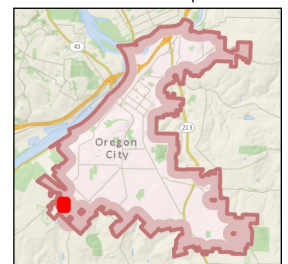
# Oregon City GIS Map



- Legend**
- Taxlots
  - Taxlots (Outside UGB)
  - Unimproved ROW
  - City Limits
  - UGB
  - Basemap

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 100 Feet  
1: 1,200

AN 16-01

City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
[www.oregoncity.org](http://www.oregoncity.org)





### LAND USE APPLICATION FORM

APR 11, 2016

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input checked="" type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Zone Change

File Number(s): AN - 16 - 01

Proposed Land Use or Activity: ANNEXATION OF ONE (1) PROPERTY

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: 19358 S Columbine Ct

Clackamas County Map and Tax Lot Number(s): 3-2E-12AC-3700

#### Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Ron Wilson Date: 29 March 16

Mailing Address: PO Box 3202

Phone: (503) 349-2768 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

#### Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Ron Wilson Date: 29 March 16

Mailing Address: PO Box 3202

Phone: (503) 349-2768 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

#### Representative(s):

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

*All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.*



**PETITION OF OWNERS OF MAJORITY OF LAND  
AND PETITION OF A MAJORITY OF REGISTERED VOTERS**

*PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON*

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

*(Insert Legal Description here OR attach it as Exhibit "A")*

Legal Description:

31E-12AC-03700

SE Terminus of Columbine Ct.  
Asquith Estates subdivision

Address:

19358 Columbine Ct.  
Oregon City, OR 97045

**PETITION OF OWNERS OF 100 % OF LAND  
AND PETITION OF A MAJORITY OF REGISTERED VOTERS**

*PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON*

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

*(Insert Legal Description here OR attach it as Exhibit "A")*

Legal Description:

31E-12AC-03700  
SE Terminus of Columbine Ct.  
Asquith Estates subdivision

Address:

19358 Columbine Ct.  
Oregon City, OR 97045

## ANNEXATION PETITION

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

[illegible]

Page 7

**CERTIFICATION OF PROPERTY OWNERSHIP OF  
AT LEAST ONE-HALF LAND AREA  
(City Double Majority Method)**

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners\* of at least one-half of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME DS Storm  
TITLE GIS CARTOGRAPHER 2  
DEPARTMENT A&T  
COUNTY OF Clackamas  
DATE 9-8-14

\* "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.



**CERTIFICATION OF PROPERTY OWNERSHIP OF**

**100% OF LAND AREA**

**(City 100% Ownership Method)**

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners\* of 100% of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME DT Storm  
TITLE GIS Cartographer 2  
DEPARTMENT A&T  
COUNTY OF Clark  
DATE 9-8-14

- \* "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.



**CERTIFICATION OF LEGAL DESCRIPTION AND MAP**

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 31E-12AC-03700) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME DT Storm  
TITLE GIS Cartographer 2  
DEPARTMENT A&T  
COUNTY OF Clackamas  
DATE 9-8-14



**CERTIFICATION OF REGISTERED VOTERS**

I hereby certify that the attached petition for annexation of territory described herein to the City of Oregon City contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME PAUL HANES *Paul Hanes*  
TITLE DEPUTY CLERK  
DEPARTMENT CLERK/ELECTIONS  
COUNTY OF CLACKAMAS  
DATE 9/5/14

CLACKAMAS COUNTY ELECTIONS  
SHERRY HALL, COUNTY CLERK  
1710 RED SOILS CT, SUITE 100  
OREGON CITY, OR 97045



## NOTICE LIST

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTERS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA. ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE OUTSIDE BOUNDARY OF THE AREA TO BE ANNEXED.

Ronald Wilson 19358 Columbine Ct 31E12AC03700

NAME OF OWNER/VOTER

ADDRESS

PROPERTY DESIGNATION

(Indicate tax lot, section number, Township and Range)

Provided by city \$15-

(1) \_\_\_\_\_

\_\_\_\_\_

(2) \_\_\_\_\_

\_\_\_\_\_

(3) \_\_\_\_\_

\_\_\_\_\_

(4) \_\_\_\_\_

\_\_\_\_\_

(5) \_\_\_\_\_

\_\_\_\_\_

(6) \_\_\_\_\_

\_\_\_\_\_



(7) \_\_\_\_\_

(8) \_\_\_\_\_

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(11) \_\_\_\_\_

(12) \_\_\_\_\_

(13) \_\_\_\_\_

(14) \_\_\_\_\_

(15) \_\_\_\_\_

(16) \_\_\_\_\_

(17) \_\_\_\_\_

(18) \_\_\_\_\_

## BOUNDARY CHANGE INFORMATION SHEET

### I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

- A. General location Asquith Estates - Columbine Ct
- B. Land Area: Acres 0.5 Acres approx or Square Miles \_\_\_\_\_
- C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).  
The property is generally 0 to 2 % sloped. Most of the property is grass with a few fir, walnut, and cedar trees
- D. Describe land uses on surrounding parcels. Use tax lots as reference points.
- North: 19353 Columbine Ct - SFR 0.25 Acres approx
- East: 19328 Columbine Ct - SFR 0.5 Acres approx  
Annexed
- South: 19348 South End Rd - SFR 2.0 Acres approx  
forested - Annexed
- West: "Same as South"
- E. Existing Land Use:
- Number of single-family units 1 Number of multi-family units 0
- Number commercial structures 0 Number industrial structures 0
- Public facilities or other uses N/A
- What is the current use of the land proposed to be annexed: SFR - FU-10
- F. Total current year Assessed Valuation \$ \$213,268
- G. Total existing population 2

## II. REASON FOR BOUNDARY CHANGE

A. The City Code (Section 6) and the Metro Code (3.09.050 (d) & (e)) spell out criteria for consideration (see copies attached). Please provide a narrative which addresses these criteria. With regard to the City criteria, please provide a narrative statement explaining the conditions surrounding the proposal and addressing the factors in Section 6, as relevant, including:

1. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;
2. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;
3. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;
4. Statement outlining method and source of financing required to provide additional facilities, if any;
5. Statement of overall development concept and methods by which physical and related social environment of the site, surrounding area and community will be enhanced;
6. Statement of potential physical, aesthetic and related social effects of the proposed or potential development on the community as a whole and on the small subcommunity or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;
7. Statement indicating the type and nature of any Comprehensive Plan text or map amendments or Zoning text or map amendments that may be required to complete the proposed development.

B. Please submit 25 copies of a site plan, drawn to scale (not greater than 1" = 50') indicating:

1. The location of existing structures (if any);
2. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed.
3. The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flooding data showing elevations of all property subject to inundation in the event of one-hundred year flood shall be shown;
4. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands) wooded areas, isolated preservable trees (trees with trunks over 6" in diameter- -as measured 4 feet above the ground) and significant areas of vegetation.
5. General land use plan indicating the types and intensities of the proposed or potential development;

III. LAND USE AND PLANNING

- A. What is the applicable County Planning Designation? LR  
What City Planning Designation is being sought? LR

- B. What is the zoning on the territory to be served? FU-10  
What zoning designation is being sought? R-10

- C. Is the subject territory to be developed at this time? N/A

- D. Generally describe the anticipated development (building types, facilities, number of units).

Divide property and add a second SFR

- E. Can the proposed development be accomplished under current county zoning?

☐ Yes

☐ No

No development proposed

If No,---has a zone change been sought from the county either formally or informally.

☐ Yes

☒ No

Please describe outcome of zone change request if answer to previous questions was Yes. Default zoning of R-10 per

Oregon City Code

- F. Is the proposed development compatible with the city's comprehensive land use plan for the area?

☒ Yes

☐ No

☐ City has no Plan for the area.

Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

☐ City Planning Commission

☐ City Council

☒ City Planning Staff

☐ City Manager

Please describe the reaction to the proposed development from the persons or agencies indicated above.

See pre application conference.

PA14-14

- G. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:



APPROVAL	PROJECT FILE #	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment			
City or County Plan Amendment			
Pre-Application Hearing (City or County)	PA14-14	8/19/14	
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

- H. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

No development proposed at this time.

- I. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

City = Hazel Grove - Westling Farm Neighborhood assoc.  
Currently County = Central Pt / Leland / New Era cpo.

#### IV. SERVICES AND UTILITIES

- A. Please indicate the following:

1. Location and size of nearest water line which can serve the subject area.

Salmon Berry Dr / Columbine Ct - 6"

2. Location and size of nearest sewer line which can serve the subject area.

Salmon Berry Dr / Hazelnut Ct - 12"

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area \_\_\_\_\_

Storm drain in Salmon Berry Dr - CCFD #1

4. The time at which services can be reasonably provided by the city or district.

upon annexation

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

See public works pre-app notes, 29 April 2014

6. Availability of the desired service from any other unit of local government. (Please indicate the government.)

See above. No development proposed at this time.

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City \_\_\_\_\_

Rural Fire Dist. CCFD #1

County Service Dist. \_\_\_\_\_

Sanitary District For

Hwy. Lighting Dist. \_\_\_\_\_

Water District CRW

Grade School Dist. McLaughlin

Drainage District Clack WES

High School Dist. OCSD

Diking District \_\_\_\_\_

Library Dist. C.C. Library

Park & Rec. Dist. Clack County

Special Road Dist. \_\_\_\_\_

Other Dist. Supplying Water Service \_\_\_\_\_

- C. If the territory is proposed to be served by any of the above units or any other units of government please note. CCFD, OCSD

- D. If any of the above units are presently servicing the territory (for instance, are

residents in the territory hooked up to a public sewer or water system), please so describe.

N/A

APPLICANT'S NAME

Ron Wilson

MAILING ADDRESS

19358 Columbine Ct

Oregon City, OR 97045

TELEPHONE NUMBER

(503) 349-2768

(Work) Cell

(Res.)

REPRESENTING

self

DATE:

18 Aug 2014

# DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings).

## PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition (Y/N)
21E-12AC-03700	Ronald Wilson	0.5	213,268	y
31E-12AC-03700	<del>St</del> Anastasia Wilson	0.5	213,268	y
TOTALS		0.5	213,268	



**Worksheet (continued)**

**REGISTERED VOTERS**

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
Ronald Wilson	PO Box 3202, Oregon City, OR 97045	Y
Anastasia Wilson	PO Box 3202, Oregon City, OR 97045	Y

**SUMMARY**

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL 2

NUMBER OF REGISTERED VOTERS WHO SIGNED 2

PERCENTAGE OF REGISTERED VOTERS WHO SIGNED 100%

TOTAL ACREAGE IN PROPOSAL 0.5

ACREAGE SIGNED FOR 0.5

PERCENTAGE OF ACREAGE SIGNED FOR 100%



10  
22 29  
36



After recording return to:  
Ronald C. Wilson and Anastasia R.  
Wilson  
19358 South Columbine Court  
Oregon City, OR 97045

Until a change is requested all tax statements  
shall be sent to the following address:

Ronald C. Wilson and Anastasia R.  
Wilson

19358 South Columbine Court  
Oregon City, OR 97045

File No.: 7034-1293032 (AC)

Date: October 09, 2008

Recorded By  
First American Title Insurance Company of Oregon  
No. 1293032-UT

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-073046



\$36.00

01257734200800730460020022

10/23/2008 03:08:54 PM

D-D Cnt=1 Stn=4 KANNA  
\$10.00 \$10.00 \$16.00

### STATUTORY WARRANTY DEED

Scott T. Maggi and Rachel C. Maggi, as tenants by the entirety, Grantor, conveys and warrants to Ronald C. Wilson and Anastasia R. Wilson, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

31E12AC03700

Lots 9 and 9A, Block 2, ASQUITH ESTATES, in the County of Clackamas and State of Oregon.

**Subject to:**

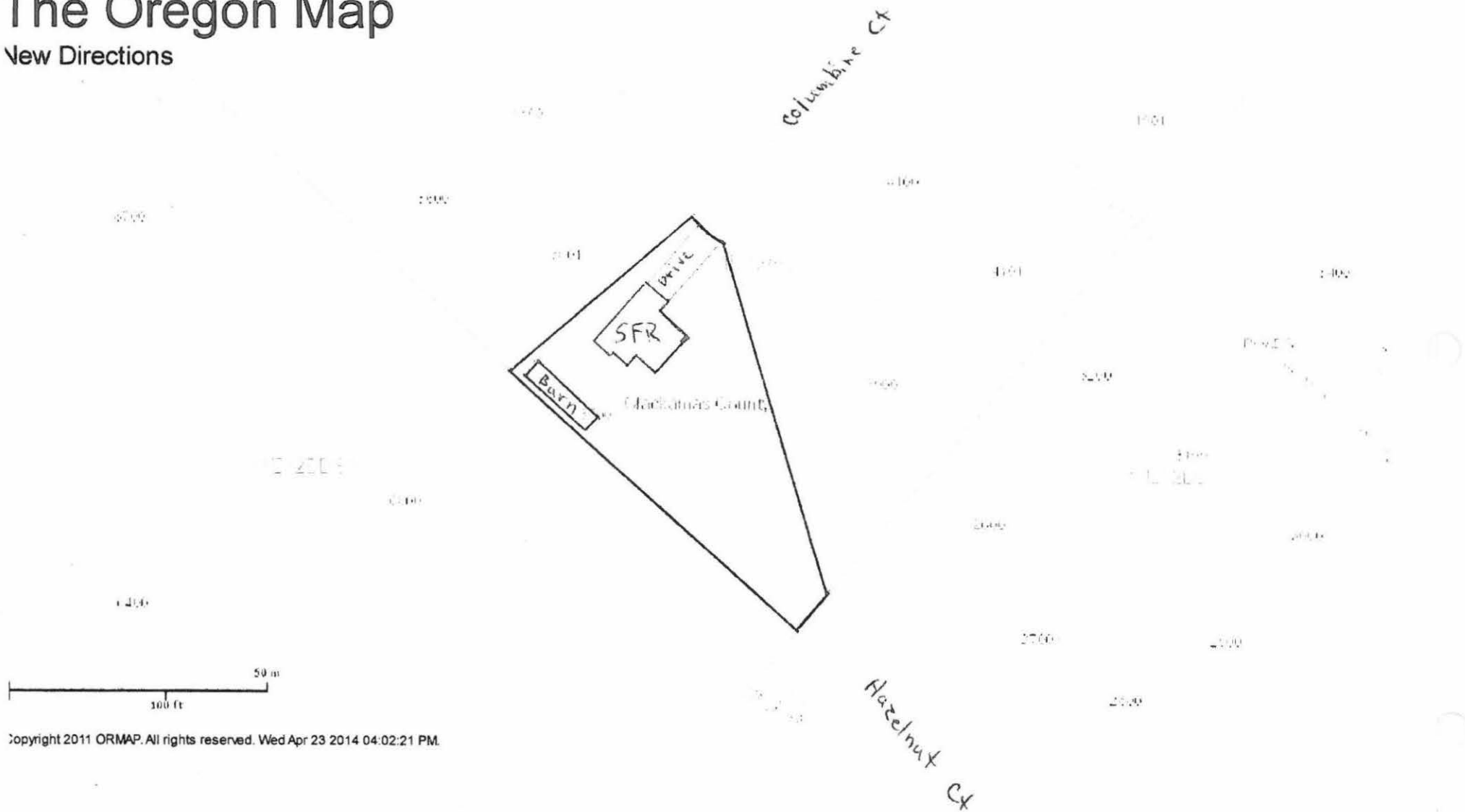
1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$275,000.00. (Here comply with requirements of ORS 93.030)



# The Oregon Map

New Directions



Copyright 2011 ORMAP. All rights reserved. Wed Apr 23 2014 04:02:21 PM.

Recorded By  
First American Title Insurance Company of Oregon  
No. 1293032-UT



After recording return to:  
Ronald C. Wilson and Anastasia R. Wilson  
19358 South Columbine Court  
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address:  
Ronald C. Wilson and Anastasia R. Wilson  
19358 South Columbine Court  
Oregon City, OR 97045  
File No.: 7034-1293032 (AC)  
Date: October 09, 2008

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Sherry Hall, County Clerk

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**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**Lots 9 and 9A, Block 2, ASQUITH ESTATES, in the County of Clackamas and State of Oregon.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$275,000.00**. (Here comply with requirements of ORS 93.030)

From the County Clerk's office

EXHIBIT "A"

LOTS 9 AND 9A, BLOCK 2, ASQUITH ESTATES, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.







# ASQUITH ESTATES

IN THE M.M. McCARVER D.L.C. NO. 41 IN THE N. 1/2, SEC. 12  
T.3S., R.1E., W.M.  
CLACKAMAS COUNTY, OREGON

SHEET 1 OF 2

COMPASS CORP.  
MILWAUKIE, OREGON

AUGUST, 1979

SCALE: 1" = 60'



THIS IS A TRUE COPY OF THE ORIGINAL  
PLAT OF "ASQUITH ESTATES" *CRC*

## LEGEND

- DENOTES 5/8" x 30" IRON ROD SET W/ YELLOW CAP STAMPED "COMPASS CORP." OR MONUMENTS FOUND AS NOTED.
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW CAP STAMPED "COMPASS CORP." TO BE POST MONUMENTED.

SEE P.S. 16803 FOR BOUNDARY SURVEY.

\* PARENT LOT

NO	DELTA	CURVE DATA	CHART
1	91° 41' 29"	32.01'	20'
2	88° 18' 31"	30.83'	20'
3	90°	78.54'	50'
4	90°	117.81'	75'
5	153° 40' 01"	27.34'	100'
6	28° 54' 53"	50.47'	100'
7	31° 56' 18"	55.74'	100'
8	13° 28' 48"	23.53'	100'
10	90° 08' 22"	78.66'	50'
11	90° 08' 22"	177.99'	75'
12	22° 17' 10"	38.90'	100'
13	14° 28' 38"	25.27'	100'
14	14° 28' 38"	25.27'	100'
15	153° 41' 31"	27.39'	100'
16	23° 12' 23"	40.30'	100'
17	90°	31.42'	20'
18	52° 01' 12"	18.16'	20'
19	57° 03' 50"	44.82'	45'
20	45° 04' 44"	35.41'	45'
21	33° 44' 56"	26.51'	45'
22	36° 52' 44"	28.97'	45'
23	47° 36' 28"	37.39'	45'
24	52° 01' 12"	18.16'	20'
25	90°	31.42'	20'
26	31° 49' 52"	23.00'	45'
27	31° 49' 52"	23.00'	45'

## NOTES:

- LOTS IN THIS SUBDIVISION ARE DESIGNED FOR REDIVISION WHEN SANITARY SEWERS ARE AVAILABLE. AT THE TIME SEWERS ARE AVAILABLE LOT OWNERS WILL BE REQUIRED TO APPLY TO THE APPROPRIATE GOVERNMENT BODY FOR APPROVAL OF LAND DIVISION. LOTS CANNOT BE DIVIDED UNTIL THE NECESSARY ZONE CHANGE IS APPROVED TO ALLOW FOR FUTURE LOT PARTITIONS. LOCATIONS OF ALL INITIAL STRUCTURES SHALL CONFORM WITH THE DRAINFIELD PLAN ON FILE WITH THE COUNTY DEVELOPMENT SERVICES DIVISION AND SHALL NOT BE CLOSER THAN TEN (10) FEET TO PROPOSED FUTURE LOT PARTITION BOUNDARIES AS INDICATED BY THE LONGER DASHED LINES. HOUSES SHALL BE LOCATED IN SUCH A MANNER AS NOT TO PRECLUDE FUTURE REDIVISION. THE INITIAL HOUSE SHALL BE LOCATED ON THE PARENT PORTION OF EACH LOT AND MEET THE MINIMUM SETBACKS OF THE ZONE USING THE DASHED LINE AS IF IT WERE A PROPERTY LINE.
- AT THE TIME OF FUTURE PARTITIONING OF LOT NO. 4, BLOCK 2, THE STORM DRAINAGE CROSSING LOT 4B MAY NEED TO BE RELOCATED TO ALLOW FOR BUILDING CONSTRUCTION.

## CERTIFICATE

I, CARL R. CLINTON, SAY THAT "ASQUITH ESTATES" SUBDIVISION WAS CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS REPRESENTED ON THE ANNEXED MAP, AND AT THE INITIAL POINT A GALVANIZED IRON PIPE 2-INCHES IN DIAMETER AND 36-INCHES IN LENGTH WAS DRIVEN 6-INCHES BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEING LOCATED S. 44° 10' 53" W., 1616.29 FEET AND S. 47° 22' 14" E., 280.01 FEET FROM THE MOST SOUTHERLY CORNER OF THE ABSOLOM F. HEDGES D.L.C. NO. 40 (WHICH IS ALSO THE MOST EASTERLY CORNER OF THE SAMUEL D. POMEROY D.L.C. NO. 39) IN SEC. 12 T.3S., R.1E., W.M., THENCE FROM SAID INITIAL POINT RUNNING N. 44° 10' 53" E., 217.00 FEET TO A 5/8-INCH IRON ROD, THENCE S. 47° 22' 14" E., 915.01 FEET TO A 3/4-INCH IRON PIPE, THENCE S. 40° 05' 46" W., 457.47 FEET TO A 5/8-INCH IRON ROD, THENCE N. 47° 30' 36" W., 1197.69 FEET TO A POINT, THENCE N. 44° 10' 53" E., 243.10 FEET TO A 5/8-INCH IRON ROD, THENCE S. 47° 22' 14" E., 250.00 FEET TO THE INITIAL POINT, AND THAT POST MONUMENTATION WILL BE COMPLETED WITHIN ONE YEAR OF THE RECORDING DATE IN COMPLIANCE WITH O.R.S. 92-070 (2).

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 14th DAY OF September, 1979

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES



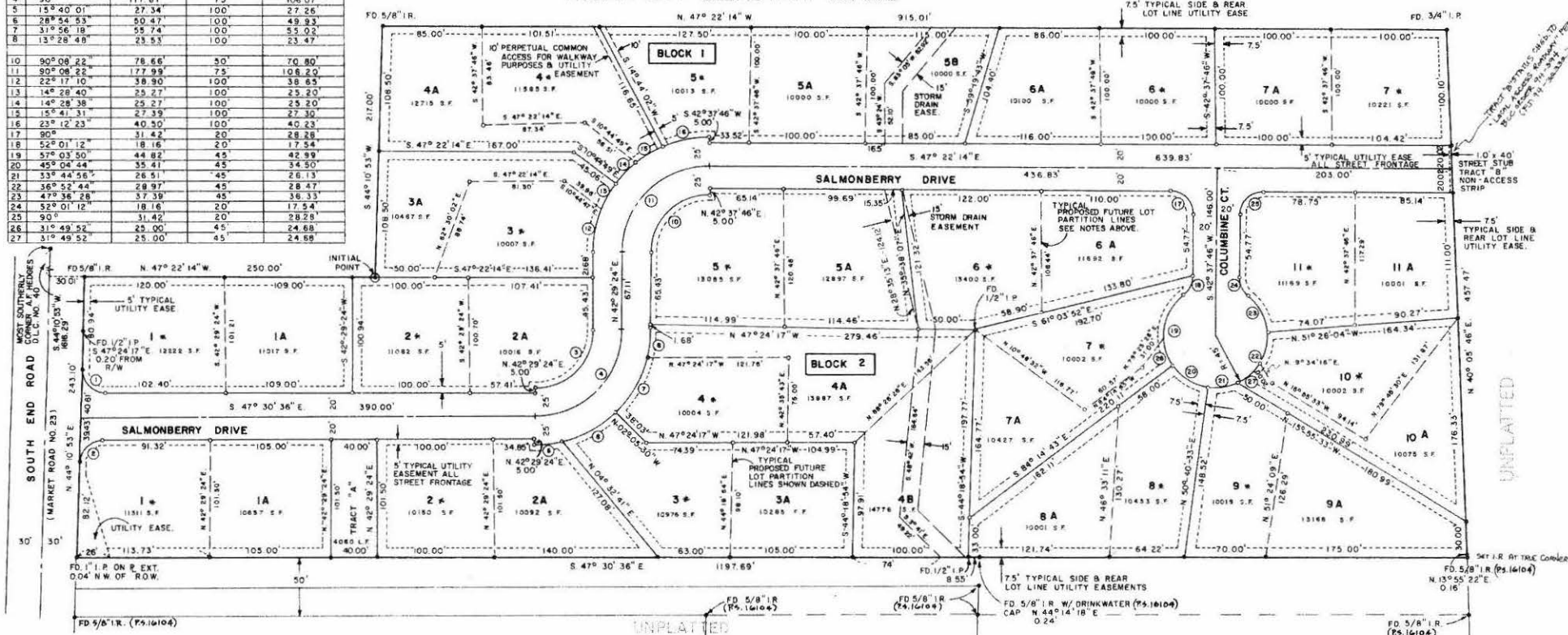
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Carl R. Clinton  
1616.29  
CARL R. CLINTON  
1110

## NOTES (CONT)

- DIRECT VEHICULAR ACCESS FROM LOT 1, BLK. 1 AND LOT 1, BLK. 2 ONTO SOUTH END ROAD IS PROHIBITED.
- VEHICULAR ACCESS FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ONTO THE PRIVATE DRIVEWAY ADJOINING THE SOUTHWEST PLAT BOUNDARY IS PROHIBITED UNTIL THE ROUTE HAS BEEN DEDICATED AND IMPROVED AS A COUNTY ROAD.
- EASEMENTS ARE HEREBY RESERVED UNDER AND UPON A STRIP 7.5 FEET IN WIDTH ADJOINING ALL SIDES AND REAR LOT LINES OF ALL LOTS FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, AND MAINTAINING UTILITIES AND DRAINAGE FACILITIES, EXCEPT WHERE SHOWN OTHERWISE, AND A 5' STRIP ON FRONT OF ALL LOT LINES ADJOINING DEDICATED STREETS.

### OREGON CITY ELEMENTARY SCHOOL



81/10

# ASQUITH ESTATES

IN THE M.M. McCARVER D.L.C. NO. 41 IN THE N.E. 1/4, SEC. 12  
T.3S, R.1E., W.M.  
CLACKAMAS COUNTY, OREGON

SHEET 2 OF 2

THIS IS A TRUE COPY OF THE ORIGINAL PLAT  
OF "ASQUITH ESTATES" CRC

AUGUST, 1979

COMPASS CORP.  
MILWAUKIE, OREGON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOE T. LIENERT AND IRENE M. LIENERT, HUSBAND AND WIFE, ROBERT A. BIGEJ, MARY A. SCHOENBORN, CAROL J. WROLSTAD, THOMAS L. KNUDSON AND STEVE R. SMELSER, PRESIDENT OF SMELSER, INC., AN OREGON CORPORATION, OWNERS OF SAID LAND DESCRIBED IN THE ATTACHED SURVEYORS CERTIFICATE (SHEET 1 OF 2) HEREON WRITTEN AND SHOWN ON THE ACCOMPANYING MAP OF "ASQUITH ESTATES" SUBDIVISION DOES HEREBY PLAT AND LAYOUT SAID PARCEL OF LAND INTO LOTS AS SHOWN ON SAID MAP AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS AS SHOWN OR NOTED ON SAID MAP. THE PUBLIC IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM SEWER FACILITIES ALONG THESE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THESE STORM DRAINAGE EASEMENTS. THE PUBLIC IS REQUIRED TO GIVE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED AND SHALL LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE A PURPOSE OF MAINTAINING THE STORM DRAINAGE EASEMENTS.

DATED THIS 15<sup>th</sup> DAY OF November, 1979

S. R. Smelser pres.  
S. R. SMELSER, PRESIDENT  
SMELSER, INC.

Thomas L. Knudson  
THOMAS L. KNUDSON

Carol J. Wrolstad  
CAROL J. WROLSTAD

Mary A. Schoenborn  
MARY A. SCHOENBORN

Robert A. Bigej  
ROBERT A. BIGEJ

Joe T. Lienert and Irene M. Lienert  
JOE T. LIENERT and IRENE M. LIENERT

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF CLACKAMAS

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF November, 1979, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED S.R. SMELSER, THE PRESIDENT OF SMELSER, INC., AN OREGON CORPORATION, AND THOMAS L. KNUDSON, CAROL J. WROLSTAD, MARY A. SCHOENBORN, ROBERT A. BIGEJ, AND JOE T. LIENERT AND IRENE M. LIENERT, HUSBAND AND WIFE, WHO ARE KNOWN BY ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED WITHIN AND WHO EXECUTED THIS INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME VOLUNTARILY FOR THE USE AND PURPOSES HEREIN NAMED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL.

Richard D. Knudson  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 11/21/80



## SECOND CERTIFICATE

STATE OF OREGON  
COUNTY OF CLACKAMAS

I, CARL R. CLINTON, CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT OF "ASQUITH ESTATES", A SUBDIVISION PLAT RECORDED IN BOOK 81, PAGE 10, CLACKAMAS COUNTY PLAT RECORDS; THAT INTERIOR MONUMENTATION WHICH WAS DELAYED AT THE TIME OF SAID RECORDING IS NOW COMPLETED AND IN COMPLIANCE WITH APPLICABLE STATUTES; THAT ALL INTERIOR MONUMENTS CONSIST OF 5/8" x 30" IRON RODS, EXCEPT WHERE OTHERWISE DESCRIBED UPON THE PLAT.

DATED THIS 27 DAY OF May, 1979

Carl R. Clinton  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 1110

## ENDORSEMENT

UPON NOTICE OF THE ABOVE MENTIONED INTERIOR MONUMENTATION, I HAVE DIRECTED A FIELD INSPECTION AND HAVE FOUND THEM TO BE PROPERLY PLACED.

Doris E. Miles 5-27-80  
CLACKAMAS COUNTY SURVEYOR  
John Knudson Deputy

## APPROVALS

Carl R. Clinton 2/13/1980  
COUNTY PLANNING COMMISSION  
By Winston Kuntz 3/13/1980  
DIRECTOR OF PUBLIC WORKS

ALL TAXES PAID TO 6-30-81COUNTY SHERIFF John RenfroDEPUTY SHERIFF Ellen Pappas 4-10-80COUNTY ASSESSOR Jugita OrrDEPUTY ASSESSOR Pat Breat 4-10-80

Doris E. Miles 4-8-80  
COUNTY SURVEYOR

DEPUTY SURVEYOR

George D. Pappas 4-11-80  
COUNTY CLERK

DEPUTY CLERK Susan BennettCOMMISSIONER [Signature]COMMISSIONER [Signature]COMMISSIONER [Signature]COMMISSIONER [Signature]COMMISSIONER [Signature]

2498

## Taxlot Detail Report

Taxlot: 3-1E-12AC-03700



Overview Map

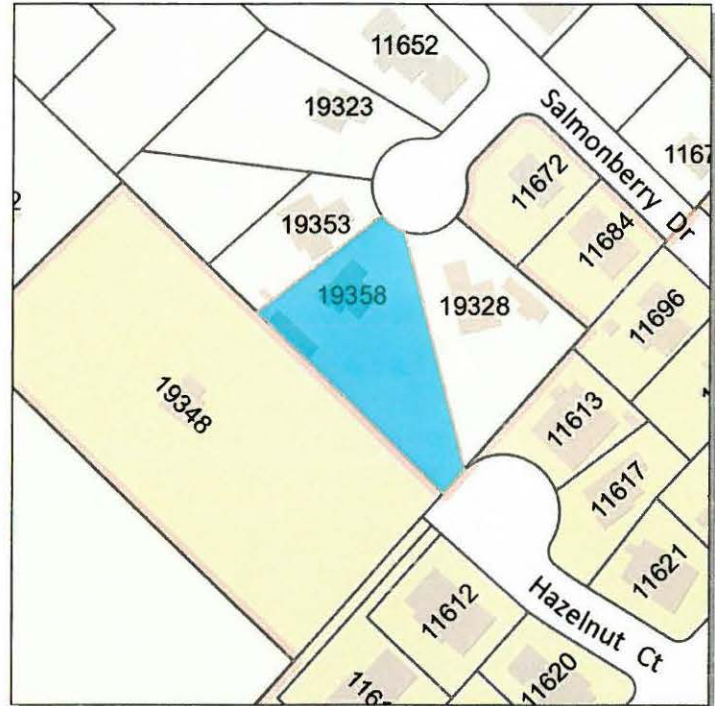
### Taxlot Information

APN: 3-1E-12AC-03700

Alt ID: 00760830

Site Address: 19358 S COLUMBINE CT  
OREGON CITY, OR 97045

Year Built: 1986



Taxlot highlighted in blue

### Taxpayer Information

Taxpayer: RONALD C & ANASTASIA WILSON

Address: PO BOX 3202  
OREGON CITY, OR 97045

### Reference Information

Parcel Area (acres - approx): 0.5

Parcel Area (sq. ft. - approx): 23,086

Twn/Rng/Sec: 03S 01E 12

Tax Map Reference: 31E12AC

### Values

Values as of: 12/20/2013

Land Value (Mkt): \$104,468

Building Value (Mkt): \$108,800

Exempt Amount: \$0

Net Value (Mkt): \$213,268

Note: The values above are Market, NOT Assessed values.

Assessed Value: \$213,268

### Planning Designations

Zoning: County  
- County

Comprehensive Plan: Ir  
- Residential - Low Density

Subdivision: ASQUITH ESTATES

PUD (if known):

Neighborhood Assn:

Urban Renewal District:

Historic District:

Historic Designated Structure? N

In Willamette Greenway? N

In Geologic Hazard? N

In Nat. Res. Overlay District (NROD)? N

In 1996 Floodplain? N



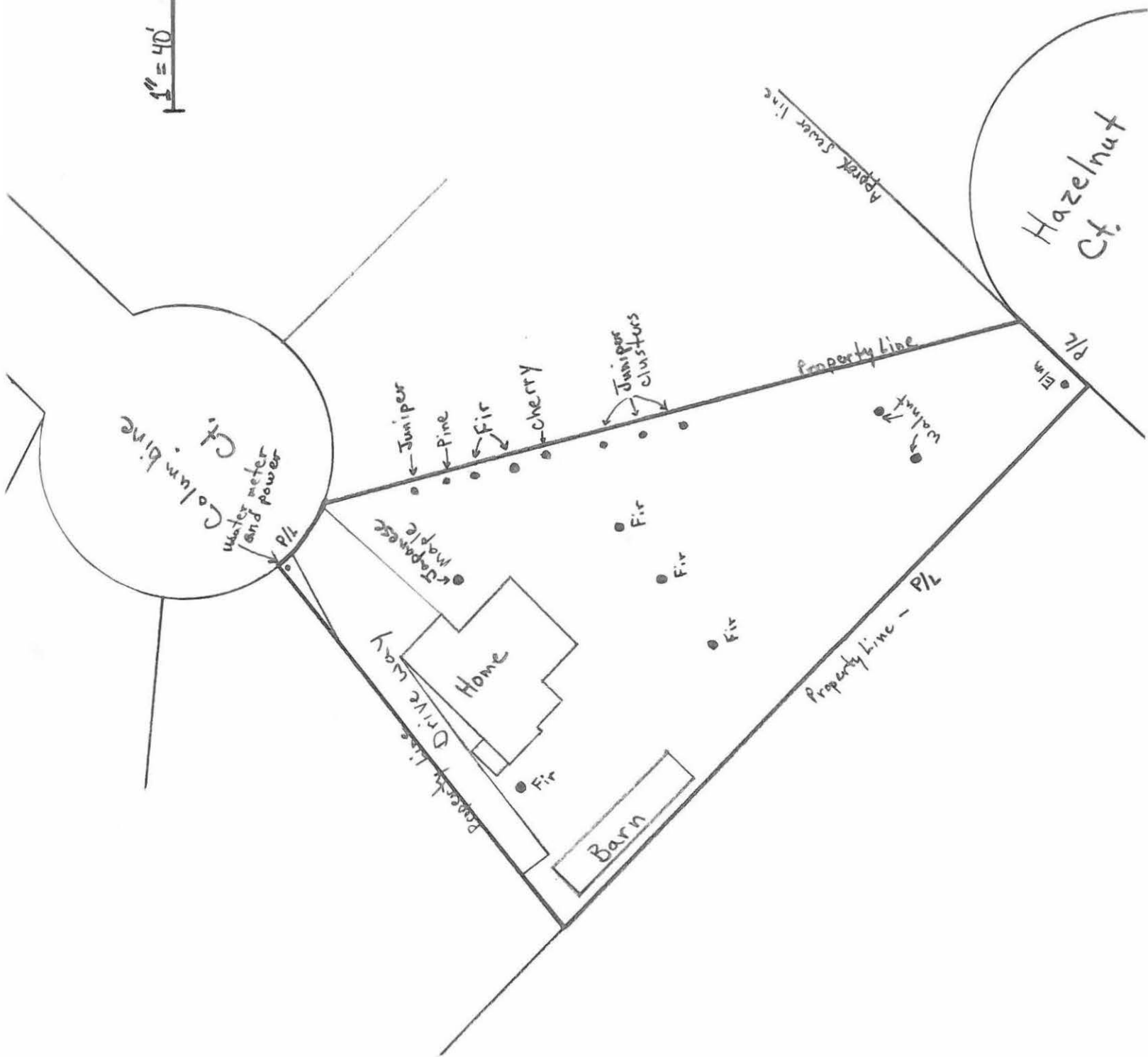








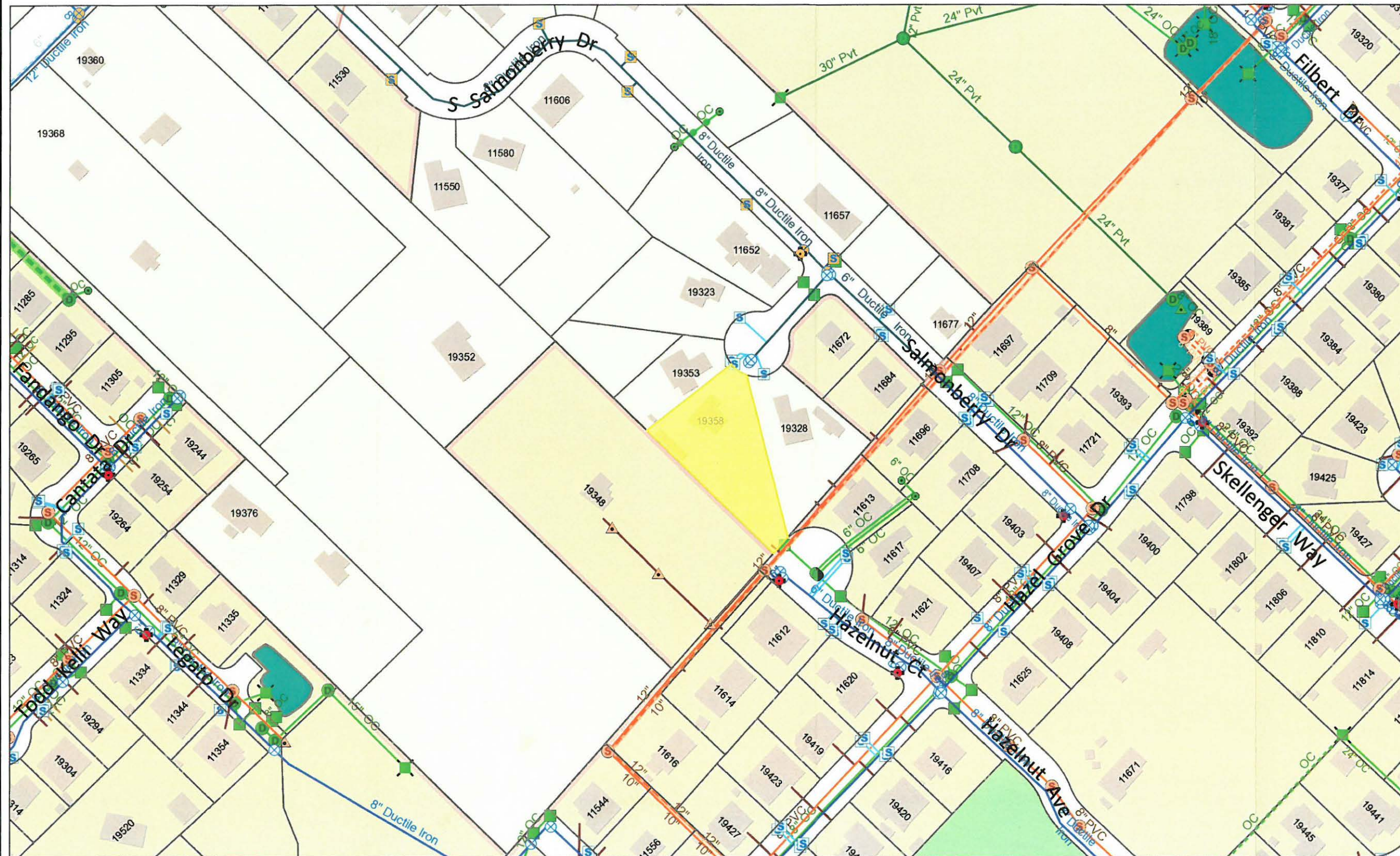
1" = 40'

























# Oregon City GIS Map



-  Taxlots
-  Taxlots (Outside UGB)
-  Unimproved ROW
- Water Hydrants**
-  (Other owner)
-  OC
-  CRWD
-  Private
- Water Service Meters**
-  (Other owner or Type not defined)
-  OC
-  CRWD
- Water Master Meters**
-  (Other owner)
-  OC
- Water Irrigation Meters**
-  (Other owner)
-  OC
-  CRWD
- Water Valves (non PRV)**
-  (Other owner)
-  OC - Open
-  OC - Closed

## Notes

Map created 5/6/2014



0 277 554 Feet

1: 1,662

City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)





**From:** [Tom](#)  
**To:** [Pete Walter](#)  
**Cc:** [Kathy Hogan](#)  
**Subject:** Ron Wilson  
**Date:** Friday, April 17, 2015 10:16:33 AM

---

Good Morning Pete,

I wanted to let you know that Ron Wilson attended the Hazelgrove Westling Farms Neighborhood Association meeting last evening Thursday 16 April 2015.

Ron discussed what he has been working with you on regarding the annexation of his property located at 19358 Columbine Court, Oregon City, OR 97045.

Those present had no problem and agreed with his plan to annex based upon his desire to add a room on to his home and connect to a city sewer line.

Tom O'Brien - Co Chair  
Kathy Hogan - Co Chair

# Hazelgrove - Westling Farm Neighborhood Association

Date \_\_\_\_\_

Event \_\_\_\_\_

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Kathy Hogan	19721 S. Central Park Rd	HogansbLuff@aol.com	503 657-9435
Tom + Marguerite O'Brien	19364 Hazelgrove Dr	tom.obrien4@comcast.net	503 723-3334
Mari Lyn Natall	19388 Vincent Dr		503-657-7057
Gregg + Jean Howard	19372 Hazelgrove Dr	goghoward@gmail.com	503 503 4340
LEE + SUE MULLER	11953 HAZEL PARK DR	harleyee@juno.com	503-388-7929
Jim + Cathy Elting	19531 S. Central Point	cjeltin@aol.com	503-656 9434
MATT LYSAGHT	320 WARNER MILNER Rd	MLYSAGHT@ORCITY.ORG	503-793 6999
Vern + Velma Emra	19428 Hazel Grove Dr.	v2emra@msn.com	502-659-6650
ANDY HOLTHOUSE	19341 HAZEL GROVE DR.	ANDY@OREGON@COMCAST.NET	(503) 550-6532
Chris Engelle	19525 Hummingbird Loop	chrisengelles@gmail.com	503 740 5309
Dora Meeley	11614 Parrish Rd	intstats@bcbglobal.net	503 503-5035
MARK NOLL	10835 S. NAVAJO	msnoll@a.com	503 804-2138

## Hazelgrove - Westling Farm Neighborhood Association

Date 7/17/2015

Event	Start Date	End Date	Start Time	End Time	Location	Notes
1. <b>Registration</b>	08/20/2023	08/20/2023	08:00	12:00	Room 101	Check-in and registration for all participants.
2. <b>Breakfast</b>	08/20/2023	08/20/2023	08:00	09:00	Room 101	Breakfast for all participants.
3. <b>Keynote Address</b>	08/20/2023	08/20/2023	09:00	10:30	Room 101	Keynote address by Dr. Jane Smith.
4. <b>Break</b>	08/20/2023	08/20/2023	10:30	11:00	Room 101	Break for all participants.
5. <b>Session 1: Introduction to AI</b>	08/20/2023	08/20/2023	11:00	12:00	Room 101	Session 1: Introduction to AI.
6. <b>Session 2: Machine Learning</b>	08/20/2023	08/20/2023	12:00	13:00	Room 101	Session 2: Machine Learning.
7. <b>Session 3: Deep Learning</b>	08/20/2023	08/20/2023	13:00	14:00	Room 101	Session 3: Deep Learning.
8. <b>Session 4: Natural Language Processing</b>	08/20/2023	08/20/2023	14:00	15:00	Room 101	Session 4: Natural Language Processing.
9. <b>Session 5: Computer Vision</b>	08/20/2023	08/20/2023	15:00	16:00	Room 101	Session 5: Computer Vision.
10. <b>Session 6: Robotics</b>	08/20/2023	08/20/2023	16:00	17:00	Room 101	Session 6: Robotics.
11. <b>Session 7: AI Ethics</b>	08/20/2023	08/20/2023	17:00	18:00	Room 101	Session 7: AI Ethics.
12. <b>Session 8: AI in Healthcare</b>	08/20/2023	08/20/2023	18:00	19:00	Room 101	Session 8: AI in Healthcare.
13. <b>Session 9: AI in Finance</b>	08/20/2023	08/20/2023	19:00	20:00	Room 101	Session 9: AI in Finance.
14. <b>Session 10: AI in Marketing</b>	08/20/2023	08/20/2023	20:00	21:00	Room 101	Session 10: AI in Marketing.
15. <b>Session 11: AI in Education</b>	08/20/2023	08/20/2023	21:00	22:00	Room 101	Session 11: AI in Education.
16. <b>Session 12: AI in Law</b>	08/20/2023	08/20/2023	22:00	23:00	Room 101	Session 12: AI in Law.
17. <b>Session 13: AI in Agriculture</b>	08/20/2023	08/20/2023	23:00	00:00	Room 101	Session 13: AI in Agriculture.
18. <b>Session 14: AI in Transportation</b>	08/20/2023	08/20/2023	00:00	01:00	Room 101	Session 14: AI in Transportation.
19. <b>Session 15: AI in Energy</b>	08/20/2023	08/20/2023	01:00	02:00	Room 101	Session 15: AI in Energy.
20. <b>Session 16: AI in Manufacturing</b>	08/20/2023	08/20/2023	02:00	03:00	Room 101	Session 16: AI in Manufacturing.
21. <b>Session 17: AI in Space Exploration</b>	08/20/2023	08/20/2023	03:00	04:00	Room 101	Session 17: AI in Space Exploration.
22. <b>Session 18: AI in Environmental Science</b>	08/20/2023	08/20/2023	04:00	05:00	Room 101	Session 18: AI in Environmental Science.
23. <b>Session 19: AI in Social Media</b>	08/20/2023	08/20/2023	05:00	06:00	Room 101	Session 19: AI in Social Media.
24. <b>Session 20: AI in Gaming</b>	08/20/2023	08/20/2023	06:00	07:00	Room 101	Session 20: AI in Gaming.
25. <b>Session 21: AI in Sports</b>	08/20/2023	08/20/2023	07:00	08:00	Room 101	Session 21: AI in Sports.
26. <b>Session 22: AI in Music</b>	08/20/2023	08/20/2023	08:00	09:00	Room 101	Session 22: AI in Music.
27. <b>Session 23: AI in Art</b>	08/20/2023	08/20/2023	09:00	10:00	Room 101	Session 23: AI in Art.
28. <b>Session 24: AI in Fashion</b>	08/20/2023	08/20/2023	10:00	11:00	Room 101	Session 24: AI in Fashion.
29. <b>Session 25: AI in Food</b>	08/20/2023	08/20/2023	11:00	12:00	Room 101	Session 25: AI in Food.
30. <b>Session 26: AI in Travel</b>	08/20/2023	08/20/2023	12:00	13:00	Room 101	Session 26: AI in Travel.
31. <b>Session 27: AI in Real Estate</b>	08/20/2023	08/20/2023	13:00	14:00	Room 101	Session 27: AI in Real Estate.
32. <b>Session 28: AI in Insurance</b>	08/20/2023	08/20/2023	14:00	15:00	Room 101	Session 28: AI in Insurance.
33. <b>Session 29: AI in Healthcare</b>	08/20/2023	08/20/2023	15:00	16:00	Room 101	Session 29: AI in Healthcare.
34. <b>Session 30: AI in Finance</b>	08/20/2023	08/20/2023	16:00	17:00	Room 101	Session 30: AI in Finance.
35. <b>Session 31: AI in Marketing</b>	08/20/2023	08/20/2023	17:00	18:00	Room 101	Session 31: AI in Marketing.
36. <b>Session 32: AI in Education</b>	08/20/2023	08/20/2023	18:00	19:00	Room 101	Session 32: AI in Education.
37. <b>Session 33: AI in Law</b>	08/20/2023	08/20/2023	19:00	20:00	Room 101	Session 33: AI in Law.
38. <b>Session 34: AI in Agriculture</b>	08/20/2023	08/20/2023	20:00	21:00	Room 101	

[illegible]

**From:** [Tom](#)  
**To:** [Pete Walter](#)  
**Cc:** [Kathy Hogan](#)  
**Subject:** Re: Ron Wilson HGWFNA Attendance sheet  
**Date:** Friday, April 17, 2015 10:35:41 AM  
**Attachments:** [4-16-2015 Sign In Sheets.pdf](#)

---

Pete and Kathy,

I forgot to attach the attendance sheet to the last message.

Tom

On 4/17/2015 10:17 AM, Pete Walter wrote:

> Tom,  
>  
> Thanks for the email. I will keep a copy for the file.  
>  
> Pete  
>  
> -----Original Message-----  
> From: Tom [<mailto:tom.obrien4@comcast.net>]  
> Sent: Friday, April 17, 2015 10:17 AM  
> To: Pete Walter  
> Cc: Kathy Hogan  
> Subject: Ron Wilson  
>  
> Good Morning Pete,  
>  
> I wanted to let you know that Ron Wilson attended the Hazelgrove Westling Farms Neighborhood Association meeting last evening Thursday 16 April 2015.  
>  
> Ron discussed what he has been working with you on regarding the annexation of his property located at 19358 Columbine Court, Oregon City, OR 97045.  
>  
> Those present had no problem and agreed with his plan to annex based upon his desire to add a room on to his home and connect to a city sewer line.  
>  
> Tom O'Brien - Co Chair  
> Kathy Hogan - Co Chair  
>

City of Oregon  
Planning Department  
221 Molalla Ave. Suite 200  
Oregon City, OR 97045

2016 AUG 29 10 3:45

1535-177

Re: AN15-01  
Annexation:  
19358 Columbine Ct  
Oregon City, OR 97045

The zoning of the subject property is currently FU-10 under Clackamas County Zoning. As the property is annexed into Oregon City, I am asking the zoning to be set as R-10.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', with a large, stylized loop at the end.

Ron Wilson  
PO Box 3202  
Oregon City, OR 97045



City of Oregon City  
Permit Receipt  
RECEIPT NUMBER 00033897

Account Number: 017194

Date: 8/29/2016

Applicant: RONALD C & ANASTASIA WILSON

Type: check # 3920

Permit Number	Fee Description	Amount
AN-16-0001	4346 Traffic Impact Study Fee	464.00
Total:		\$464.00



**LANCASTER  
ENGINEERING**

321 SW 4<sup>th</sup> Ave., Suite 400  
Portland, OR 97204  
phone: 503.248.0313  
fax: 503.248.9251  
lancasterengineering.com

August 23, 2016

Ron Wilson  
19358 S Columbine Court  
Oregon City, OR 97045

*RE: 19358 S Columbine Court, Transportation Analysis Letter*

Dear Mr. Wilson,

This transportation analysis letter (TAL) addresses the traffic impacts for the proposed annexation and resulting development of your property located at 19358 S Columbine Court in Oregon City, Oregon. This TAL addresses the proposed annexation, which includes a change in zoning on the property from Clackamas County *Future Urban 10-Acre* (FU-10) zoning to City of Oregon City R-10 zoning. There is currently one single-family home on the property, and under the City's R-10 zone, one additional home could be constructed. The project site consists of tax lot 3700, which encompasses an approximate total of 0.53 acres.

## **Location and Project Description**

The project site is located southwest of Salmonberry Drive and northwest of Hazel Grove Drive in Oregon City, Oregon. The northern section of the site currently has an existing single-family home which takes access to S Columbine Court. The remaining developable portion of the project site is located within the southern portion of the lot. The subject property has frontage on both S Columbine Court and S Hazelnut Court, and future access to the newly-created lot could be taken via either street.

The subject site is located in a predominately residential area with single-family detached homes surrounding the site in all directions. Notable development within a half-mile walking/biking distance of the site includes John McLoughlin Elementary School to the north.

Hazel Grove Drive is classified by the City of Oregon City as a Local Street. The roadway has a two-lane cross-section, without centerline striping, and has a statutory residential speed of 25 mph. On-street parking is permitted along both sides of the roadway. Curbs and sidewalks are provided along both sides of the roadway.

Salmonberry Drive is classified by the City of Oregon City as a Local Street. The roadway has a two-lane cross-section, without centerline striping, and has a posted speed of 25 mph. On-street parking





if permitted along both sides of the roadway. Curbs and sidewalks are intermittently provided along both sides of the roadway.

S Columbine Court is a cul-de-sac and is classified by the City of Oregon City as a Local Street. The roadway has a two-lane cross-section, without centerline striping, and has a statutory residential speed of 25 mph. On-street parking is permitted along both sides of the roadway. Curbs are in place along both sides of the roadway, but there are no sidewalks.

S Hazelnut Court is classified by the City of Oregon City as a Local Street. The roadway has a two-lane cross-section, without centerline striping, and has a statutory residential speed of 25 mph. On-street parking is permitted along both sides of the roadway. Curbs and sidewalks are provided along both sides of the roadway.

The intersection of S Columbine Court at Salmonberry Drive is an uncontrolled three-legged intersection, with all approaches yielding to conflicting traffic. Each of the three intersection approaches has a single, shared lane for all turning movements. Crosswalks are unmarked across all intersection legs.

The intersection of Salmonberry Drive at Hazel Grove Drive is a three-legged intersection that is stop-controlled for the southeast bound approach of Salmonberry Drive. The three intersection approaches each have one shared lane for all turning movements. Crosswalks are unmarked across all intersection legs.

The intersection of S Hazelnut Court at Hazel Grove Drive is an uncontrolled four-legged intersection, with all approaches yielding to conflicting traffic. Each of the four intersection approaches has one shared lane for all turning movements. Crosswalks are unmarked across all intersection legs.

Figure 1 presents an aerial image of the nearby vicinity (image from Google Earth) with the project site highlighted.



**Figure 1:** Aerial Image of Project Site - Image from Google Earth

## **Trip Generation & Distribution**

Under existing conditions with the Clackamas County FU-10 zoning, a single home is permitted on the subject property. Upon approval of the proposed annexation and zone change to Oregon City R-10 zoning, the subject property can be developed with up to two single-family homes. To estimate the number of trips that could be generated under the proposed zoning, trip rates from the *TRIP GENERATION MANUAL*<sup>1</sup> were used. Data from land-use code 210, *Single-Family Detached Housing*, was used to estimate the trip generation based on the number of dwelling units.

---

<sup>1</sup> Institute of Transportation Engineers (ITE), *TRIP GENERATION MANUAL*, 9th Edition, 2012.



Ron Wilson  
August 23, 2016  
Page 4 of 7

The trip generation calculations show that the reasonable worst-case development under the proposed zoning would result in one additional site trip during the morning peak hour and one additional site trip during the evening peak hour, with ten additional trips during a typical weekday. The trip generation estimates are summarized in Table 1 on the following page. Detailed trip generation calculations are included as an attachment to this letter.

**Table 1 - Trip Generation Summary**

	ITE		Morning Peak Hour			Evening Peak Hour			Weekday
	Code	Size	In	Out	Total	In	Out	Total	Total
<b>Single-Family Detached Housing</b>									
Proposed Development	210	1 units	0	1	1	1	0	1	10

Based on the projected trip generation, the transportation impacts attributable to the proposed annexation, zone change and subsequent development of the subject property are anticipated to be nominal and are not expected to cause any significant operational or safety issues on the nearby transportation facilities. Safe access to the site is available on the two frontages. Based on the analysis, no significant operational or safety concerns are projected in conjunction with the proposed annexation, zone change and future development. Accordingly, no mitigation is recommended.

## Transportation Planning Rule Analysis

A Transportation Planning Rule (TPR) analysis is required for the proposed development since annexation of the subject property into the City of Oregon City will result in a change in zoning. The TPR is intended to ensure that the transportation system is capable of supporting possible increases in traffic intensity that could result from changes to adopted plans and land-use regulations.

The applicable portions of the TPR are quoted in *italics* below, with responses directly following.

### **660-012-0060**

#### *Plan and Land Use Regulation Amendments*

*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9), or (10) of this rule.*

...



Ron Wilson  
August 23, 2016  
Page 5 of 7

- (9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.*
- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*
  - (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
  - (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*

The proposed zoning is consistent with the existing *Low Density Residential* (LR) comprehensive plan map designation and will not change the comprehensive plan map. The City of Oregon City has an acknowledged Transportation System Plan (TSP) and the proposed zoning is consistent with future growth assumptions that are accounted for in the TSP. The property proposed for annexation is within the urban growth boundary and was not exempted from OAR 660-012-0060(9) when it was included in the urban growth boundary.

The proposed zone change is in conformance with the City of Oregon City's Comprehensive Plan and the levels of development allowable under the proposed R-10 zoning are consistent with the surrounding area zoning located within City limits. Accordingly, the City of Oregon City may find that the proposed zone change does not significantly affect an existing or planned transportation facility, and the TPR is satisfied.

It should also be noted that due to the minimal impacts associated with the addition of one single-family home, the proposed zone change would also not be projected to result in degradation to the performance of area roadways and intersections. Accordingly, the Transportation Planning Rule would be satisfied even if the city's Comprehensive Plan and Transportation System Plan had not accounted for the potential redevelopment of the subject property.

## **Conclusions**

The impact to the existing transportation network near the project site vicinity created by trips resulting from the proposed annexation and zone change will be minimal. The added site trips are not expected to significantly alter the operation or safety of existing transportation facilities. In addition, the annexation and subsequent zone change of the subject property does not significantly affect an existing or planned transportation facility and the TPR is satisfied.

*le*

Ron Wilson  
August 23, 2016  
Page 6 of 7

With Best Regards,

*Daniel Stumpf*

Daniel Stumpf, EI  
Transportation Analyst



RENEWS: 12/31/2016



Ron Wilson  
August 23, 2016  
Page 7 of 7

## **Attachments**



## TRIP GENERATION CALCULATIONS

*Land Use:* Single-Family Detached Housing  
*Land Use Code:* 210  
*Variable:* Dwelling Units  
*Variable Value:* 1

### AM PEAK HOUR

*Trip Rate:* 0.75

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	0	1	1

### PM PEAK HOUR

*Trip Rate:* 1.00

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	1	0	1

### WEEKDAY

*Trip Rate:* 9.52

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5	5	10

### SATURDAY

*Trip Rate:* 9.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5	5	10



**REPLINGER & ASSOCIATES LLC**  
TRANSPORTATION ENGINEERING

August 25, 2016

Mr. Pete Walter  
City of Oregon City  
PO Box 3040  
Oregon City, OR 97045

**SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – COLUMBINE COURT ANNEXATION – AN16-01**

Dear Mr. Walter:

In response to your request, I have reviewed the materials submitted in support of the proposed annexation and rezoning of a parcel located on Columbine Court. The relevant materials consist of the Transportation Analysis Letter (TAL). The TAL is dated August 23, 2016 and was prepared under the direction of Todd Mobley, PE of Lancaster Engineering.

The parcel subject to this annexation and rezoning is located at 19358 S Columbine Court. The parcel also has frontage on S Hazelnut Court. The parcel currently has one single-family, detached residence on it. With the rezoning of the parcel, two lots could be created, allowing a second single-family residence to be constructed. Depending on the configuration of the lots, access could be on either cul-de-sac.

The TIA provides a basis upon which the annexation and rezoning can be evaluated for transportation impacts.

**Comments**

- 1. Trip Generation.** The TAL presents information on trip generation from the construction of one additional single-family dwelling on a site currently occupied by one. The trip generation rates were taken from the Institute of Transportation Engineers' *Trip Generation Manual*. The parcel is 0.53 acres and is calculated to allow the creation of one additional dwelling. The additional dwelling is predicted to produce 1 new AM peak hour trip; 1 new PM peak hour trip; and 10 new weekday trips.
- 2. Access Locations.** The TIA indicates frontage is available on both Columbine Court and Hazelnut Court. Depending on the lot configuration, access could be provided on either or both culs-de-sac. Neither configuration for site access would have a detrimental traffic operations impact on either cul-de-sac or on any connecting street.
- 3. Driveway Width.** The TAL does not indicate any impediments to meeting driveway width standards.

4. **Intersection Spacing.** The proposal would not create any new intersections. Access would be provided using existing streets and intersections.
5. **Sight Distance.** Since the proposal does not involve any new streets or intersections, it does not create any sight distance concerns.
6. **Safety Issues.** The engineer did not identify any safety issues associated with the subdivision. The engineer concludes that the added site trips will not significantly alter the traffic operations or safety of existing transportation facilities. I concur.
7. **Consistency with the Transportation System Plan (TSP).** The parcel's frontage on S Hazelnut Court appears to be fully developed and appears to be developed in accordance with city standards and is consistent with the policies, planned projects, and standards in the TSP. The parcel's frontage on Columbine Court appears to lack sidewalks, but otherwise appears consistent with city standards and the TSP. In connection with the annexation and rezoning of the development of the parcel, the frontage of both parcels should be brought into compliance with city standards for a local street.
8. **Transportation Planning Rule Evaluation.** The TAL also provides an analysis of the impact of the proposed rezoning for compliance with the Transportation Planning Rule (TPR). Based on the proposal to rezone the property from Future Urban (FU 10-acre) zoning to R-10, one additional single-family dwelling can be constructed on the parcel. The engineer concludes that it would not significantly affect any existing or planned transportation facility; it is consistent with the comprehensive plan designation; the zoning is consistent with the TSP; it was not exempt when included within the urban growth boundary. In addition, the engineer concludes that it does not result in the degradation of area roadways or intersections. I concur with his conclusion and recommend that the city find it to be in compliance with the TPR.

## **Conclusion and Recommendations**

I find that the TAL meets city requirements and provides an adequate basis upon which impacts can be assessed. The annexation and rezoning will result in minimal additional traffic. The construction of one additional single-family dwelling will have no measurable impact on any transportation facility. It appears to me that the development assumptions I the TSP anticipated traffic from the rezoning of the property. I conclude that the proposal is in compliance with the TPR.

I conclude that the parcel can be developed using access to either Columbine Court or Hazelnut Court for either or both parcels created from the existing parcel. The proposal will not adversely impact any existing or planned transportation facility.

Mr. Pete Walter  
August 25, 2016  
Page 3

In connection with the annexation and rezoning or with development of a second dwelling, frontage of the parcel or parcels on Columbine Court and Hazelnut Court should be brought up to city standards, including the provision of sidewalks in any location where they currently do not exist.

Other than frontage improvements that may need to be constructed, there are no transportation-related issues associated with this proposal requiring mitigation.

If you have any questions or need any further information concerning this review, please contact me at [replinger-associates@comcast.net](mailto:replinger-associates@comcast.net).

Sincerely,

A handwritten signature in cursive script that reads "John Replinger". The signature is written in dark ink on a light-colored background.

John Replinger, PE  
Principal

Oregon City\2016\AN16-01

COOPERATIVE INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into by and between CLACKAMAS RIVER WATER, a domestic water supply district created pursuant to ORS Chapter 264 ("CRW") and the CITY OF OREGON CITY, an Oregon municipal corporation ("City").

WITNESSETH:

RECITALS.

WHEREAS, the City and CRW operate municipal water systems and are engaged in the supply of water service for domestic purposes to the residents in its respective jurisdictions; and

WHEREAS, the parties and customers will derive mutual benefit from the joint construction and operation of these pipelines in the form of water quantity and pressure from such joint usage of pipelines as well as efficiencies in construction; and

WHEREAS, the parties share a common boundary or other service areas, and the parties intend this Agreement to fix present and future water service delivery boundaries and designate providers of water service in conformance with ORS 195.060 through 195.085, and that this Agreement shall be adopted and submitted for acknowledgement as part of the City's next periodic review of its Comprehensive Plan and Land Use Regulations; and

WHEREAS, in negotiating this Agreement, the parties have considered the factors of ORS 195.070, and that this Agreement will assure continuance of an appropriate and adequate level of water service; and

WHEREAS, the parties desire to designate service providers within the South End Road area and deliver water service in an orderly, efficient, non-duplicative manner as provided for within the City's public facility plan and CRW's master plan; and

WHEREAS, the parties have identified several water pipelines located in the South End Road area which are presently located within CRW boundaries and within the Urban Growth Management Boundary (UGMB); and

WHEREAS, the parties desire to jointly fund several South End-area water line connections and the construction of a water transmission line on S. South End Road from the current master meter location near McLoughlin School to Navaho Lane/Impala Lane area to avoid redundant construction of new water pipelines; and

WHEREAS, once the facilities are jointly constructed, this agreement will provide a means for the joint usage, ultimate transfer of jurisdiction, and maintenance responsibility of these lines to City in those areas noted herein; and

WHEREAS, the parties are also desirous of entering a rate setting methodology establishing a water rate for residents served by these lines; and

WHEREAS, the parties acknowledge that they have the authority to execute this

intergovernmental cooperative agreement pursuant to ORS 190.003 to 190.030; and

WHEREAS, the parties represent that the persons signing this agreement on each party's behalf are duly authorized to bind it to the terms of this agreement.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

1. **Effective Date.** This agreement shall be effective when the last party enters into the same and shall be effective for a period of twenty years from that date. The parties shall review the terms of this agreement every five years and, unless one of the parties requests amendment or termination of this agreement 90 days prior to the expiration of that five year period, the agreement shall remain in full force and effect for an additional five year period, but, in the aggregate, no more than twenty years. If a party requests amendment or termination, the parties shall use the dispute resolution process provided by section 9 herein to resolve any disputes, including those related to division of assets or territory, provided that the non-requesting party shall be deemed the party charged with the default under Step Three of section 9. Any action by Metro or other authority with jurisdiction over matters affecting this Agreement shall trigger a review of the Agreement by the parties. No such actions, however, shall affect this Agreement unless it is so amended by mutual written consent of the parties.

2. **Identification of Joint Usage Lines.** The parties agree that the following water lines shall be jointly funded, connected, and used by the parties pursuant to the terms of this section and this agreement.

a. **South End Road:** Approximately 4,000-foot ductile iron water transmission line in South End Road as further described in Section 3. Includes appropriate 8-inch tees and gate valves at connecting streets and individual service reconnects by both parties on existing 12-inch line and new line. The amount of work to be completed for this line under this agreement may be decreased based on future development requirements to loop water lines in South End Road. Development would only be responsible for a basic 8-inch water line. As a minimum, the parties to this agreement must fund for oversizing the water line and the cross street connections and reconnects.

b. **Salmonberry Drive:** Appropriate connection at the east end of street as described in Section 3.

c. **Maywood Street:** Appropriate connection at the north end of street as described in Section 3.

d. **Finnigan's Way:** City shall connect new development off Parrish Road to CRW water line in Finnigan's Way and CRW shall approve connection details and activate the connection at the appropriate time.

e. **Longstanding Court:** CRW shall install a new 8-inch connection in the existing City 12-inch line in South End Road and connect this service subject to City connection detail approval.

f. **Rose Road:** CRW shall install a new 8-inch connection in the existing

City 12-inch line in South End Road and connect this service subject to City connection detail approval.

g. **Beutel Road:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

h. **Parrish Road:** CRW shall install 8-inch tee in new South End Road transmission line. CRW shall make connection to 8-inch line in Parrish Road if City has provided for said line by way of development. Alternatively, the parties may agree in writing to other types of connection details when the Parrish Road line is developed to South End Road.

i. **Parkland Court:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

j. **South End Court:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

k. **Forest Ridge Lane:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

l. **Proposed Merchant Meadows Subdivision Development Loop Line:** City shall provide for connection to Forest Ridge Lane subject to CRW approval of connection details in the event of future development of 3-1 E 12BA, Tax Lot 1800. CRW shall activate the connection if the future development of Tax Lot 1800 is completed. CRW shall activate the connection promptly in that event.

m. **Impala Lane:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

n. **Navaho Way:** CRW shall install and connect 8-inch tee in new South End Road transmission line subject to City connection detail approval.

o. The following lines are also joint usage lines and do not require any connections:

- 1) Columbine Court
- 2) Elizabeth Court
- 3) Sunnyridge Court
- 4) Allen Court
- 5) Shamrock Lane
- 6) Turquoise Way
- 7) Deer Lane

The City, at its own cost, may extend and interconnect from the aforesaid water

lines to allow City extension of water lines to adjacent areas. If the extension of the City lines constitutes an extraterritorial water line extension beyond then existent City Limits, CRW reserves its right to object to such extraterritorial extension on a case by case basis.

Where connection detail approval by either party is mentioned in this agreement, it includes the installation of required valves.

3. **Joint Construction of Connections and Transmission Line.** CRW and City shall jointly and equally fund the cost of making two connections of existing City and CRW water lines to be completed by CRW as part of the South End line construction effort as mentioned in Section 2b and 2c of this agreement. The parties shall also jointly and equally fund the construction of the ductile iron water transmission line, subject to pipe diameter determination, along S. South End Road and connections as outlined in Section 2a of this agreement. The transmission line is approximately 4,000 feet from McLoughlin School to the southerly terminus. CRW and the City shall jointly agree upon the final southerly terminus of this new transmission line between Impala Lane and the UGMB.

CRW will be responsible for the engineering, construction, and construction management of the transmission line and shall serve as the primary contracting public agency. CRW and the City shall jointly prepare and review, design and construction documents prior to bid. The City shall be invited to project meetings and shall be given progress reports by CRW with opportunity for comment. Change orders that increase the City's share by more than \$10,000 per change or \$50,000 aggregate must be approved by the City prior to authorization by CRW. CRW shall transmit any other progress payment information if requested. Payment shall be due within 30 days of invoice. At the completion of the project, CRW shall provide a final project accounting to ensure that the financial allocations set forth in this agreement are met with respect to final project construction costs. All performance and payment bonds and guarantees shall be for the benefit of CRW and the City. City and CRW shall each be responsible for one-half (1/2) of all costs associated with the engineering, construction, construction management, and other appropriate administrative fees of the aforesaid connections and the transmission line. CRW will bill City on a monthly basis for the City's share of these costs. Once this transmission line is placed in service, CRW shall abandon the existing CRW line in South End Road in place. CRW will use its best efforts to construct this transmission line during calendar year 2000.

4. **Master Meter.** The work provided for in this Agreement includes the installation of one master meter station located as shown on Figure 1, attached hereto and incorporated by reference.

a. **Meter Operation and Maintenance Costs.** The parties shall jointly share installation, operation, and maintenance costs for the master meter in even proportions. CRW will exercise best efforts in designing and constructing the master meter station during calendar year 2000. The City will perform operation and maintenance of the master meter station and shall account for costs on an annual basis.

b. **Meter Station Ownership.** The City shall be the owner of the master meter station proposed in this Agreement.

c. **Meter Reading and Billing.** The City shall be responsible for meter



reading, billing, and annual accounting. The meter shall be calibrated and inspected annually. CRW shall have the right to inspect and test the meter at its cost upon seven day's written notice to the City.

d. **Future Master Meter Relocations.** The Master Meter shall be sized, located, and installed to minimize the need for future relocations. In the event the master meter must be moved due to expanding or shifting service territories or as land is annexed, the meter may only be moved after seventy five (75%) of the area is annexed to the City.

5. **Transfer of Jurisdiction and Operation and Maintenance Responsibility.** At such time as City annexes over seventy-five percent (75%) of the frontage on both sides of any of the water lines described in Section 2 of this agreement, jurisdiction, operation, and maintenance responsibility for the line shall be transferred from CRW to City. City shall notify CRW in writing of its intent to transfer jurisdiction of any line under this Section. CRW shall acknowledge the notification and cooperate with the City in completing any administrative transfer documents. Until such time, jurisdiction, operation, and maintenance responsibility will remain with CRW. In the event City extends its own water lines from the lines identified in Section 2, City shall be solely responsible for all operation and maintenance, and any connections to its own extended lines and shall receive all revenues therefrom.

After transfer of jurisdiction as described above, CRW may retain non-annexed properties as customers of CRW. On those properties that CRW retains, CRW is responsible for water services billing, meter reading, and collection. CRW will also retain all water service fees, related connection fees, system development fees and all miscellaneous water service fees, including water turn off and turn on fees and meter repair and replacement fees. The rights and responsibilities described above remain with CRW even though the responsibility for operation and maintenance has been transferred to the City. Upon annexation to the City, those properties retained by CRW will be transferred to the City and the City shall thereafter be responsible for water services billing, meter reading and collection and the City shall receive all water service fees, related connection fees, system development fees and all miscellaneous water service fees.

6. **Assumption of Bonded Debt Responsibility.** CRW shall retain bonded debt responsibility for all properties serviced by the aforesaid lines until those properties are annexed into City. When the properties are annexed into City, the City shall become responsible for the bonded debt obligation of the annexed property as provided for in ORS 222.520.

7. **Establishment of Volume Rate.** The volume rate consists of a wheeling rate portion and the South Fork wholesale rate portion.

a. **Wheeling Rate For Properties Connected To The Water Lines Identified In Section 2 Of This Agreement.** CRW shall pay to the City a wheeling rate of \$0.8932 per hundred cubic feet for water used by the properties connected to the water lines identified in Section 2 of this agreement until these properties are annexed to City. The rate will be effective until a jointly funded economic study is completed to determine an appropriate rate. If the study is not completed within one year of the effective date of this agreement, the parties will update the rate set forth above based on the factors set forth in subsection 7c below.

b. **Wheeling Rate For Properties Connected To The Water Lines**

**Identified In Section 2 Of This Agreement Where Jurisdiction, Operation, And Maintenance Responsibility Has Been Transferred To City.**

CRW shall pay to the City a wheeling rate of \$1.0667 per hundred cubic feet of water used by properties connected to the water lines identified in Section 2 of this agreement when jurisdiction over the line serving the property has been transferred to the City under Section 5 of this agreement. The rate will be effective until a jointly funded economic study is completed to determine an appropriate rate. If the study is not completed within one year of the effective date of this agreement, the parties will update the rate set forth above based on the factors set forth in subsection 7c below.

c. **Volume Rate and Updates.** The two parties shall update the two wheeling rates in Section 7a and 7b every fifth year. This update is intended to account for variances in the number of customers within CRW served by the respective lines, metered usage, and variations of continuing costs and bonded indebtedness. Both parties agree to jointly fund an economic study update every five years. Between study updates, each year on the anniversary date of this agreement, the wheeling rate portion of the volume rate shall be increased by 75% of the Portland, Oregon Consumer Price Index based on the previous December 31 index. The South Fork wholesale portion of the volume rate will be adjusted annually to reflect the City's then current South Fork wholesale rate. CRW shall pay the City a volume water rate that includes the City's South Fork Water Board wholesale rate. City will then remit that portion of the volume rate directly to the South Fork Water Board.

8. **Amendment Provision.** The terms of this agreement may be amended or supplemented only by the mutual agreement of the parties. Any amendments or supplements must be in writing, refer to this agreement, and be executed by the parties.

9. **Dispute Resolution.**

a. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by any party to substantially perform any provision of this agreement shall constitute default. In the event of an alleged default or breach of any term or condition of this agreement, the party alleging such default or breach shall give the other party not less than 30 days notice in writing specifying the nature of the alleged default and the manner in which the default may be cured satisfactorily. During this 30-day period, neither party shall be considered in default for purposes of termination or instituting legal proceedings.

b. The parties shall first attempt to resolve the dispute by negotiation, followed by mediation, if negotiation fails to resolve the dispute.

**Step One: (Negotiation).** The City Manager and CRW General Manager, or other persons designated by each of the disputing parties will negotiate on behalf of the entities they represent. The Managers, or their representatives, shall then meet with each other and attempt to resolve the issue. If the dispute is resolved at this step, there shall be a written determination of such resolution, signed by each Manager and ratified by the governing bodies that shall be binding upon the parties.

**Step Two: (Mediation).** If the dispute cannot be resolved within thirty (30) days at Step One, the parties shall submit the matter to non-binding mediation. The parties shall attempt to agree on a mediator. If they cannot agree, the parties shall request a list of five (5)

mediators from an entity or firm providing mediation services. The parties will attempt to mutually agree on a mediator from the list provided, but if they cannot agree, each party shall select one (1) name. The two selected shall select a third person. The dispute shall be heard by a panel of three (3) mediators and any common costs of mediation shall be borne equally by the parties who shall each bear their own costs and fees therefor. If the issue is resolved at this step, a written determination of such resolution shall be signed by each Manager and approved by the governing bodies.

**Step Three (Legal Action).** After exhaustion of the preceding processes, if the parties agree, any dispute or claim shall be settled by arbitration under the jurisdiction of the Circuit Court of the State of Oregon for Clackamas County pursuant to ORS Chapter 36 or by arbitration provided by the Department of Land Conservation and Development, at the election of the party charged with the default. In the absence of such an agreement, that same court shall have jurisdiction over any dispute.

10. **Applicable Law.** This agreement shall be construed and enforced in accordance with the laws of the State of Oregon.

11. **Attorneys' Fees.** In the event any legal action or proceeding is commenced to construe or enforce a provision of this Agreement, the losing party, as determined by the judge, shall pay the prevailing Party's reasonable attorneys' fees, paralegal fees, expert fees and costs as determined by the judge at trial, or upon any appeal, petition or arbitration, or any combination of the foregoing.

12. **Nonwaiver.** Failure by any party in time to require performance by any other party or parties of any of the provisions hereof shall in no way affect such party's rights to enforce the same, nor shall any waiver by any party or parties of any breach of this agreement be held to be a waiver of any succeeding breach or a waiver of this Agreement.

13. **Binding Effect.** The covenants, conditions, and terms of this agreement shall extend to, be binding upon, and inure to the benefit of any personal representatives, successors, and assigns of the parties hereto.

14. **Severability.** In case any one or more of the provisions contained in this agreement shall be invalid, illegal, or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall remain.

15. **Notices.** Any notice herein required or permitted to be given, shall be given in writing and shall be effective when actually received and may be given by hand delivery or by United States mail, first class postage prepaid, addressed to the parties as follows:

FOR OREGON CITY:

City of Oregon City

Attention: City Manager

320 Warner Milne Road

Oregon City, Oregon 97045

FOR CLACKAMAS RIVER WATER:

Clackamas River Water

Attention: General Manager

16770 SE 82nd Drive, Suite 100

P.O. Box 2439

Clackamas, Oregon 97015

IT IS SO AGREED:

FOR OREGON CITY by and through its  
officials:

By:

John F. Williams, Jr.  
John F. Williams, Jr., Mayor

FOR CLACKAMAS RIVER WATER by or  
through its officials:

By:

Paul E. Rogers  
Paul Rogers, President

Date:

Feb. 2, 2000

Date:

2-8-00

By:

Leilani Bronson-Crelly  
Leilani Bronson-Crelly, City Recorder

By:

Lowell Hanna  
Lowell Hanna, Secretary

Nancy Ide

STATE OF OREGON ) ss  
COUNTY OF CLACKAMAS )  
I, Leilani Bronson-Crelly, City recorder of the City of Oregon City do  
hereby certify that the foregoing copy of the cooperative  
Intergovernmental Agreement between  
Clackamas River Water and the City of Oregon City,  
has been by me compared with the original and that it is a  
correct transcript therefrom, and the whole of such original, as  
the name appears on file and of record in my office and in my  
care and custody. IN TESTIMONY WHEREOF I have hereunto  
set my hand this 3rd day of January, 20 00  
Nancy Ide  
City Recorder

**From:** [Aleta Froman-Goodrich](#)  
**To:** [Pete Walter](#)  
**Cc:** [Matthew Palmer](#); [Wendy Marshall](#)  
**Subject:** AN 16-01 Annexation CRW IGA Question - RE: Notice of Annexation Public Hearing - AN 16-01  
**Date:** Monday, June 06, 2016 2:06:32 PM  
**Attachments:** [image001.png](#)  
[2000 OC CRW IGA South End 2-2-2000.pdf](#)

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Hello Pete,

Following up on your question about current IGAs with CRW in the South End Rd area.

The attached 2000 OC-CRW IGA for South End Road is effective for 20 years from execution. IGA was executed in the year 2000, therefore the IGA is effective through 2020.

Thanks,  
Aleta

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**From:** Pete Walter  
**Sent:** Friday, June 3, 2016 10:38 AM  
**To:** Aleta Froman-Goodrich; baldwinb@tri-met.org; 'Betty Johnson'; Bob George; 'Boll, Heather'; Boumann, Mike; BRUMLEY Seth A; Central Point/Leland Road CPO; Central Point/Leland Road CPO 2; Chris Wadsworth; Dawn Hickson; ddehart@onemain.com; Denise Conrad; Eric Underwood; Gail Curtis (region1devrevapplications@odot.state.or.us); Ginger.Redlinger@orecity.k12.or.us; Grant O'Connell (o'connelg@trimet.org); Hamlet of Beaver Creek; Holcomb Outlook CPO; intstats@sbcglobal.net; James Band; Jeffrey Raker; Jennifer Stephen (jennifer.stephens@pgn.com); jerry.herrmann@birdlink.net; Jim Williams; John Collins; John Knapp; John M. Lewis; John Replinger (replinger-associates@comcast.net); Katie Durfee; Kent, Ken; Martin Montalvo; Matthew Palmer; Mike Boumann; Mike Roberts; Mike.Livingston@pgn.com; Neighborhood Association Chairs; ODOT Development Review (region1devrevapplications@odot.state.or.us); richard.e.craven@gmail.com; salmoclarki@stinkingdesert.com; Scott Archer; TAYAR Abraham \* Avi; Tim Finlay (timfin@co.clackamas.or.us); Ugo DiLullo (ugodil@co.clackamas.or.us); Wendy Marshall; Wes Rogers, OC School District; BROOKING Joshua C  
**Subject:** Notice of Annexation Public Hearing - AN 16-01

**NOTICE OF ANNEXATION APPLICATION (SECOND NOTICE)**

First Notice Mailed to all Owners within 300 feet of the Subject Property on: May 16, 2016

Second Notice Mailed to all Owners within 300 feet of the Subject Property on: June 6, 2016

COMMENT DEADLINE:	(Public Hearing Continued) <b>On Monday, July 11, 2016, the Planning Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On Wednesday, July 20, 2016, the City Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior</b>
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	to the close of the hearing.
FILE NUMBER:	AN 16-01: Annexation
APPLICANT/ OWNER:	Ron and Anastasia Wilson 19358 S. Columbine Ct, Oregon City, OR 97045
REPRESENTATIVE:	Same as Owner
REQUEST:	Annexation of approximately 0.46 acres into the City of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of LR – Low Density Residential.
WEBPAGE:	<a href="http://www.orcity.org/planning/project/16-0001">http://www.orcity.org/planning/project/16-0001</a>
LOCATION:	19358 S. Columbine Ct, Oregon City, OR 97045 Clackamas County APN 3-1E-12AC-03700
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: <a href="mailto:pwalter@orcity.org">pwalter@orcity.org</a>
NEIGHBORHOOD ASSOCIATION:	Hazel Grove / Westling Farms (South End) N.A.
CRITERIA:	Metro Code 3.09, Oregon City Municipal Code Title 14 and Subsection 17.68.025, the Land Use Chapter of the Clackamas County Comprehensive Plan, the City/County Urban Growth Boundary Management Agreement and Sections 11 and 14 of the Oregon City Comprehensive Plan.

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30am to 3:30pm Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection 7 days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The Planning Commission shall make a recommendation to the City Commission as to whether the application has or has not complied with the factors set forth in section 14.04.060 of the Oregon City Municipal Code. The City Commission shall only set for an election annexations consistent with a positive balance of the annexation factors.



**Pete Walter, AICP, Planner**  
[pwalter@orcity.org](mailto:pwalter@orcity.org)  
**Community Development Department**  
**Planning Division**  
 221 Molalla Avenue, Ste. 200  
 Oregon City, Oregon 97045  
 503-496-1568 Direct  
 503-722-3789 Front Desk  
 503-722-3880 Fax  
**Website:** [www.orcity.org](http://www.orcity.org)  
**New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F**



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