

ORDINANCE NO. 17-1009

AN ORDINANCE OF THE CITY OF OREGON CITY APPROVING ANNEXATION PROPOSAL NO. AN-17-0001 AND APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED AT 18851 SOUTH ROSE ROAD TO THE CITY OF OREGON CITY

WHEREAS, the owner of certain real property adjacent to the City of Oregon City, Ed and Lisa Bruser, proposed in Annexation Proposal No. AN-17-0001 that their 0.95 acre property located at 18851 S. Rose Road, Clackamas County Map 3-1E-12CD, Tax Lot 302, 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 does not include rezoning the property at this time, and that any such proposal shall be reviewed through a separate application consistent with OCMC 17.06.030 Zoning of Annexed Areas, the Oregon City Transportation System Plan, and 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 Clackamas River Water (CRW) District service area; and will remain within CRW upon annexation of the property; 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.

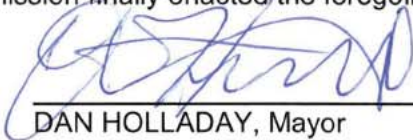
Section 3. That the territory identified in Exhibit "A" is hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement, and henceforth, the Oregon City Police Department will be responsible for police services to the identified property.

Section 4. That the territory identified in Exhibit "A" will remain within Clackamas River Water District.

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.

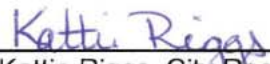
Section 7. That the effective date for this annexation is the date this ordinance is submitted to the Secretary of State, as provided in ORS 222.180.

Read for the first time at a regular meeting of the City Commission held on the 20th day of September, 2017, and the City Commission finally enacted the foregoing ordinance this 3rd day of October, 2017.



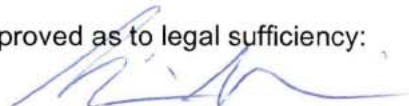
DAN HOLLADAY, Mayor

Attested to this 3rd day of October 2017:



Kattie Riggs, City Recorder

Approved as to legal sufficiency:



City Attorney

ATTACHMENTS:

Exhibit A – Map and Legal Description of Proposed Annexation

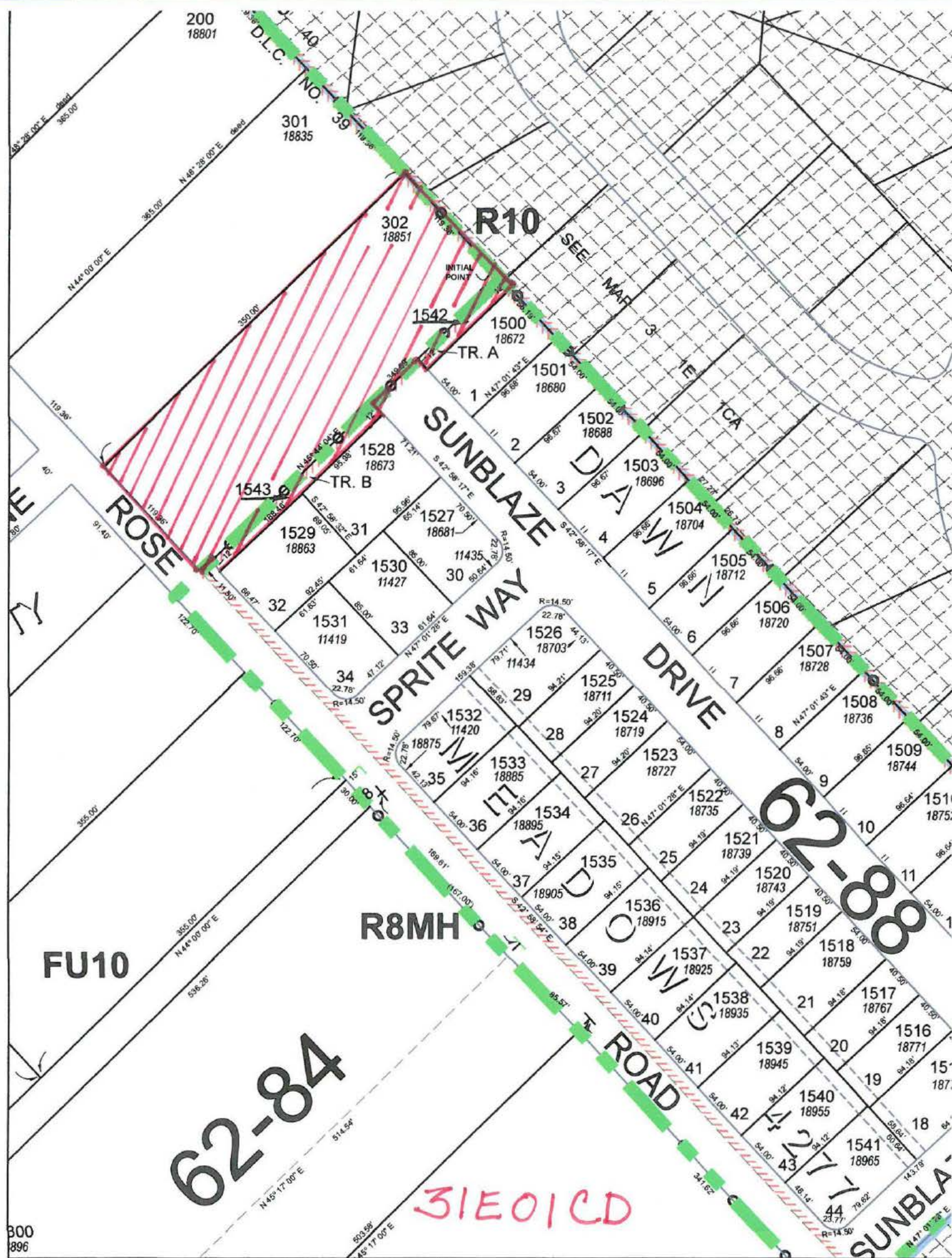
Exhibit B – Proposed Findings, Reasons for Decision and Conclusions

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 3-1E-01CD) 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 Mary Neigel
TITLE GIS Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 05.15.2017





PROPOSED FINDINGS, REASONS FOR DECISION AND CONCLUSIONS

FILE NO: AN-17-0001

APPLICATION TYPE: Annexation (Sewer Connection)

CITY COMMISSION

HEARING DATE: Sept. 20th 2017, 7:00 p.m., City Hall (Cont. from Sept 6th, 2017)
615 Center Street
Oregon City, OR 97045

APPLICANT: Edward and Lisa Bruser
18851 S. Rose Road, Oregon City, OR 97045

REQUEST: The applicant is requesting approval of an emergency annexation of one 0.95 acre property due to a failing septic system. The property will retain its existing FU-10 zoning.

LOCATION: The subject site is located at 18851 S. Rose Rd and identified as Clackamas County Map 3-1E-01CD, Tax Lot 302.

REVIEWER: Pete Walter, AICP, Planner
Wendy Marshall, PE, 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 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 annexation was initiated as a result of a public health hazard and as a result, City policy is to forward these annexations directly to the City Commission without a Planning Commission recommendation. Therefore, the City Commission will open the record and



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

consider testimony to determine 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 21 days of issuance of the Notice of Decision.

PROPOSAL NO. AN-17-0001 - CITY OF OREGON CITY - Annexation

Property Owners / Voters: Ed and Lisa Bruser

Applicant(s): Ed and Lisa Bruser

Proposal No. AN-17-0001 is a single tax lot annexation initiated by consent petition of 100% of the property owners and registered voters. Due to the nature of the emergency septic failure, this annexation proposal bypassed the Planning Commission as in the past emergency sewer connection requests. The petition meets the requirement for initiation set forth in ORS 222.170 and Metro Code 3.09.040(a).

The City's policy is to expedite the processing of such annexations by forwarding a recommendation directly to the City Commission without a Planning Commission recommendation. This is consistent with Comprehensive Plan Policy 14.4.4:

14.4.4

Expedite the annexation of property as provided by state law in order to provide sewer service to adjacent unincorporated properties when a public health hazard is created by a failing septic tank sewage system.

REASON FOR ANNEXATION

In order to address the emergency, the property has already connected to the City sewer system, on the condition that the owner subsequently petition for annexation to the City.

The annexation of this property is required due to a failed septic system, which necessitated a requirement to hook up to City sewer. City water and sewer services were available close to the property and the owner desired to make the needed connections.

The territory to be annexed is located at the southwestern edge of City at the end of Rose Road as shown in Exhibit 1. The territory in Proposal No. AN-17-0001 contains approximately 0.95 acres, has one single-family residence with a population of 2, and an assessed value of \$ \$307,051.

The property has an Oregon City Comprehensive Plan designation of LR – Low Density Residential. The property is part of the 1979 Urban Growth Boundary and is within the South End Concept Plan area. The applicant wishes to retain the current 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. Any request for rezoning in the future must comply with the applicable provisions of OCMC Chapter 17.68 - Zoning Changes and Amendments. Though the Oregon City Municipal Code requires application of a City zoning designation upon annexation, a zone change may only be initiated with a zone change application which is accompanied by a transportation analysis

to demonstrate compliance with applicable regulations, such as the Transportation Planning Rule (TPR). As the applicant is required to initiate annexation due to a failed septic system, staff finds it appropriate in this case to retain the existing Clackamas County zoning designation if the development onsite is limited.

The owner would be able to receive city services, specifically, sanitary sewer, and water connections 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 has been connected to the city sewer service and must be annexed.

SB 1573

If the City Commission determines that the proposed annexation should be approved, the City Commission is required by the Charter to submit the annexation to the electors of the City. However, the passage of SB 1573 requires that the City annex the territory without submitting the proposal to the electors of the city if:

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and

(d) The proposal conforms to all other requirements of the city's ordinances.

The territory is included within the City's UGB adopted by the City and Metro. The territory has a Comprehensive Plan Designation of Low Density Residential pursuant to the acknowledged Oregon City Comprehensive Plan. The territory is contiguous to the City Limits. As demonstrated within this report, the proposal can meet the City's applicable ordinances.

Thus, the proposal meets items (a) through (d), with the conditions of approval and the City may annex the territory without submitting the proposal to the electors of the city.

LAND USE PLANNING

SITE CHARACTERISTICS

The property is generally level. The applicant has connected to the city sewer main system running in Sunblaze Drive that abuts the southeast 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.

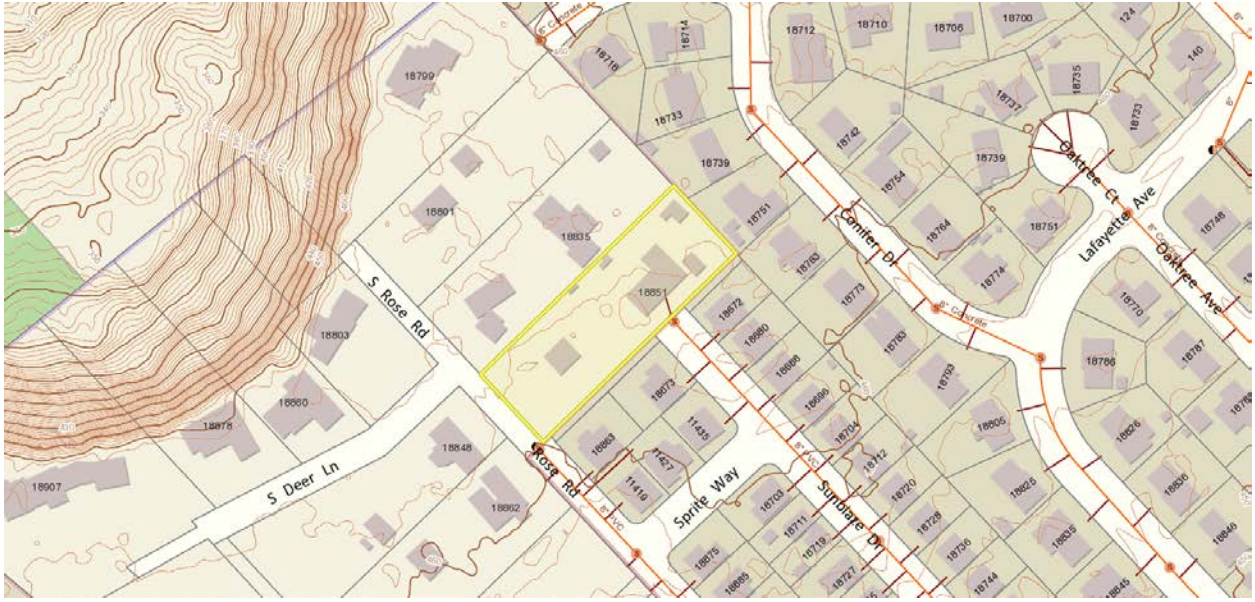


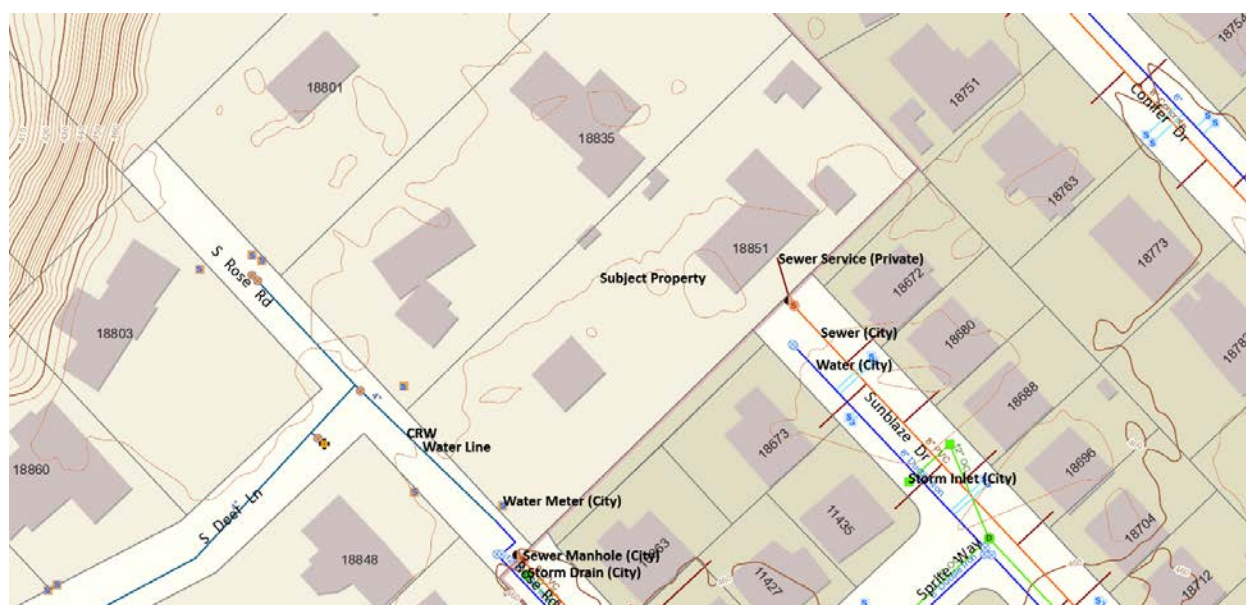
FIGURE 1. LOCATION AND SEWER CONNECTION

The abutting right-of-way of Sunblaze Drive and South Rose Road are already within the city, and the property is contiguous to the City Limit for approximately 469 feet along its southwest and northwest boundary.



FIGURE 2. CONTIGUITY WITH CITY LIMITS

The property includes a large home setback approximately 210 feet from S. Rose Road and located at the rear half of the parcel, with three accessory structures. No land division is proposed at this time.



The figure above indicates the location of Oregon City sewer, water and storm water utilities adjacent to the property.

REGIONAL PLANNING CONSIDERATIONS

General Information

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

Metro Boundary Change Criteria

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.

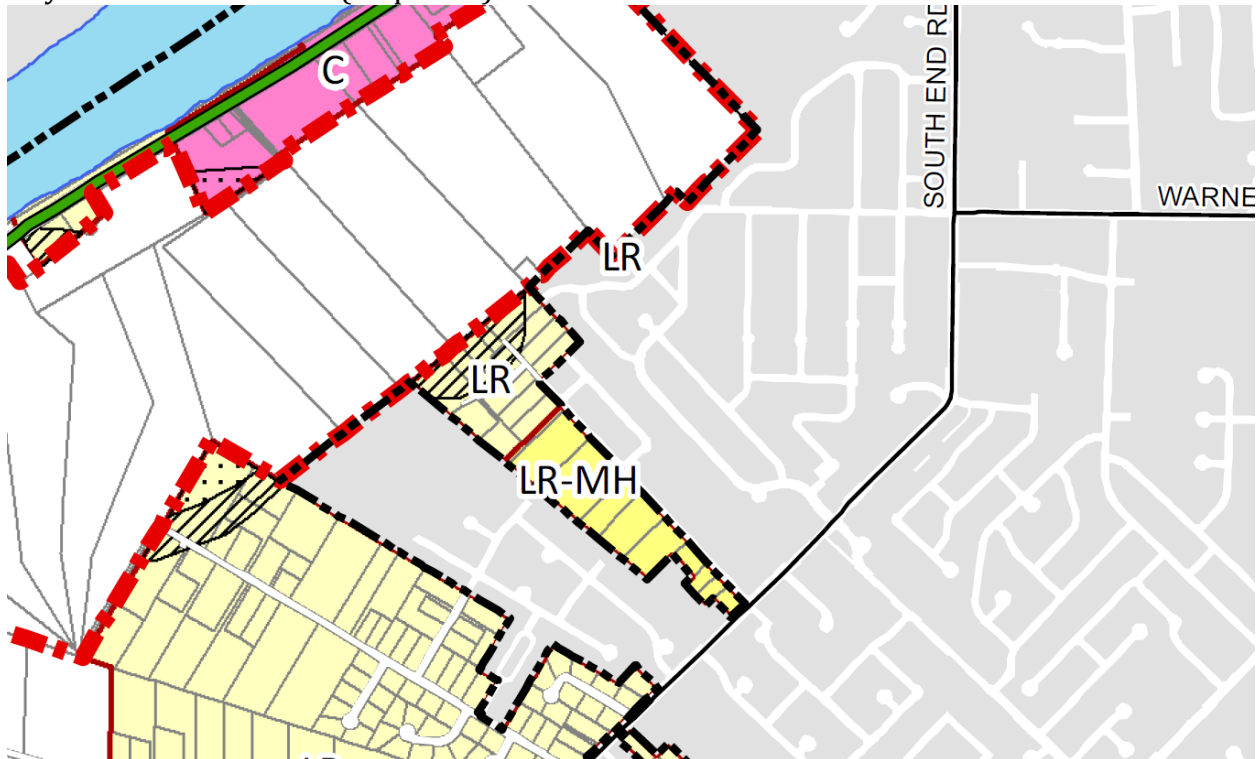
Metro Regional Framework Plan

The law that requires Metro to adopt criteria for boundary changes and 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]." Metro's 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 4-05).



The County's zoning for the property is FU-10, Future Urban, with a 10-acre minimum lot size. This is a holding zone to prevent the creation of small parcels in areas within the Urban Growth Boundary 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 316 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, provided adequate public facilities can be demonstrated.

Regarding transportation impacts, rezoning must demonstrate compliance with, or be exempted from, the mobility standards of [OCMC 12.04.205 – Mobility Standards](#). The applicant has not applied to rezone the property and does not intend to redevelop the site at higher density. A transportation analysis is not required until such redevelopment is proposed. Staff recommends that the property maintain its existing County FU-10 zoning, which will serve to preclude any further development or land divisions on the subject property in advance of a zone change.

The UGMA presumes that all the urban lands within the Urban Growth Boundary 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 City Commission hearing. The agreement requires that adjacent road rights-of-way be included within annexations. The rights-of-way of S. Rose Rd and Sunblaze Drive are already within the city limits.

The property is currently within the Clackamas River Water District (CRW). The property is hooked up to City water. The City is currently working with CRW on a plan to clarify the City / CRW service boundaries, and will include this property with a large scale withdrawal of multiple properties from CRW. The property will be removed from the Clackamas River Water District at the time that this plan is finalized.

The City provided sewer service to the property in accordance with state requirements to hook up to city sewer and in accordance with the Oregon City Sanitary Sewer Master Plan (SSMP). The property also is currently receiving water service from the City.

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. Rose Road and Sunblaze Drive are city-owned and maintained. There are currently no plans to alter or improve the roads abutting the property. The policies that govern city streets and roads are the adopted 2014 Transportation System Plan and Municipal Code Chapter 12.04 - Streets, Sidewalks and Public Places. The City charges a pavement maintenance utility fee (PMUF) for upkeep of road surfaces which will be applied to the property upon annexation.

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 Sheriff's Enhanced Law Enforcement District. The Oregon City Police Department indicated the address is serviced by Clackamas County Sheriff's Office. Currently any calls to Clackamas County 9-1-1 (CCOM) are dispatched to a Clackamas County Sheriff's Deputy. However, if it is a priority call and Oregon City officers are available they would respond as they would be able to arrive much quicker than a Clackamas County Sheriff's Deputy. Once annexed, the property will be serviced by Oregon City Police Department (OCPD). OCPD has not indicted any conflicts with this annexation.

The property is already within the Clackamas Fire District #1 and will remain in CFD#1 upon annexation.

Water

The property is currently within the Clackamas River Water District (CRW). The property is hooked up to City water. The City is currently working with CRW on a plan to clarify the City / CRW service boundaries, and will include this property with a large scale withdrawal of multiple properties from CRW. The property will be removed from the Clackamas River Water District at the time that this plan is finalized.

Policy 11.1.1 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.

Policies 11.1.3 and 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 abutting the site in Sunblaze Drive.

The owner has not proposed to further divide the existing parcel at this time, and neither is re-zoning the property proposed at this time as explained elsewhere in this report.

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 responded that it has adequate capacity to serve the annexation. 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 ordinance annexing the property.

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 will serve to preclude any further land divisions until the land is rezoned to a City zoning designation.

The property is currently within the Clackamas River Water District (CRW). The property is hooked up to City water. The City is currently working with CRW on a plan to clarify the City / CRW service boundaries, and will include this property with a large scale withdrawal of multiple properties from CRW. The property will be removed from the Clackamas River Water District at the time that this plan is finalized.

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 stormwater connections leading to the site would be in conformance with the City's 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 priority County emergency calls for the unincorporated area in this location. 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 Sheriff's Enhanced Law Enforcement District. OCPD 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 City has not completed an annexation plan and program for this area. The requirement to refer this annexation to the voters has been superseded by the passage of Senate Bill 1573 as explained earlier in this report. 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 two city subdivisions that have utilities and street improvements. The proposal does not include a zone change and as such, conditions will be placed on the annexation limiting development until a zone change to a City designation occurs.

The following Plan annexation policies are approval criteria for annexations under Criteria 3 of the Metro Code.

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 potential effects that build-out of the annexed property will have on public services and any benefits to the city as a whole.

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 property is contiguous to the city limits along the side and rear property line for approximately 469 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.

This property is part of the 1979 Urban Growth Boundary and was previously part of the city's existing Comprehensive Plan with a Low Density Residential land use designation. The property was part of the study area boundary for the 2013 South End Concept Plan, which when adopted did not change the existing Low Density Comprehensive Plan designation of the property.

The property has been included in all of the City's adopted public facilities master plans for sewer, water, stormwater and transportation. No zone change is proposed at this time.

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, and future development is limited as the property has proposed to retain the exiting Clackamas County zoning designation. No additional parcels are anticipated to be annexed to enable more efficient public services at this time.

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.

A public health hazard existed by nature of the failing septic system. The property owner has already connected the property to the City sewer system and obtained the proper city and county permits to complete the extension of the sewer line to the property.

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. 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

Although the subject property is designated Low-density residential on the City’s Comprehensive Plan, this proposal does not include a request to rezone the land to R-10. As noted above, no further development or land division may occur until the land is rezoned to a City zoning designation.

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;

Finding: The site access is discussed below in the Facilities and Services section. The site has direct access onto S. Parrish Road and the existing access is adequate.

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

Finding: 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;

Finding: The Facilities and Services discussion of this report demonstrates that public facilities and services are available and are adequate to serve any potential development that could occur under the existing low density plan designation, though none is proposed.

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

Finding: 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 340 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;*

Finding: 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;*

Finding: No adverse effects on the identified resources are apparent. There are no overlay districts which affect the property. The property is in the South End drainage basin according to the Drainage Master Plan.

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

Finding: 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 already occasionally 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.

If annexed, the property owner could apply to the City for land use permits, including a zone change. Any impacts on the community that result from approval of development permits are a direct consequence of the future permit approval, not of the annexation. Before any urban development can occur, 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 upon voter approval of the city annexation.

Section 8 of the Ordinance states that:

“The City Commission shall only set for an election annexations consistent with a positive balance of the factors set forth in Section 6 of this ordinance. The City Commission shall make findings in support of its decision to schedule an annexation for an election.”

As analyzed earlier in this report, the requirement to refer this annexation to the voters has been superseded by the passage of Senate Bill 1573, which exempts certain annexations from a voter approval requirement provided specific criteria have been met.

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 from the 8” PVC sewer line and manhole in Sunblaze Drive which is connected to the house via a sewer lateral approximately 29.7 feet long. The existing sewer main is approximately eight (8) feet deep, therefore the stubbed 4 inch lateral should be deep enough to allow the subject property to flow by gravity to the sanitary sewer system.

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 upon voter approval of the city annexation.

The Tri-City Service Water Pollution Control Plant is along Interstate 205 in Oregon City just east of the junction of the Willamette and the Clackamas Rivers. The plant had an average flow capacity of 4.4 million gallons per day (MGD) and a design peak flow capacity of 50.0 MGD and served a population of 66,500 in the year 2001. However, the facility was expanded in 2012 to increase the available average dry weather capacity to 11.9 MGD and a peak flow of 68.7 MGD. The plant is currently serving a population of 98,000 residents and set have expanded solids handling capacity by 2020. Due to the public health concern caused by a failed septic system, the City has approved access to the City sewer system and the site has been connected. The city issued permits for the connection in May, 2017.

Water. The property is currently within the Clackamas River Water District (CRW). The property is hooked up to City water. The City is currently working with CRW on a plan to clarify the City / CRW service boundaries, and will include this property with a large scale withdrawal of multiple properties from CRW. The property will be removed from the Clackamas River Water District at the time that this plan is finalized.

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 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 CFD#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 occasionally responds to County emergency calls for the unincorporated area. The impact to police services upon annexation will be negligible. Clackamas County Sheriff's Department was contacted and did not indicate any 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 nearest developed City park is Filbert Run Park about 600 feet from the property. Any further homes constructed on the property, following annexed, re-zoning and land division, would contribute the Parks System Development Charge which is currently \$4,881.00 per Single Family Home.

Transportation. Access is provided from S. Rose Road and Sunblaze Drive, local streets which are under Oregon City jurisdiction. Though the Oregon City Municipal Code requires application of a City zoning designation upon annexation, a zone change may only be initiated with a zone change application which is accompanied by a required transportation analysis to demonstrate compliance with applicable regulations, such as the

Transportation Planning Rule (TPR). As the applicant is required to initiate annexation due to a failed septic system, it is appropriate to retain the existing Clackamas County zoning designation if the development onsite is limited. Staff recommends that the property maintain its existing County FU-10 zoning, which will serve to preclude any further development or land divisions on the subject property in advance of a zone change.

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 study and the Proposed Findings and Reasons for Decision for this annexation, staff recommends that the City Commission approve Planning File AN 17-0001, and adopt as its own this Staff Report and Exhibits.

ANNEXATION PETITION: AN-17-0001

PROPOSED FINDINGS, CONDITIONS AND REASONS FOR DECISION

Based on the staff report and findings, the Commission determines:

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 not inconsistent 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 abutting the property.
5. 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.
6. 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.
7. 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.

8. 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 on balance the Commission believes they are adequately addressed to justify approval of this annexation.
9. The City Commission concurs with Tri-City Service District's annexation of the subject property in the enacting City ordinance upon voter approval of the city annexation.
10. 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.
11. The Commission determines that the property should not be withdrawn from the Clackamas Fire District #1.
12. The Commission acknowledges that the property is currently within the Clackamas River Water District. The City is currently working with Clackamas River Water on a plan to clarify the City / Clackamas River Water service boundaries, and will include this property with a large scale withdrawal of multiple properties from Clackamas River Water in the future. The property will be removed from the Clackamas River Water District at the time that this plan is finalized.
13. Prior to annexation, the property owner or assigns will record a covenant, to be approved by the City Attorney, which limits development of the site until such time that a zone change to a City zoning designation has been approved. The covenant shall acknowledge that development is reviewed for compliance with the Oregon City Municipal Code and Clackamas County Zoning and Development Ordinance. Further, until a zone change is approved the site use shall not change or intensify, or receive approval of a land division or development of the site including, but not limited to: no new structures or additions to existing structures. In addition the property shall be subject to the City's overlay districts, fence regulations in OCMC 17.54.100 as well as the City's nuisance, business licensing and animal regulations.

Exhibits:

1. Proposed Ordinance 17-1009
2. Exhibit A to Ordinance 17-1009: Map and Legal Description of Annexation Area
3. Annexation Application
4. Vicinity Map
5. Public Notices



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☒ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): AN-17-0001

Proposed Land Use or Activity: Emergency Sewer Annexation

Project Name: _____ Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 18851 ROSE RD.

Clackamas County Map and Tax Lot Number(s): 3-1E-01CD-00302

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: EDWARD BRUSER Date: 5-12-17

Mailing Address: 18851 ROSE RD.

Phone: 503-341-8111 Fax: _____ Email: EDWARD.BRUSER@BENDIX.COM

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: EDWARD BRUSER Date: 5-12-17

Mailing Address: 18851 ROSE RD. OC OR 97045

Phone: 503-341-8111 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.



City of Oregon City
Permit Receipt
RECEIPT NUMBER 00036174

Account Number: 019838

Date: 6/12/2017

Applicant: LISA J BRUSER

Type: check # 0099

Permit Number	Fee Description	Amount
AN-17-0001	4112 Annexation Fee	4,342.00
AN-17-0001	4138 Mailing Labels	16.00
Total:		\$4,358.00

Annexations to OREGON CITY - Double Majority Method, 100% Owners Method

I. Application Process for Property Owners and Registered Voters

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Attached is a *Petition* form for your use. Please fill in the blanks on the first page, sign and fill in the requested information on the second page and insert or attach the legal description to the first two pages.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there is multiple ownership each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner.

After completing the petition, have the County Assessor's Office certify the property owner signatures using the attached *Certification of Property Ownership* form. While you are at the Assessor's Office show them your legal description, buy two 1/4 Section Maps showing the property to be annexed and have them certify the map and legal description using the attached *Certification Of Legal Description And Map* form. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form. Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If

the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicates the territory to be annexed. Outline the area to be annexed on the maps.

Step 4. Notice List

You must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not. Additionally this list must include the names and addresses of all property owners within 300 feet of the outside edge of the territory to be annexed. Please submit this list on peel-off label sheets.

Step 5. Information Sheet

Complete the attached *Boundary Change Information Sheet*.

Step 6. Double Majority Work Sheet

A *Double Majority Worksheet* is attached for your convenience. This is to help verify that all double majority requirements are met.

Step 7. Submit Application To City

Submit all materials and the required filing fee (see attached schedule) to the City Manager or his designee at Oregon City City Hall, 320 Warner-Milne Rd., Oregon City, OR 97045.

II. City Review

Below is a summary of the steps which will be taken regarding annexations initiated by these two methods.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes, the Metro Code requirements and the City Code requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the Planning Commission and the City Commission. The setting of the hearing date for the City Commission must occur within 30 days of the day the proposal is judged to be complete.

Step 3. Public Hearing Notice

Notice of the public hearing by the Planning Commission and notice of the public hearing of the City Commission will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and/or around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area.

Step 5. Staff Study and Report

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc.. The report will also cover the approval criteria laid out in the Oregon City Municipal Code. This report will be made available to the public 7 days prior to the Planning Commission hearing and 15 days prior to the City Commission hearing.

Step 6. Public Hearings

The Planning Commission will hold its public hearing. After reviewing the proposal in light of the criteria in the City Code and the Metro Code, the Planning Commission will make a recommendation on the boundary change to the City Commission.

The City Commission holds a public hearing. At the hearing the City Commission will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. The City Commission

will also consider the 7 Annexation Factors contained in the City Municipal Code. At the conclusion of the public hearing the Commission determines whether the proposed annexation is consistent the Metro Code and with a positive balance of the factors in the City Code and if so schedules an annexation election.

If the Council approves the proposal and schedules it for election it must do so with an order containing findings and reasons. If there are no objections to the approval by another unit of government within 10 days then the issue proceeds to election. If the the decision is contested by a necessary party then the matter is transferred to the Metro Boundary Appeals Commission.

Step 7. Election

If the City Commission approves the annexation it will be scheduled for an election at one of the four regular state election dates (March, May, September and November). The applicant will be required to submit a deposit to cover any and all costs of the election. City and State required processes leading up to an election take a significant amount of time and should be allowed for in planning by the applicant.

After the election results are certified an order must be generated to officially change the boundary. The order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well. These notifications and official map changes are done by Metro. A separate fee for this operation will be collected at the time the proposed boundary change is first submitted to the City.

**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:
3-1E-01CD-01543
18851 ROSE RD.
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

3-1E-01CD-01543

18851 ROSE RD.

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]

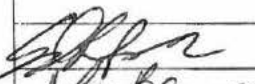
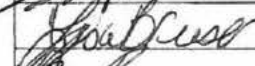
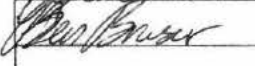
Page 7

CITY OF OREGON CITY

ANNEXATION PETITION

By signing below I indicate my consent to and support of being annexed into the City of Oregon City, and my consent for having my signature (below) used for any application form required for the annexation, including but not limited to the City of Oregon City's Land Use Application Form.

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

SIGNATURE	PRINTED NAME	I AM A *			ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	TWNSHP	RANGE		
	EDWARD BRUZEN	X	X	X	18851 ROSE RD.	00302	01 CD	3	1E		5/15/17
	Lisa Bruzen	X	X	X	18851 ROSE RD	00302	01 CD	3	1E		5/15/17
	Ben Bruzen		X		18851 Rose RD	00302	01 CD	3	1E		5/15/17

* PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

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 Mary Neigel
TITLE GIS Cartographer II
DEPARTMENT Assessment + Tax
COUNTY OF Clackamas
DATE 05.15.2017

- * "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 Mary Neigel
TITLE GIS Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 5/15/17

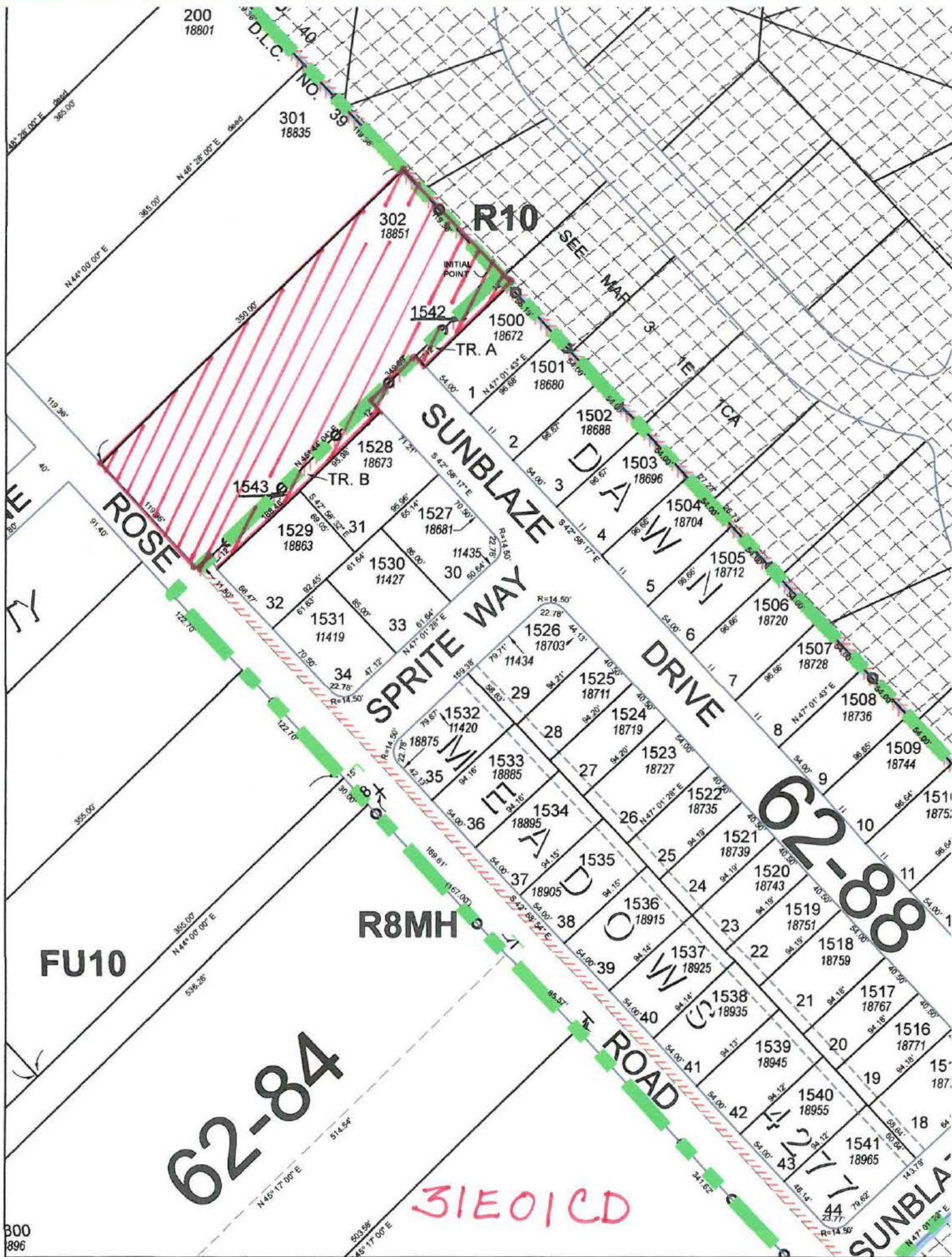
- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears 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 3-1E-01CD) 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 Mary Neigel
TITLE GIS Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 05.15.2017



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
TITLE OWNER DEPUTY CLERK
DEPARTMENT CLERK / ELECTIONS
COUNTY OF CLACKAMAS
DATE 5/15/17

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.

EDWARD BRUSER 14851 ROSE RD. 3-1E-0140

NAME OF OWNER/VOTER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, Township and Range)
---------------------	---------	--

(1) _____

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

(11) _____

(12) _____

(13) _____

(14) _____

(15) _____

(16) _____

(17) _____

(18) _____

BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

A. General location NORTH OF INTERSECTION OF SOUTH END RD & ROSE RD.

B. Land Area: Acres 1.96 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 FLAT 1 HOUSE AND GRASS WITH TREES.

D. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: ALL RESIDENTIAL.

East: 11

South: 11

West: 11

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: _____

Single Family Residential.

F. Total current year Assessed Valuation \$ \$307,051

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? FU FUTURE URBAN
What City Planning Designation is being sought? NONE

B. What is the zoning on the territory to be served?

FU 10

What zoning designation is being sought? FU 10

C. Is the subject territory to be developed at this time? NO

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

N/A

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

☐ Yes

☐ No

N/A

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.

N/A

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 Planning Staff

☐ City Council

☒ City Manager

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

N/A

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		NA	
City or County Plan Amendment		NA	
Pre-Application Hearing (City or County)	PA-17-18		
Preliminary Subdivision Approval		NA	
Final Plat Approval		NA	
Land Partition		NA	
Conditional Use		NA	
Variance		NA	
Sub-Surface Sewage Disposal		NA	
Building Permit			X

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.

SOUTH END NEIGHBORHOOD ASSOCIATION

BILL MCCONNEL SENA 97045@gmail.com

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

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

18851 ROSE RD.

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

NORTH WEST END OF SUNBLAZE DR.

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

CCFD #1

CLATSOP CITY WATER, STORM WATER & SEWER

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 ATTACHED DOC. FROM NW HOME SERVICES

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

NO DEVELOPMENT 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

County Service Dist. _____

Sanitary District TRICOUNTY

Hwy. Lighting Dist. _____

Water District CRW

Grade School Dist. McLOUGHLIN

Drainage District _____

High School Dist. DCSD

Diking District _____

Library Dist. CC LIBRARY

Park & Rec. Dist. CLACKAMAS CO.

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 DCSD

- 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

ED BRUSER

MAILING ADDRESS

14851 ROSE RD.

OREGON CITY OR, 97045

TELEPHONE NUMBER

503-341-8111 (Work)

SAME (Res.)

REPRESENTING

SELF

DATE:

5/15/17

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)
3-1E-DICD-00302	EDWARD BRUGER	.96	307,051	Y
3-1E-DICD-00302	LISA BRUGER	.96	307,051	Y
TOTALS		.96	307,051	

Worksheet (continued)

REGISTERED VOTERS

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
EDWARD BRUSER	18651 ROSE RD OREGON CITY OR 97045	Y
LISA BRUSER	18651 ROSE RD 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 1.96

ACREAGE SIGNED FOR 1.96

PERCENTAGE OF ACREAGE SIGNED FOR 100%



We use the latest in Trenchless Technology for minimal surface disruption and environmental impacts.

6941 SE Bixel Way, Milwaukie, OR 97267


PROPOSAL

(503) 722-9599 (360) 693-0797

FAX: (503) 722-9779

Email: nwhomeservice@comcast.net

CCB# 172358 WA LIC#NWHOMHS935JC PLUMB. LIC. PB-216

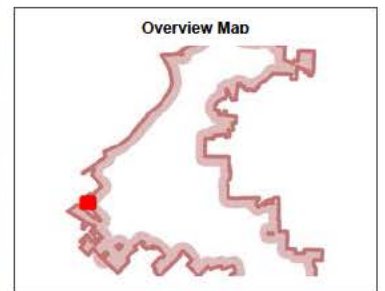
NAME: Edward Bruser	PHONE: 503 341 811	DATE: 5-06-17
ADDRESS: 18851 S Rose Rd	CITY: Oregon City	EMAIL:
<u>WORK TO BE PERFORM</u> Install sewer lateral with 4" PVC or HDPE pipe approx. 15'ft. Commencing from main sewer line at Sunblaze Dr. and tap into with 4" inserting tee and approx 15'ft to property line. Remove and replace asphalt approx. 8'ft by 10'ft. Job cost: \$7,995.00 ** NOTE ** Estimate Covers all material, permits and labor, safety equipment, backfill material, traffic control, street plate and dispose of all debris. Restored landscaping to existing condition if possible or peat moss with grass seed. Premises to be left broom clean upon job completion. ***** We will beat/match any competitor estimate w/provided copy of estimate & same scope of work*****		
PAYMENT: Payment of this contract is due upon completion of the work; Owner agrees to pay the contractor by check or money order for the performance of the work. Interest payment due and unpaid this contract will bear interest from the date that the payment is due at 1.7% per month. * Subject to additions and deductions pursuant to authorized change orders. GENERAL PROVISIONS: All work shall be completed in a workshop like manner and in compliance with all building codes and other applicable laws. NW Home Services warrants it is adequately insured for the injury to it's employees and other incurring loss or injury as a result of the acts of NW Home Services or it's employees. WARRANTY: NW Home Services warrants all work for a period of 60 months following completion. Should the workmanship prove faulty within the warranty period, NW Home Services, will upon notice, cause the faults to be corrected at no additional cost to the owner. NOTE: THIS ESTIMATE MAY BE WITHDRAWN IF NOT ACCEPTED BY 6-06-2017		
<u>WORK AUTHORIZATION:</u> I the undersigned am the owner/authorized representative of the above-described premises at which the above work mentioned will be completed. I hereby authorize NW Home Services LLC. To perform said work and use labor and materials described above. Payment is due upon completion of the job.		
I hereby authorize NW Home Services LLC to perform the work described above: Authorized Signature:  Print name: <u>ED BRUSER</u>		DATE: 5-6-17

Oregon City GIS Map



Legend	
	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

Notes



0 100 200 Feet

1: 1,200



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.

Map created 4/13/2017

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





Google Streetview photo locations are approximate

Taxlot Information

Parcel Number (APN) 3-1E-01CD-00302
Primary Situs Address 18851 S ROSE RD
 OREGON CITY, OR 97045
County CLACKAMAS
Section T3S R1E S01
Latitude 45.334536
Longitude -122.63307
Approx. Elevation (ft) 1
R Number (Alt ID) 00744895
Approx. Size (acres) 0.95
USGS Quad Name Canby
Within Oregon City Limits? N
Urban Growth Boundary (UGB) Inside

Political Boundaries

Jurisdiction Unincorporated
Voting Precinct 510.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Carlotta Collette
Metro Councilor Email carlotta.collette@oregonmetro.gov



Assessment & Value Information

Taxmap 3S1E01CD
Market Values as of 1/4/2017
Land Value (Mkt) \$181,746
Building Value (Mkt) \$214,540
Exempt Amount \$0
Net Value (Mkt) \$396,286
Assessed Value \$307,051
Year Built (if known) 1973
Sale Date 200908
Sale Price \$365,000
Document Date 2009-08-14 00:00
Document Number 2009-058578
State General Prop. Code 101
County Tax Code 062084

Land Use and Planning

<i>Zoning</i>	County	<i>In Sewer Moratorium Area?</i>	N
<i>Zoning Description</i>	County	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Comprehensive Plan</i>	Ir	<i>In Beavercreek Rd Access Area?</i>	N
<i>Comprehensive Plan Description</i>	Residential - Low Density	<i>In Willamette River Greenway?</i>	N
<i>Subdivision</i>	OPPORTUNITY	<i>In Geologic Hazard?</i>	N
<i>Subdivision Plat Number</i>	371	<i>In High Water Table Area?</i>	Y
<i>PUD (if known)</i>		<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Partition Plat Number</i>	0	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Neighborhood Association</i>		<i>In FEMA Floodway?</i>	N
<i>Urban Renewal District</i>	Not in an urban renewal district	<i>In Barlow Trail Area?</i>	N
<i>Historic District</i>	Not in a historic district	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Historic Designated Struct.?</i>	N	<i>Sub-Watershed</i>	Beaver Creek
<i>Concept Plan Area</i>	South End	<i>Basin</i>	Willamette
<i>Urban/Rural Reserve</i>		<i>Sub-Basin</i>	Middle Willamette
<i>Reserve Name</i>			

Service Districts

<i>Elementary School</i>	John McLoughlin Elementary
<i>Middle School</i>	Gardiner Middle
<i>High School</i>	Oregon City High
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	Clackamas River Water District
<i>Park District</i>	
<i>Sewer District</i>	
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6696
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	226.02000000
<i>Census Block Group</i>	2
<i>Census Block Grp. Pop. (2010)</i>	2264

Overlay Information

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 3-1E-01CD-00302	Overall Acres	0.96	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.14	14.2%
Geologic Hazards	In Geologic Hazard	0.00	0.0%
Steep Slopes	Slopes >= 25%	0.00	0.0%



Taxlot Detail Report

3-1E-01CD-00302

NROD	In NROD	0.00	0.0%
Willamette Greenway	In Willamette Greenway	0.00	0.0%
Vacant Lands (All)	In Vacant Lands	0.00	0.0%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	0.00	0.0%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained)	0.00	0.0%

SITUS Addresses

Address	Latitude	Longitude
18851 S ROSE RD	45.33462501	-122.63285010

Permits

Permit No	Permit Type Code	Permit Type	Permit Description	Permit Address	Approval State	Application Date	Issue Date	Final Date
AN-17-0001	p-an	Annexation	annexation for emerg. sewer connection	18851 S ROSE RD	pending	5/15/2017 7:00:00 AM		
PA-17-0018	p-prea	Pre-Application Conference	EMERGENCY SEWER ANNEXATION AT END OF S ROSE RD	18851 S ROSE RD	pending	4/13/2017 7:00:00 AM		
PW-17-0010	sewer	Sewer Infill	<p>Tapping at end stubbed main on nothwest side of sewer main with wye for new sewer lateral. Contact City Public Inspector Terry Hite at Email: thite@orc.org or call office 503-974-5502 or mobile 971-276-1751 and verify inspection requirements. Provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Any asphalt cut and replacement shall adhere to City Pavement Cut Standards found at https://www.orcity.org/publicworks/design-and-construction-standardsdrawings.</p> <p>Contractor Phone Number: 503 722 9599 Property Owner Phone Number: 503 341 8111 Note: On-site plumbing, connection, etc. per separate Building Dept. issued plumbing permit.</p> <p>SEE RW-17-0051 for ROW inspection fees</p>	18851 S ROSE RD	final	5/16/2017 7:00:00 AM	5/16/2017 7:00:00 AM	7/10/2017 7:00:00 AM



Taxlot Detail Report

3-1E-01CD-00302

RW-17-0051	row	Right-of-Way Permit	<p>Contact City Public Inspector Terry Hite at Email: thite@orc.org or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. For inspection scheduling provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Asphalt cut and replacement shall adhere to City Pavement Cut Standards found at https://www.orc.org/publicworks/design-and-construction-standardsdrawings.</p> <p>Contractor Phone Number: (503) 722-9599 - John Property Owner Phone Number: 503-341-8111 Ed Bruser</p> <p>Note: On-site plumbing, connection, etc. per separate Building Dept. issued plumbing permit.</p>	18851 S ROSE RD	issued	5/11/2017 7:00:00 AM	5/16/2017 7:00:00 AM	
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Business Licenses

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OREGON CITY

PW-17-0010
RW-17-0051

Public Works

625 Center Street | PO Box 3040 | Oregon City OR 97045
Ph (503) 657-0891 | Fax (503) 657-7892

RIGHT-OF-WAY PERMIT APPLICATION

Application

Date: 5-11-17

Work Site Information

Address: 18851 S Rose Rd Oregon City Cross Street:

Applicant

☐ Responsible for Project (Permittee)

☐ Primary Contact

Business Name/Property Owner: NW Home Service

Contact Name: John Hernandez

E-Mail: nwhomeservice@comcast.net

Mailing Address: 6941 SE Bixel way

City, State & Zip: Milwaukee, OR 97267

Phone: 971-409-8077

Alt. Phone: 503-722-9599

Contractor

☐ Same as above

☐ Responsible for Project (Permittee)

☐ Primary Contact

Business Name: NW Home Service

Contact Name: John Hernandez

Mailing Address: 6941 SE Bixel way

Phone: 503-722-9599

City, State & Zip: Milwaukee OR

E-Mail: nwhomeservice@comcast.net

Oregon City Business License No. (or Metro Contractor's License No.):

License or CCB Number(s): 172358

Work Details

Proposed Start Date: 5-11-17

Estimated Completion Date: 5-17-17

DESCRIPTION OF WORK TO BE DONE IN ROW PER THIS PERMIT (check all boxes that apply):

UTILITY WORK:	<input checked="" type="checkbox"/> Sanitary Sewer	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Pavement/Trench Cut
	<input type="checkbox"/> Electrical	<input type="checkbox"/> Water	<input type="checkbox"/> Other
SIDEWALK WORK:	<input type="checkbox"/> New	<input type="checkbox"/> Repair / Replace	<input type="checkbox"/> Curb and/or Gutter Work
	Length (ft):	Width (ft):	# of Panels (estimate):
MATERIAL STORAGE:	<input type="checkbox"/> Drop Box	<input type="checkbox"/> Storage Pod	<input type="checkbox"/> Other
LANDSCAPING WORK:	<input type="checkbox"/> Tree Removal	<input type="checkbox"/> Tree Installation	<input type="checkbox"/> Other
RESERVED PARKING:	# Spaces:	No. of Days:	Location:

EVENT*: Event Name:

General location/route:

Provide paragraph description of event or work to be done:

Install sewer lateral for property 18851 S Rose Rd Tapping into main at street on Sunblaze Dr.

Permission is hereby requested to encroach into public right-of-way to perform work as set forth below. It is understood that this application is limited to the work described herein and that all work shall be done in compliance with the provisions shown on the back of this application and with all other applicable rules, regulations and standards of the City; and that the permittee assumes full responsibility for said compliance, for acceptability of the work, and for repair or replacement thereof if defective, and for repair or replacement of any existing improvement damaged by this work.

SEE THE BACK (PAGE 2) OF THIS PERMIT FOR CONDITIONS AND PROVISIONS

I CERTIFY THE ABOVE INFORMATION IS CORRECT

Applicant's Signature:

OFFICE USE ONLY

It is incumbent on the permittee to comply with all items checked and with the terms of any other City permits issued:

- | | |
|---|--|
| <input type="checkbox"/> Provide a traffic control plan to the City for review and approval. | <input type="checkbox"/> Coordinate work with all applicable utility companies. |
| <input type="checkbox"/> Barricade and sign sidewalks & parking spaces in advance of their use. | <input type="checkbox"/> Tree removal/replacement per City Planning Dept approval process. |
| <input type="checkbox"/> Contact the city inspector at 503.793.1630 for pre and post inspections, questions and/or pre-pour and final concrete inspections. | |

Related City permits:

Expiration Date:	<input type="checkbox"/> 60 DAYS	<input type="checkbox"/> 90 DAYS	Other	ROW Permit No.	RW
Details given to customer:	<input type="checkbox"/> OC Std Dwg No. 504A	<input type="checkbox"/> OC Std Dwg No. 508	<input type="checkbox"/> OC Std Dwg No. 509	<input type="checkbox"/> Other	

Issued by:

Date:

*Application for Special Event will be required simultaneously.



OREGON CITY

Public Works – Development Services

625 Center Street | Oregon City, OR 97045
Ph: (503) 657-0891 | Fax: (503) 657-7892
72 HOUR NOTICE REQUIRED FOR INSPECTIONS

RIGHT OF WAY PERMIT

THIS PERMIT EXPIRES: **7/15/2017**

Permit No: **PW-17-0010**

Status: **issued**

Permission is hereby requested to encroach into public rights-of-way (ROW) to perform work as set forth below. It is understood that this application is limited to the work described herein and that all work is to be done in compliance with page 2 (provisions) of the ROW permit (www.oregoncity.org/publicworks/right-way-row-street-permits) and all other applicable rules, regulations and standards of the City. The permittee assumes full responsibility for said compliance, for acceptability of the work and for repair or replacement thereof if defective and for repair or replacement of any existing improvement damaged by this work. Standard details and the Pavement Cut Standards are available at www.oregoncity.org/publicworks/design-and-construction-standardsdrawings.

Job Address: 18851 S ROSE RD
OREGON CITY OR 97045

Owner's Name: LISA J BRUSER
Owner's Phone:
Owner's Address: 18851 S ROSE RD
OREGON CITY OR 97045

Submitted by: NW HOME SERVICES LLC
Phone: (503) 722-9599

Permit Description:

Tapping at end stubbed main on nothwest side of sewer main with wye for new sewer lateral.
Contact City Public Inspector Terry Hite at Email: thite@oregoncity.org or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. For inspection scheduling provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Any asphalt cut and replacement shall adhere to City Pavement Cut Standards found at <https://www.oregoncity.org/publicworks/design-and-construction-standardsdrawings>.

Fees:

Description	Fee Amount	Description	Fee Amount
5822 Com OC Sewer SDC		5562 Com OC Sewer SDC	
5320 Sewer Inspection fee	151.00	4320 Street/ROW Inspection	151.00
4316 Pavement Cut Review			
		Total fees:	\$302.00

Contractor Phone Number: 503 722 9599

Property Owner Phone Number: 503 371 8111

Note: On-site plumbing, connection, etc. per separate Building Dept. issued plumbing permit.

Staff Comments:

SEE RW-17-0051
FEE
ALREADY PAID

72 HRS. ADVANCE NOTICE MUST BE GIVEN FOR INSPECTION

- Exclusive of Saturdays, Sundays and holidays. Forms and subgrade must be inspected and approved before ordering Portland Cement Concrete or Asphaltic Concrete. Failure to obtain approval before proceeding with work may be cause for rejection. Any work to be done on a Saturday or holiday **MUST** be approved by the City at least 72 hours in advance.
(Normal City work hours)

CONSTRUCTION WATER SHALL NOT BE TAKEN FROM A FIRE HYDRANT UNTIL A FIRE HYDRANT PERMIT HAS BEEN OBTAINED FROM PUBLIC WORKS (503) 657-8241.

CUSTOMER NO.: **017949**

ISSUED BY:

(CITY ENGINEER OR AUTHORIZED REPRESENTATIVE)

DATE: **5/16/2017**

SEE THE SECOND PAGE OF THIS PERMIT FOR CONDITIONS AND PROVISIONS.

City of Oregon City
Permit Receipt
RECEIPT NUMBER 00035914

Account Number: 017949

Date: 5/16/2017

Applicant: NW HOME SERVICES LLC

Type: charge

Permit Number	Fee Description	Amount
PW-17-0010	5320 Sewer Inspection fee	151.00
	Total:	\$151.00



OREGON CITY PUBLIC WORKS
122 SOUTH CENTER STREET
OREGON CITY, OR. 97045
503-657-8241

SALE

REF#: 00000004

Batch #: 178
05/16/17 15:27:23
APPR CODE: 042718
Trace: 4
VISA Chip
*****9750 **/**

AMOUNT \$151.00

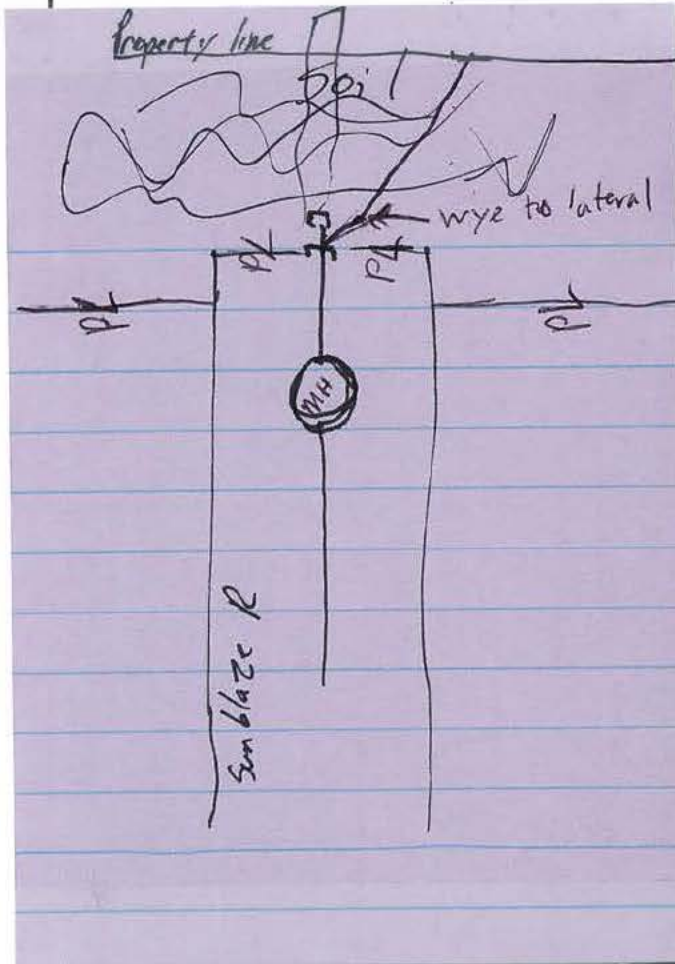
APPROVED

VISA DEBIT
AID: A0000000031010
TVR: 80 80 00 80 00
TSI: 68 00

THANK YOU

CUSTOMER COPY

Oregon City GIS Map



Legend

- Taxiots
- Taxiots (Outside UGB)
- Unimproved ROW
- Sewer Manholes**
 - (Other owner)
 - OC
 - Private
 - Tri-City
 - CCSD #1
 - West Linn
- Sewer Clean Outs**
 - (Other owner)
 - OC
 - Private
 - Tri-City
 - CCSD #1
 - West Linn
- Sewer Pump Stations**
 - (Other owner)

Notes



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.

Map created 5/16/2017



0 30 60 Feet

1: 360

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orecity.org



Permits

File Edit Record Navigate Form Reports Format Tab Help

Jump 1

Tab Groups
Toolbox
Quick Notes

Main Custom Fields Routing Status Fee Summary Actions Routing History

Permit # AN-17-0001 Address 18851 S ROSE RD
OREGON CITY OR 97045

Permit type Annexation

Total calculated	4,358.00	(Initial fees)	
Total billed	0.00	(including adjustments)	Total unbilled 4,358.00
Total penalty	0.00	(including adjustments)	
Total receipt	0.00	(including adjustments)	
Total refunded	0.00	(including adjustments)	
Billed balance	0.00		Total balance 4,358.00
Total advisory	0.00		
Last bill date			
Last penalty date			

Edward + Lisa Bruser
18851 Rose Rd,
Oregon City, OR 97045

5/15

0099

24-680/1230 3253

Date

Pay to the
Order of

CITY OF OREGON CITY

\$ 4358.00

Four thousand three hundred and fifty eight and 00/100 Dollars



Wells Fargo Bank, N.A.
Oregon
wellsfargo.com

For

ANNEXATION

[Signature]

00099

Water Environment Services
150 Beavercreek - #430
Oregon City, OR 97045



RECEIPT		DATE <u>4-25-17</u>	No. <u>082256</u>
RECEIVED FROM <u>Ed Bruser</u>		<u>\$ 375.00</u>	
<u>Annexation Fees</u>		DOLLARS	
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	<u>#772 225.00</u>
PAYMENT		<input checked="" type="radio"/> CHECK	<u>#773 150.00</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM	TO
		BY <u>Rob Hungerford</u>	



**WATER
ENVIRONMENT
SERVICES**

A Department of Clackamas County

ROB HUNGERFORD
Technical Services
Specialist

Phone: 503-742-4576
Fax: 503-472-4565
robhun@clackamas.us

150 Beavercreek Road, Oregon City, OR 97045
www.clackamas.us/wes



June 14, 2017

Ed and Lisa Bruser or Current Owner
18851 Rose Road
Oregon City, OR 97045

Project:

AN-17-0001: Annexation of one property to Oregon City for
Emergency Sewer Connection

Clackamas County Tax Lot / Address

18851 S Rose Rd, Oregon City, OR 97045

Clackamas APN 3-1E-01CD-00302

Application Submitted: 05/15/2017

Application Incomplete: 06/14/2017

180-Day Completeness Deadline: na

DETERMINATION OF APPLICATION COMPLETENESS

XX **AN-17-0001 is Incomplete**

Dear applicant:

The application you submitted for the properties identified above has been deemed incomplete. We require the following items specified below in order to deem the application complete. These items are discussed more detail in the revised PA-17-0018 Pre-Application Conference Notes (attached).

- OCMC 14.04.050. Narrative Statements explaining the conditions surrounding the proposal and addressing the factors required for annexation, including statements 7a through 7g.
- OCMC 14.04.050.(E)(5):
A site plan, drawn to scale (not greater than one inch = fifty feet), indicating:
 - a. The location of existing structures (if any);
 - b. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed;
 - c. 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 flood data showing elevations of all property subject to inundation in the event of one hundred year flood shall be shown;
 - d. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands), wooded areas, identified habitat conservation areas, isolated



- preservable trees (trees with trunks over six inches in diameter—as measured four feet above ground), and significant areas of vegetation;
- e. General land use plan indicating the types and intensities of the proposed, or potential development;
- OCMC 14.04.060. Statements responding to the approval factors A.1 – A.7.
 - OCMC 17.50 .055. Evidence of meeting with Neighborhood Association.
 - Please provide a signed copy of the fee acknowledgement letter from Public Works.
 - Please provide form acknowledging the requirement to annex separately to Tri-City Service District (attached).
 - No election deposit is required.
 - Metro Mapping Fee of \$150.00 (<1 ac)

Per OCMC 17.50.070 Completeness review and one hundred twenty-day rule.

B. The applicant has one hundred eighty days from the date the application was made to submit the missing information or, on the one hundred eighty-first-day, the application shall be rejected and all materials (except one copy of the application) and the unused portion of the application fee returned to the applicant. If the applicant submits the requested information within the one hundred eighty-day period, the community development director shall again verify whether the application, as augmented, is complete. Each such review and verification shall follow the procedure in subsection A. of this section.

The application will be deemed complete for the purpose of this section upon receipt by the community development director of:

- 1. All the missing information;*
- 2. Some of the missing information and written notice from the applicant that no other information will be provided; or*
- 3. Written notice from the applicant that none of the missing information will be provided.*

For assistance regarding any issues related to your project please contact me in the Community Development Department. I look forward to working with you on your application.

Pete Walter, AICP, Planner

Email: pwalter@orc.org, Phone: (503) 496-1568

CC: Public Works / Development Services

From: [Bruser, Edward](#)
To: [Pete Walter](#)
Subject: RE: Annexation follow up
Date: Thursday, July 06, 2017 8:49:24 AM
Attachments: [image001.png](#)

Per code OCMC 17.50.070 This will be the written notice from the applicant that none of the missing information will be provided.

From: Pete Walter [mailto:pwalter@orccity.org]
Sent: Wednesday, July 05, 2017 4:16 PM
To: Bruser, Edward; Lisa Bruser
Subject: Annexation follow up

Dear Ed and Lisa,

Hope you had a good holiday. I'm just emailing to remind you of the completeness determination we sent back on 6.14.2017 and also to remind you that **you have the option** under the code to notify me that you will not be providing any further information to support your annexation application, and if so, I will deem the application complete and process it anyway without the items we requested.

Per OCMC 17.50.070 Completeness review and one hundred twenty-day rule.

B. The applicant has one hundred eighty days from the date the application was made to submit the missing information or, on the one hundred eighty-first-day, the application shall be rejected and all materials (except one copy of the application) and the unused portion of the application fee returned to the applicant. If the applicant submits the requested information within the one hundred eighty-day period, the community development director shall again verify whether the application, as augmented, is complete. Each such review and verification shall follow the procedure in subsection A. of this section.

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- 1. All the missing information;*
 - 2. Some of the missing information and written notice from the applicant that no other information will be provided;*
- or*

3. Written notice from the applicant that none of the missing information will be provided.

Let me know what you prefer.

Thanks,

Pete Walter



Pete Walter, AICP, Planner
pwalter@orccity.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

New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F

Need Zoning and other Tax Lot Information? - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

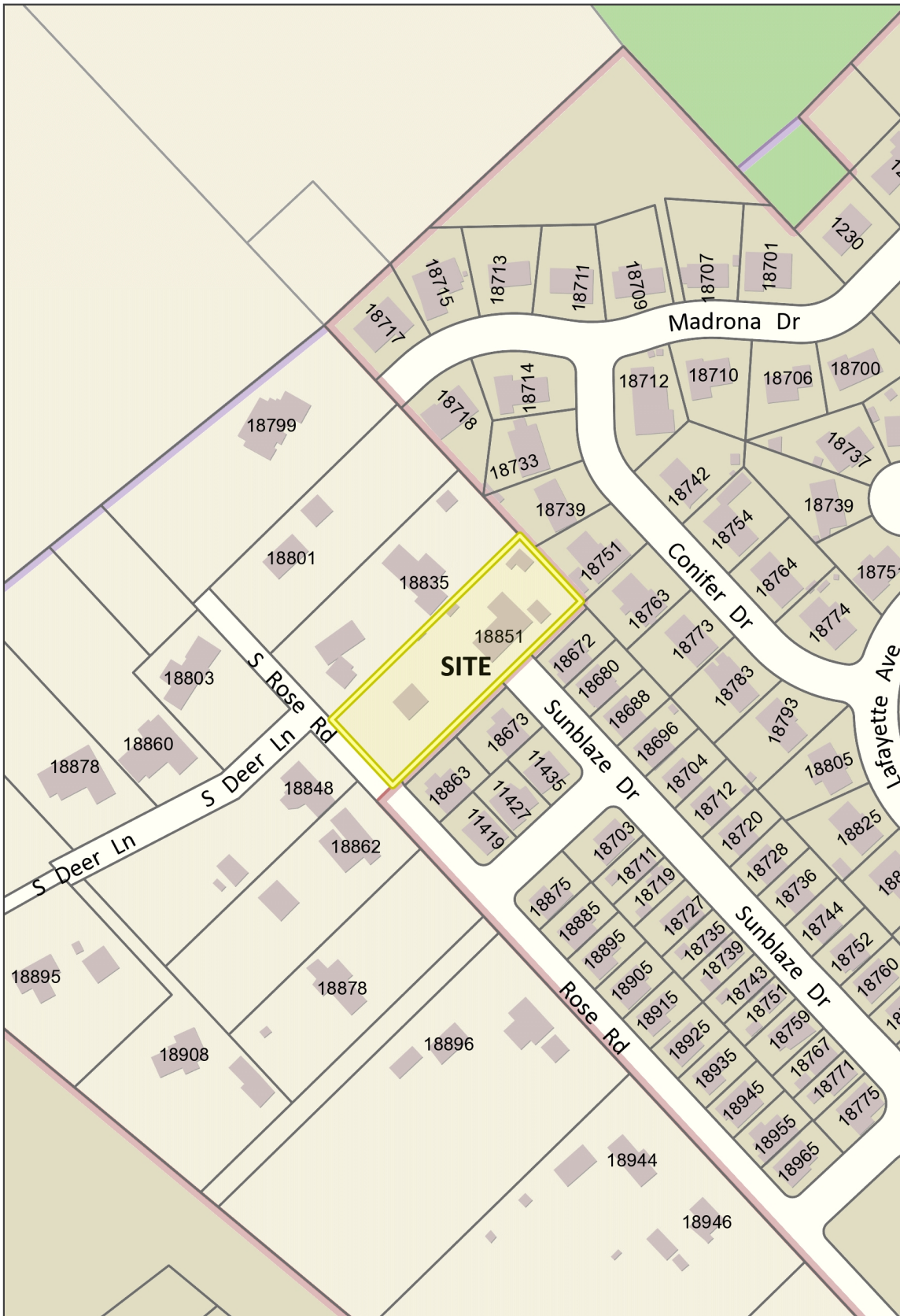
PUBLIC RECORDS LAW DISCLOSURE This e-mail is subject to the State Retention Schedule and may be made available to the public.

This transmission is intended solely for the addressee and contains confidential information.

If you are not the intended recipient, please immediately inform the sender and delete the message and any attachments from your system.

Furthermore, please do not copy the message or disclose the contents to anyone unless agreed otherwise. To the extent permitted by law we shall in no way be liable for any damages, whatever their nature, arising out of transmission failures, viruses, external influence, delays and the like.

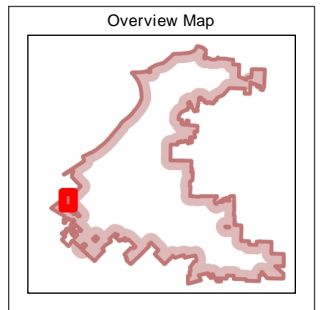
AN-17-0001



Legend

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

Notes



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0 200 Feet
1: 2,400

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



**NOTICE OF PUBLIC HEARING
OREGON CITY, CITY COMMISSION**

NOTICE IS HEREBY GIVEN THAT AT 7:00 PM ON **WEDNESDAY, SEPTEMBER 6, 2017**, AND ON **WEDNESDAY SEPTEMBER 20, 2017**, IN THE CITY HALL COMMISSION CHAMBERS FOR OREGON CITY, 625 CENTER STREET, OREGON CITY, OREGON; THERE SHALL BE A PUBLIC HEARING BY AND BEFORE THE OREGON CITY **CITY COMMISSION** ON THE EMERGENCY BOUNDARY CHANGE PROPOSAL LISTED BELOW.

INTERESTED PERSONS MAY APPEAR AT THE HEARING AND WILL BE GIVEN REASONABLE OPPORTUNITY TO BE HEARD. INTERESTED PERSONS MAY ALSO SUBMIT WRITTEN COMMENTS ON THE PROPOSAL AT OR BEFORE THE HEARING.

PROPOSAL NO. AN-17-0001 - ANNEXATION TO CITY OF OREGON CITY of territory located generally in the southwest of the City totaling one (1) property and located at 18851 S. Rose Road and identified as Clackamas County Map 3-1E-12CD, Tax Lot 302.

The applicant desires to provide the property with city services due to the failing septic system on the property. Annexation is required as a condition of connecting to the city sewer system. This proposal does not include a request for development approval, rezoning or change in use. The decision on annexation to the City does not authorize or prevent any specific use of land. Current county zoning and planning designations will remain on the property until the Applicant takes action to rezone the property.

Criteria for processing the annexation by the City are found in Metro Code 3.09, Oregon City Municipal Code Title 14, the Land Use chapter of the Clackamas County Comprehensive Plan, the City / County Urban Growth Management Agreement, and Sections 11 and 14 of the Oregon City Comprehensive Plan.

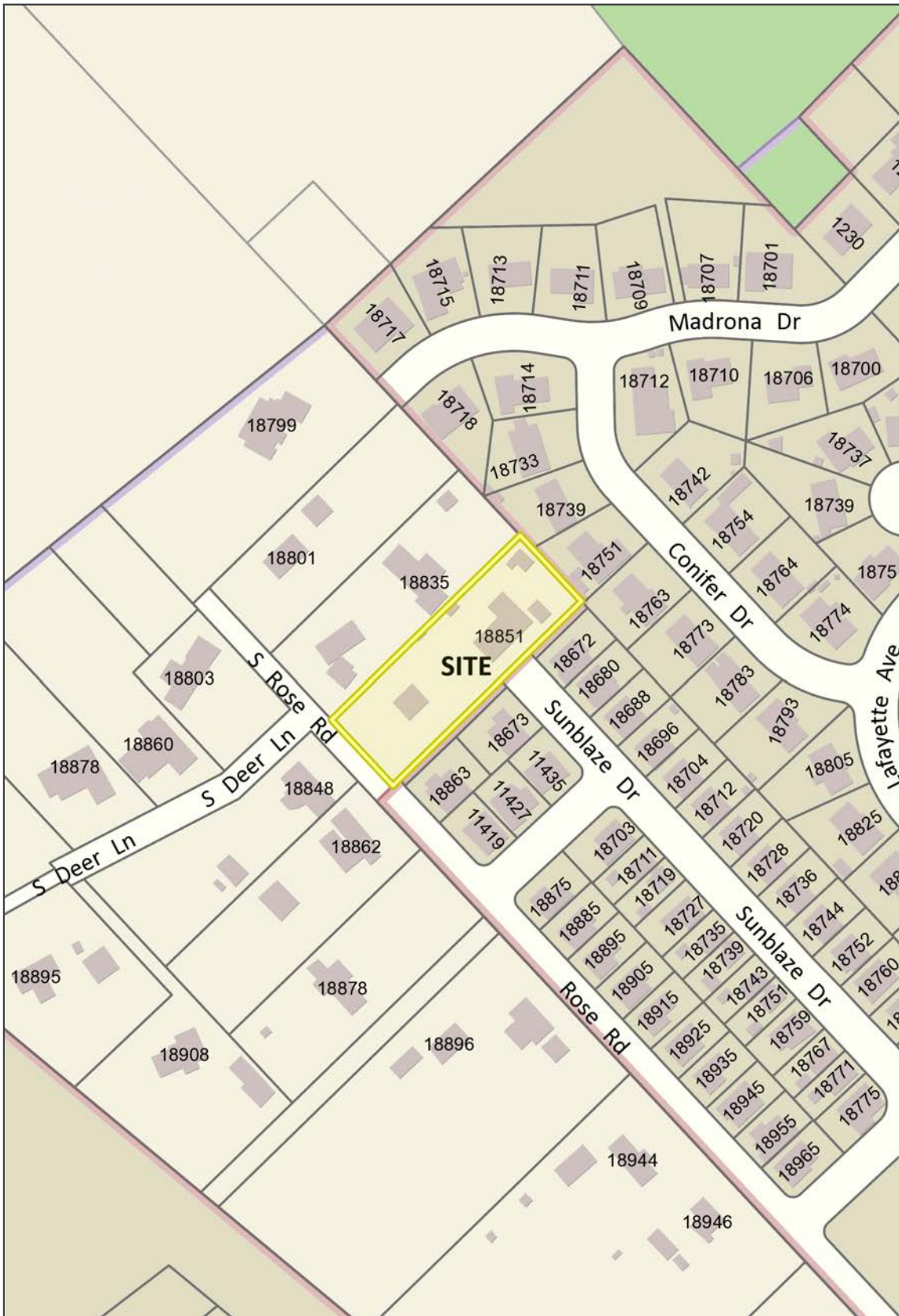
Any interested party may testify at the hearing or submit written comments on the proposals at or before the hearing. Staff report will be available one week before the hearing. Any issue, which is intended to provide a basis for an appeal, must be raised before the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the City and all parties an opportunity to respond to the issue. The applications and all supporting materials and evidence submitted in support of the applications may be inspected at no charge and copies may be obtained at reasonable cost at the Oregon City Community Development Department, 221 Molalla Ave, Ste. 200, Oregon City, OR 97045.

General information and/or a copy of the staff report may be obtained by calling Pete Walter at 503.496.1568 or email at pwalter@orc.org.

Initial Notice Issued July 27, 2017
Revised August 23, 2017

Pete Walter, AICP, Associate Planner

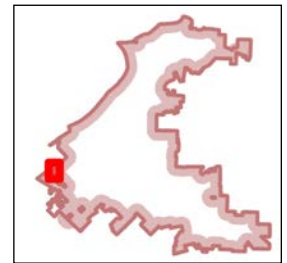
AN-17-0001



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

Notes

Overview Map



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0 200 Feet
1: 2,400

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





6605 SE Lake Road, Portland, OR 97222
PO Box 22109, Portland, OR 97269-2109
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
I, Charlotte Allsop, being the first duly sworn, depose
and say that I am Accounting Manager of **Clackamas
Review/Oregon City News and Estacada News**, a
newspaper of general circulation, published at
Clackamas, in the aforesaid county and state, as
defined by ORS 193.010 and 193.020, that

**City of Oregon City
Notice of Public Hearing – AN17-0001
CLK14815**

a copy of which is hereto annexed, was published in
the entire issue of said newspaper for
1

week in the following issue:
August 30, 2017

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
August 30, 2017.

Sherryl R. Anderson
NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

Acct #500291

Attn: **Pete Walter**

City of Oregon City

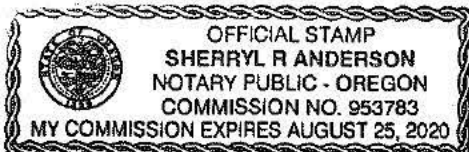
PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 6.22"

Amount Due: \$147.32*

*Please remit to address above.



NOTICE OF PUBLIC HEARING OREGON CITY, CITY COMMISSION

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SEPTEMBER 6, 2017**, AND ON **WEDNESDAY SEPTEMBER 20,
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CITY, 625 CENTER STREET, OREGON CITY, OREGON, THERE
SHALL BE A PUBLIC HEARING BY AND BEFORE THE OREGON
CITY CITY COMMISSION ON THE EMERGENCY BOUNDARY
CHANGE PROPOSAL LISTED BELOW.

INTERESTED PERSONS MAY APPEAR AT THE HEARING AND
WILL BE GIVEN REASONABLE OPPORTUNITY TO BE HEARD. IN-
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ON THE PROPOSAL AT OR BEFORE THE HEARING.

PROPOSAL NO. AN-17-0001 - ANNEXATION TO CITY OF OREGON
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of the Clackamas County Comprehensive Plan, the City / County Ur-
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200, Oregon City, OR 97045.

General information and/or a copy of the staff report may be obtained
by calling Pete Walter at 503.496.1568 or email at pwalter@orc.org.

Pete Walter, AICP, Associate Planner

July 27, 2017
Publish 08/30/2017.

CLK15914815



AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

Applicant: Ed and Lisa Bruser

Location: 18851 S. Rose Rd, Oregon City, OR 97045

File Number: AN-17-0001: Annexation (Sanitary Sewer) - 0.95 ac

Your application requires the posting of signs on the subject site that provides a brief description of your proposal and requests comments from the public. The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so they are clearly visible. The notices shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material. It is your responsibility to post the signs and failure to do so by the date specified will result in the automatic extension of the public comment period. **Please see attached map for sign posting locations.**

The signs shall be posted by **August 17, 2017** so that they are clearly visible along the street fronting the property. A map is enclosed distinguishing the location of where the signs should be posted. Please maintain the sign posted until after the City Commission hearings. If you have any questions please contact me at (503) 496-1568.

Pete Walter, AICP, Associate Planner
City of Oregon City - Planning Division
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

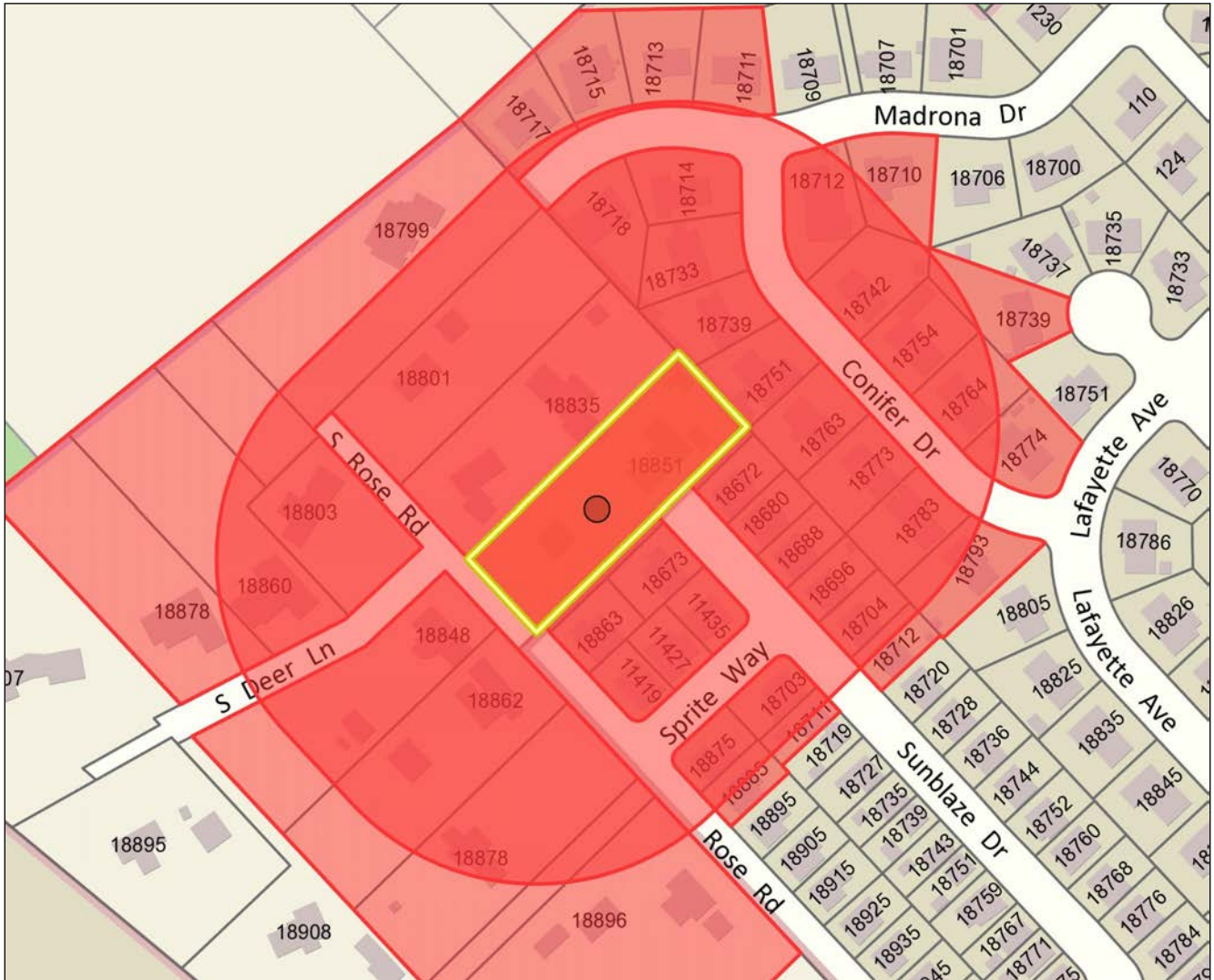
I hereby certify that on (date) Aug. 17, 2017, I posted the required signs on the subject site in accordance with the requirements of the Oregon City Municipal Code. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.

Applicant

August 17, 2017
Date

For Applicant.

Mailing Labels Report



Labels created:	7/26/2017 9:58 AM
Run by:	Pete Walter (pwalter@orcity.org)
Labels generated using:	User-defined Graphic
Use graphic or underlying taxlot(s)?	Underlying taxlot(s)
Buffer?	Yes
Buffer Distance:	300 Foot
Label type:	Taxpayers
Sort order:	By Name
Output format:	Pdf
Notify Neighborhood Associations?	Yes
# Taxlots used to create labels:	50
# Labels generated:	48 (includes 2 Neighborhood Association labels)

18688 SUNBLAZE DR
OREGON CITY, OR 97045

18793 CONIFER DR
OREGON CITY, OR 97045

18774 CONIFER DR
OREGON CITY, OR 97045

11427 SPRITE WAY
OREGON CITY, OR 97045

18863 ROSE RD
OREGON CITY, OR 97045

18742 CONIFER DR
OREGON CITY, OR 97045

18799 S ROSE RD
OREGON CITY, OR 97045

18713 MADRONA DR
OREGON CITY, OR 97045

PO BOX 7
OREGON CITY, OR 97045

18860 S DEER LN
OREGON CITY, OR 97045

18848 S ROSE RD
OREGON CITY, OR 97045

18715 MADRONA DR
OREGON CITY, OR 97045

18704 SUNBLAZE DR
OREGON CITY, OR 97045

18835 S ROSE RD
OREGON CITY, OR 97045

18751 CONIFER DR
OREGON CITY, OR 97045

PO BOX 1442
OREGON CITY, OR 97045

18712 SUNBLAZE DR
OREGON CITY, OR 97045

18555 S WALKER RD
OREGON CITY, OR 97045

18739 CONIFER DR
OREGON CITY, OR 97045

11419 SPRITE WAY
OREGON CITY, OR 97045

18851 S ROSE RD
OREGON CITY, OR 97045

18862 S ROSE RD
OREGON CITY, OR 97045

18672 SUNBLAZE DR
OREGON CITY, OR 97045

18763 CONIFER DR
OREGON CITY, OR 97045

18885 ROSE RD
OREGON CITY, OR 97045

18711 MADRONA DR
OREGON CITY, OR 97045

18896 S ROSE RD
OREGON CITY, OR 97045

2017 CONESTOGA LN
WEST LINN, OR 97068

18718 MADRONA DR
OREGON CITY, OR 97045

11435 SPRITE WAY
OREGON CITY, OR 97045

18673 SUNBLAZE DR
OREGON CITY, OR 97045

18714 MADRONA DR
OREGON CITY, OR 97045

18711 SUNBLAZE DR
OREGON CITY, OR 97045

18717 MADRONA DR
OREGON CITY, OR 97045

18773 CONIFER DR
OREGON CITY, OR 97045

18733 CONIFER DR
OREGON CITY, OR 97045

18710 MADRONA DR
OREGON CITY, OR 97045

18875 ROSE RD
OREGON CITY, OR 97045

3622 NE WEST DEVILS LAKE RD
LINCOLN CITY, OR 97367

18696 SUNBLAZE DR
OREGON CITY, OR 97045

18878 S DEER LN
OREGON CITY, OR 97045

18783 CONIFER DR
OREGON CITY, OR 97045

18680 SUNBLAZE DR
OREGON CITY, OR 97045

South End NA Chair
18797 Lassen Ct
Oregon City, OR 97045

18739 OAKTREE CT
OREGON CITY, OR 97045

Hazel Grove/Westling Farm NA Chair
18797 Lassen Ct
Oregon City, OR 97045

PO BOX 233
OREGON CITY, OR 97045

18712 CONIFER DR
OREGON CITY, OR 97045

From: plan.amendments@state.or.us
To: [Pete Walter](#)
Subject: Confirmation of PAPA Online submittal to DLCD
Date: Thursday, July 27, 2017 12:22:12 PM

Oregon City

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: AN-17-0001

DLCD File #: [005-17](#)

Proposal Received: 7/27/2017

First Evidentiary Hearing: 9/6/2017

Submitted by: pwalter

If you have any questions about this notice, please reply or send an email to plan.amendments@state.or.us.