

**ORDINANCE NO. 18-1011**

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**AN ORDINANCE OF THE CITY OF OREGON CITY APPROVING ANNEXATION PROPOSAL  
NO. AN 18-0001 AND APPROVING THE ANNEXATION OF CERTAIN PROPERTY  
LOCATED AT 19405 SOUTH END ROAD TO THE CITY OF OREGON CITY**

**WHEREAS**, the owners of certain real property adjacent to the City of Oregon City, David and Diane Douglass, proposed in Annexation Proposal No. AN 18-0001 that their 0.96 acre property located at 19405 S. South End Road, Clackamas County Map 3-1E-12B, Tax Lot 01301, 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.

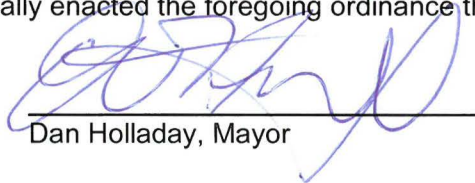
**Section 3.** That the territory identified in Exhibit "A" is hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement, and henceforth, the Oregon City Police Department will be responsible for police services to the identified property.

**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.

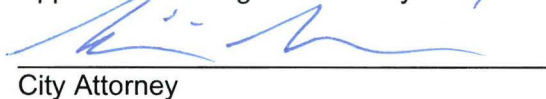
Read for the first time at a regular meeting of the City Commission held on the 1<sup>st</sup> day of August, 2018, and the City Commission finally enacted the foregoing ordinance this 15<sup>th</sup> day of August, 2018.

  
\_\_\_\_\_  
Dan Holladay, Mayor

Attested to this 15<sup>th</sup> day of August, 2018:

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

Approved as to legal sufficiency:

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

Attachment A: Map and Legal Description of Proposed Annexation  
Attachment B: Staff Report and Findings

yes

**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 31E12B) 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 04/25/18



**EXHIBIT A**

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

31E 12B 01301

**PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS:**

**BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CONTRACT TO DANIEL WEIGEL, ET UX AND RECORDED AT FEE NO. 69-23546, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO 38; THENCE NORTH 52° 07' WEST 305.6 FEET; THENCE NORTH 74° WEST 207.15 FEET; THENCE SOUTH 26° 09' WEST 160.86 FEET; THENCE SOUTH 61° 22' EAST TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM: PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS, AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY CONTRACT TO DANIEL WEIGEL, ET UX, RECORDED NOVEMBER 10, 1969 AS RECORDERS FEE NO 69-23546, FILM RECORDS, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO. 38; THENCE NORTH 52° 07' WEST 175 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 52° 07' WEST 130.6 FEET; THENCE NORTH 74° WEST A DISTANCE OF 10 FEET; THENCE SOUTH 44° 18' WEST PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID WEIGEL TRACT 160 FEET; THENCE SOUTH 52° 07' EAST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID WEIGEL TRACT TO A POINT IN THE SOUTHEASTERLY LINE THEREOF; THENCE NORTH 44° 18' EAST ALONG SAID SOUTHEASTERLY LINE 20 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO MARVIN L. EFFINGER BY DEED RECORDED MAY 28, 1971 AS RECORDERS FEE NO. 71-11932, FILM RECORDS; THENCE NORTH 52° 07' WEST 175 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EFFINGER TRACT TO THE SOUTHWESTERLY CORNER THEREOF; THENCE 44° 18' EAST 140 FEET ALONG THE NORTHWESTERLY LINE OF SAID EFFINGER TRACT TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM: PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS, AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

MN



BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CONTRACT TO DANIEL WEIGEL, ET, UX, AND RECORDED AS RECORDER'S FEE NO 69-23546, FILM RECORDS; SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO. 38; THENCE NORTH 52° 07' WEST 170 FEET TO A POINT WHICH IS SOUTH 52° 07' EAST 5 FEET FROM THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN THE DEED TO MARVIN L. EFFINGER RECORDED MAY 28, 1971 AS RECORDERS FEE NO. 71-11932, FILM RECORDS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 52° 07' WEST 5 FEET TO THE MOST NORTHERLY CORNER OF SAID EFFINGER TRACT; THENCE SOUTH 44° 18' WEST 140 FEET TO THE MOST WESTERLY CORNER OF SAID EFFINGER TRACT; THENCE SOUTH 52° 07' EAST 19 FEET; THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING. -1307

EXCEPTING THEREFROM: PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS, AND STATE OF OREGON, DESCRIBED AS FOLLOWS: -1303

BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CONTRACT TO DANIEL WEIGEL, ET, UX, AND RECORDED AS FEE NO. 69-23546, CLACKAMAS COUNTY FILM RECORDS, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO. 38; THENCE NORTH 52° 07' WEST 175 FEET; THENCE SOUTH 44° 18' WEST PARALLEL TO THE SOUTHEASTERLY LINE OF THE WEIGEL TRACT 140 FEET; THENCE SOUTH 52° 07' EAST 175 FEET TO THE SOUTHEASTERLY LINE OF SAID WEIGEL TRACT; THENCE NORTH 44° 18' EAST ALONG SAID SOUTHEASTERLY LINE 140 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

MAN

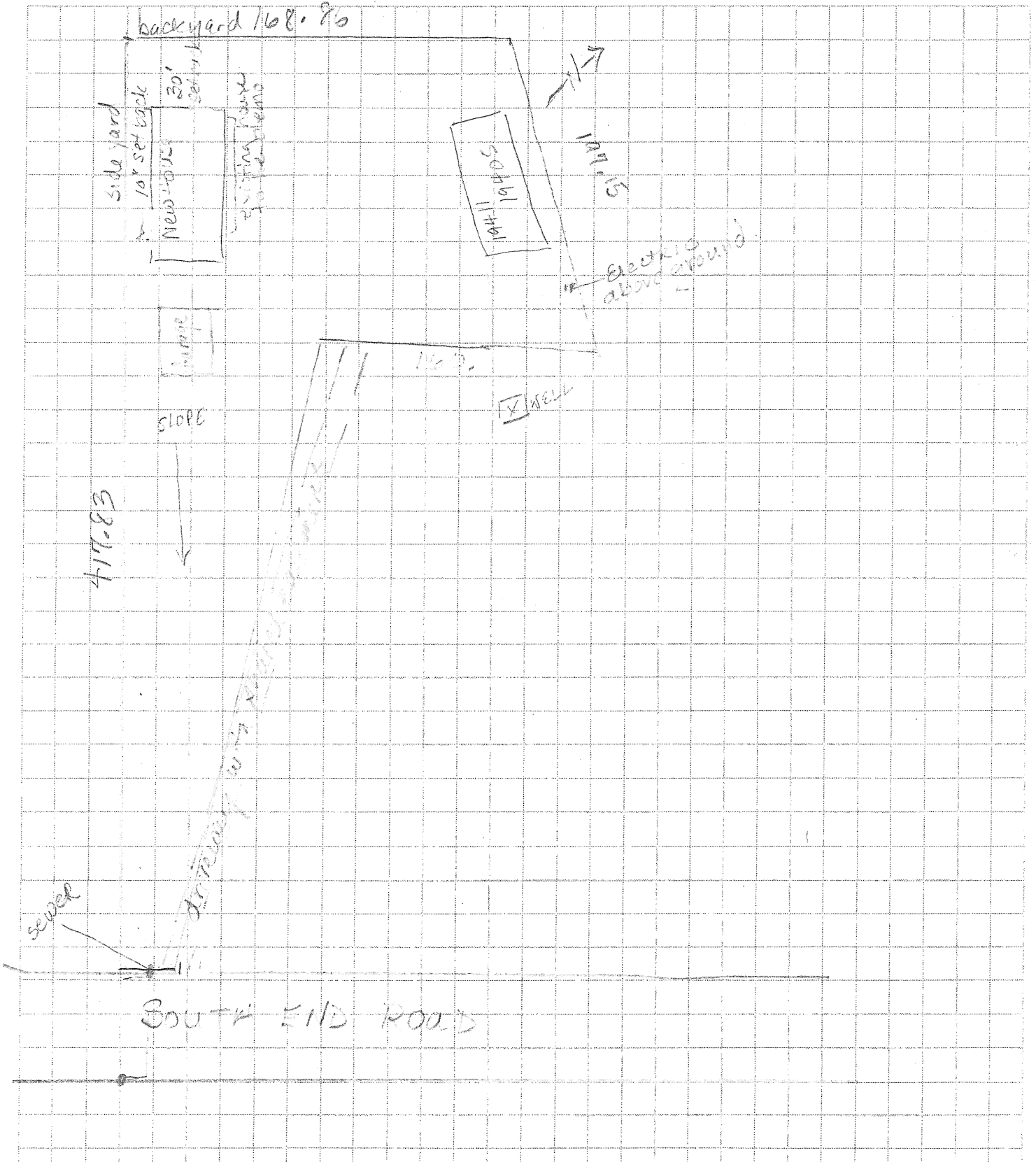
David & Diane Douglass  
19405 South End Rd  
Oregon City, Or 97045

Zoning FU-10

# PLOT PLAN

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot 31E 12 B01301  
Address: 19409 South End Rd Oregon City, Oregon 97045

1 sq = 15 ft





### PROPOSED FINDINGS, REASONS FOR DECISION AND CONCLUSIONS

**FILE NO:** AN-18-0001

**APPLICATION TYPE:** Annexation (Sewer Connection due to failed Septic System)

**CITY COMMISSION  
HEARING DATE:** August 1, 2018, 7:00 p.m., City Hall  
615 Center Street  
Oregon City, OR 97045

**APPLICANT:** Diane M. Douglass  
19405 S South End Rd, Oregon City, OR 97045

**OWNER:** Douglass David G Trustee  
19405 S South End Rd, Oregon City, OR 97045

**REQUEST:** The applicant is requesting approval of an emergency annexation of one approximately 0.96 acre property due to a failing septic system. The property will retain its existing FU-10 zoning.

**LOCATION:** The subject site includes the following addresses:  
19405 S South End Rd (Situs Address)  
19409 S South End Rd  
19411 S South End Rd  
The property is located on the north side of S. South End Rd approximately ¼ miles south of Mcloughlin Elementary School, and identified as Clackamas County Map 3-1E-12B, Tax Lot 01301.

**REVIEWER:** Pete Walter, AICP, Planner  
Josh Wheeler, PE, Development Services Division

**RECOMMENDATION:** Evaluate Annexation against Factors, and Adopt the Staff Report and Proposed Findings, Reasons for Decision, and Recommendations. Approve First Reading of Ordinance # 18-1011.



**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 public hearing process is governed by OCMC 14.04 and 17.50. OCMC 14.04.120 allows for an expedited review of annexations by the City Commission for identified health hazards including emergency sewer connections.

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, 698 Warner Parrott Rd, 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 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-18-0001 - CITY OF OREGON CITY - Annexation

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Property Owners / Registered Voters: David and Diane Douglass  
Registered Voters: Matthew Lawer  
Victoria Lawer  
Raymond Bailey  
Elizabeth Bailey

Applicant(s): Diane M. Douglass

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Proposal No. AN-18-0001 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 on the north side of S. South End Rd approximately ¼ miles south of Mcloughlin Elementary School. The territory in Proposal No. AN-18-0001 contains approximately 0.96 acres, has three single-family residences with a population of 6 adults, and an assessed value of \$ \$347,533.

The property has an Oregon City Comprehensive Plan designation of MR – Medium 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 Medium 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 very gently sloped to the southeast. The applicant has connected to the city sewer main system running in S. South End Road with a service line. The property is a residential parcel with three existing dwellings and scattered outbuilding.

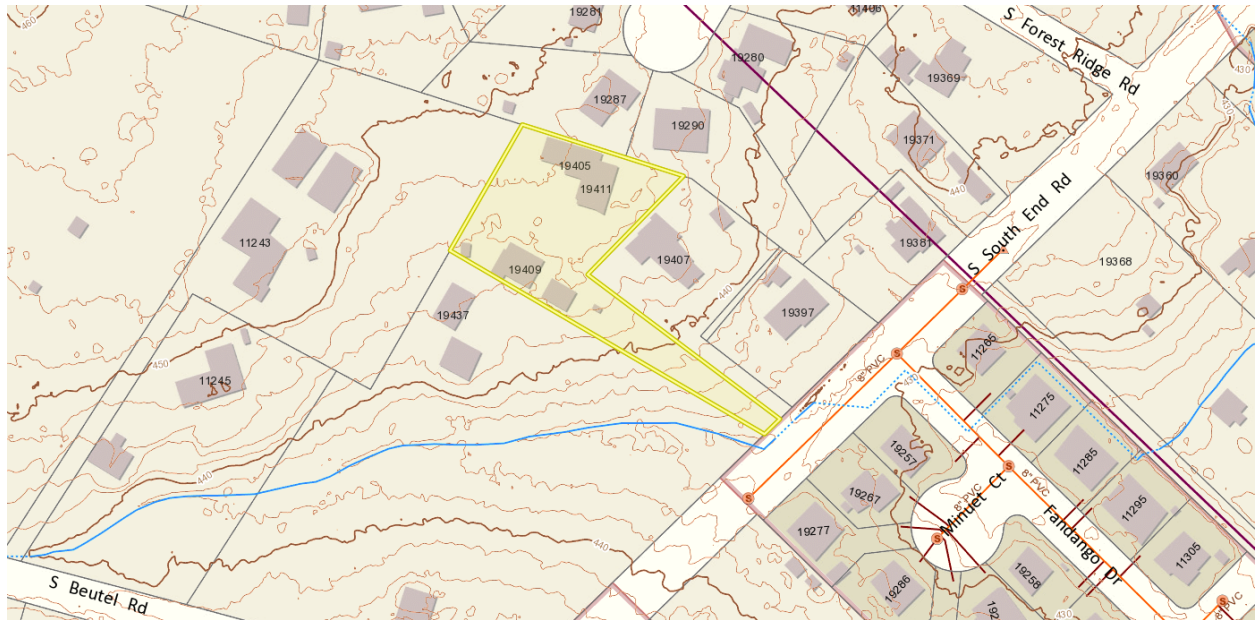


FIGURE 1. LOCATION AND SEWER CONNECTION

The abutting right-of-way of S. South End Road is already within the city, and the property is contiguous to the City Limit for approximately 25 feet where it abuts S. South End Road.

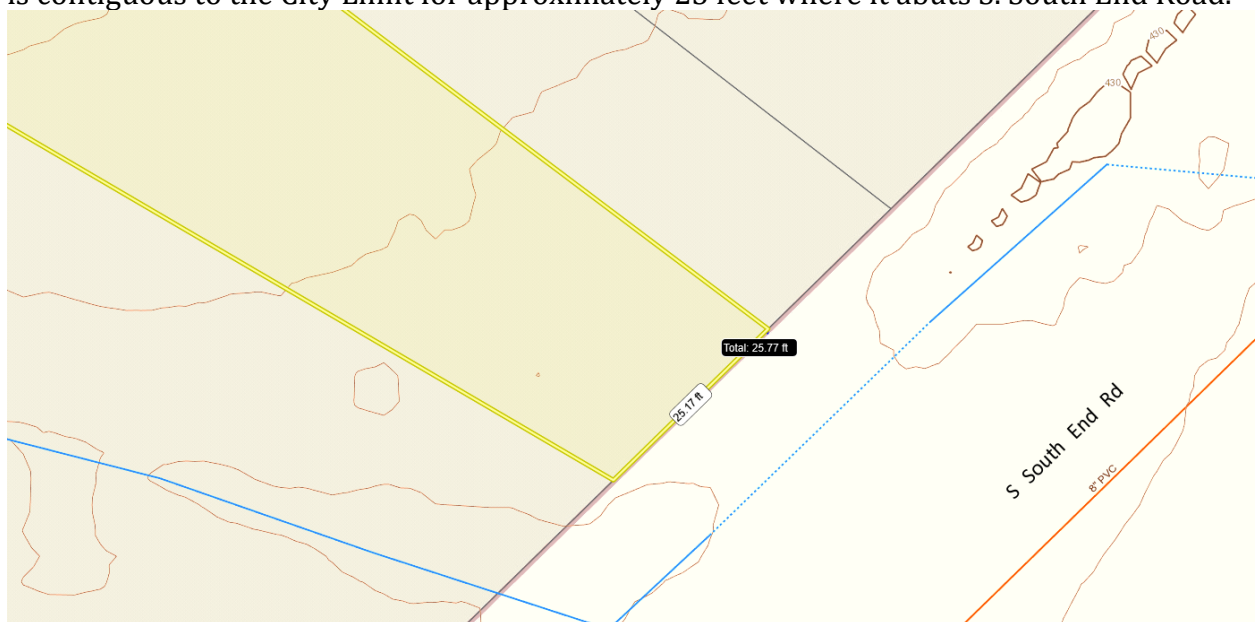


FIGURE 2. CONTIGUITY WITH CITY LIMITS



FIGURE 3. AERIAL PHOTOGRAPH (2017)

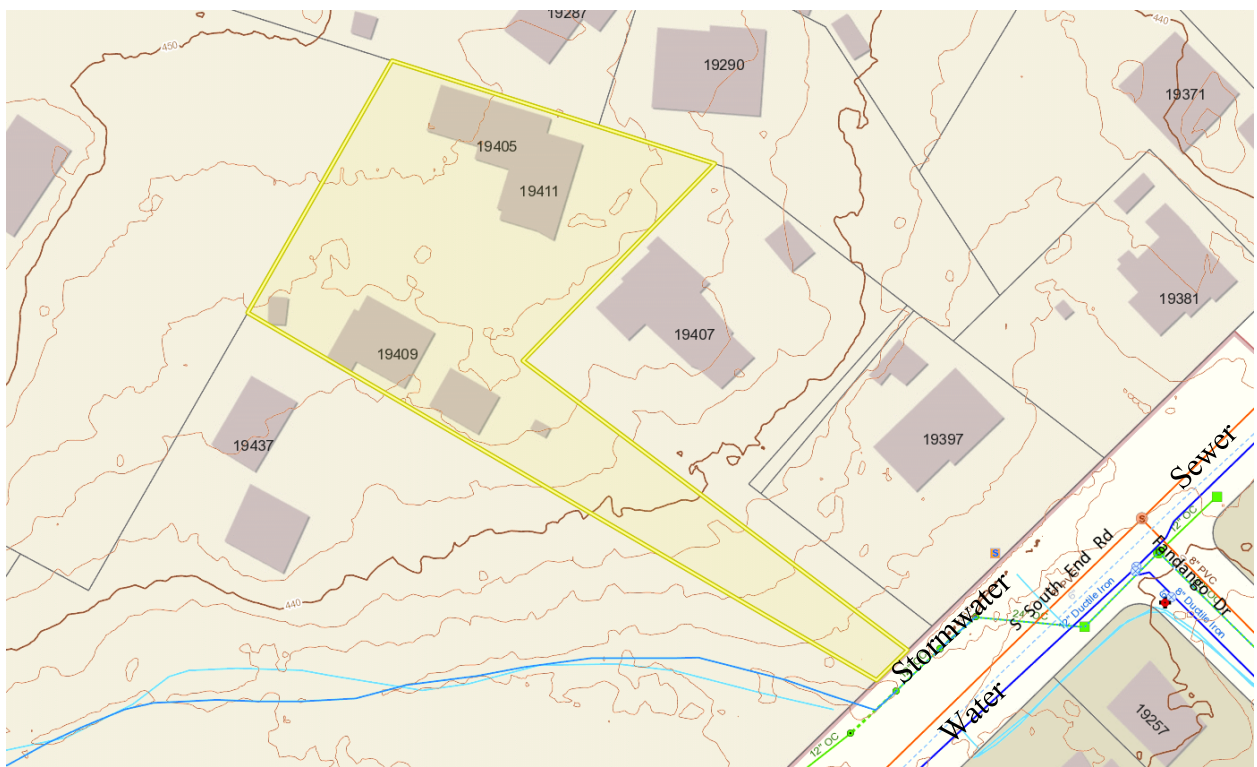


FIGURE 4. UTILITIES

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

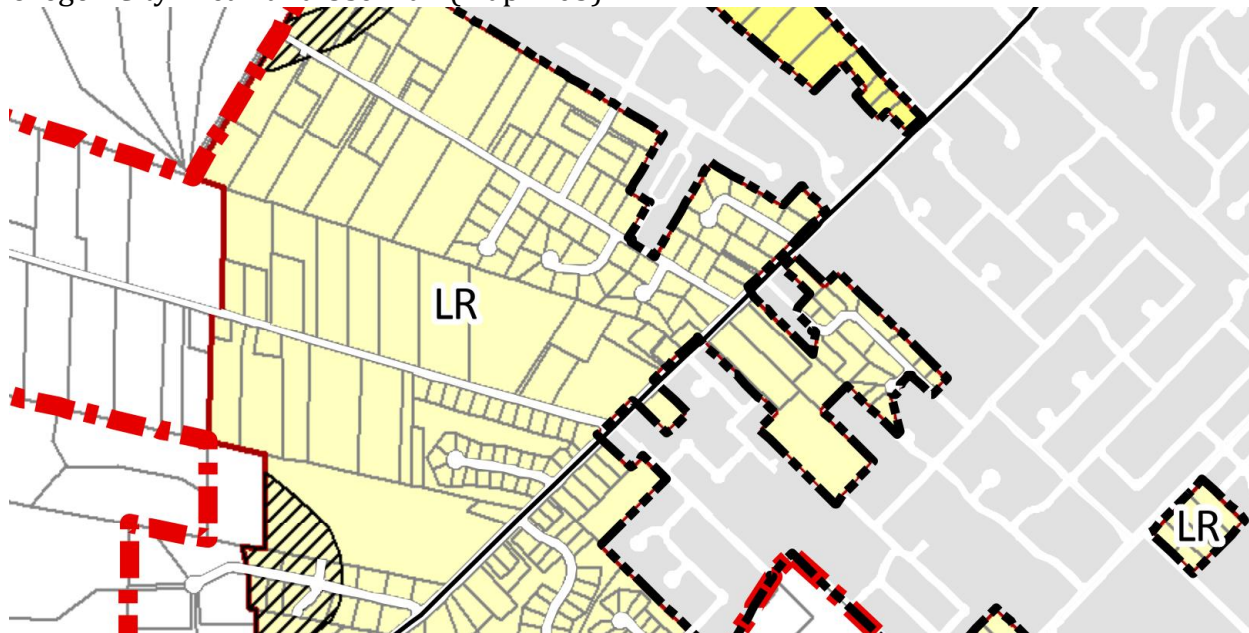


criteria directly applicable to boundary changes. The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

### **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 County 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 initial required notice was provided to the County at least 20 days before the City Commission hearing. This notice included an incorrect hearing date (July 9).

A revised corrected public notice was provided to the County at least 20 days before the City Commission hearing. This notice included the correct hearing date (August 1).

The UGMA agreement requires that adjacent road rights-of-way be included within annexations. The right-of-way of S. South End Road is already within the City Limits.

### ***CLACKAMAS RIVER WATER***

The property is currently within the Clackamas River Water District (CRW). The property is not hooked up to City water. 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. The annexation area shall be withdrawn from the CRW district upon ordinance approval of the annexation.

### **Outside of the Subject Land Use process**

CRW and Oregon City will negotiate at a later date a Joint User Agreement as the Oregon City area annexes and develops within the Urban Growth Area.

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).

### ***OREGON CITY COMPREHENSIVE PLAN***

This territory is designated by the Oregon City acknowledged Comprehensive Plan as MR – Medium 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. South End Road is city-owned and maintained. There are currently no plans to alter or improve the road 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 three homes 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 indicates 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 served by wells and is not hooked up to City water. There are no known capacity or pressure issues for this annexation area. The applicant shall pay appropriate connection fees, System Development Charges (SDCs), and on-going user fees if the property wishes to utilize the Oregon City water supply.

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 service lines from the existing sewer main in S. South End Road.

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) and served by wells. The property is not hooked up to City water. 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. The annexation area shall be withdrawn from the CRW district upon ordinance approval of the annexation.

**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 further 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 policies and design standards if development is proposed.

**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 a city subdivision that has utilities and street improvements. The proposal does not include a zone change. No development beyond that currently permitted under FU-10 zoning is possible until a zone change occurs. A condition will be placed on the annexation property 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 25 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 (SECP), which when adopted changed the designation to Medium Density (MR) residential on the City's Comprehensive Plan map. At the time of adoption, the SECP included an assessment of the fiscal impacts of providing public services to the area upon annexation and those costs have been included and updated with the most recent System Development Charge updates.

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 existing 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. No voter approval is required as discussed earlier in this report.

## **LAND USE**

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

- 1. Medium Density Residential [LR]: Areas in the MR category are intended for residential developments with dwelling unit types such as attached and detached single-family units, rowhouses, and townhouses. More intensive new and redeveloped residential construction can be built at medium densities under certain circumstances.*

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

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 at this time. 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. South End 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 the current uses. No further development is proposed.

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

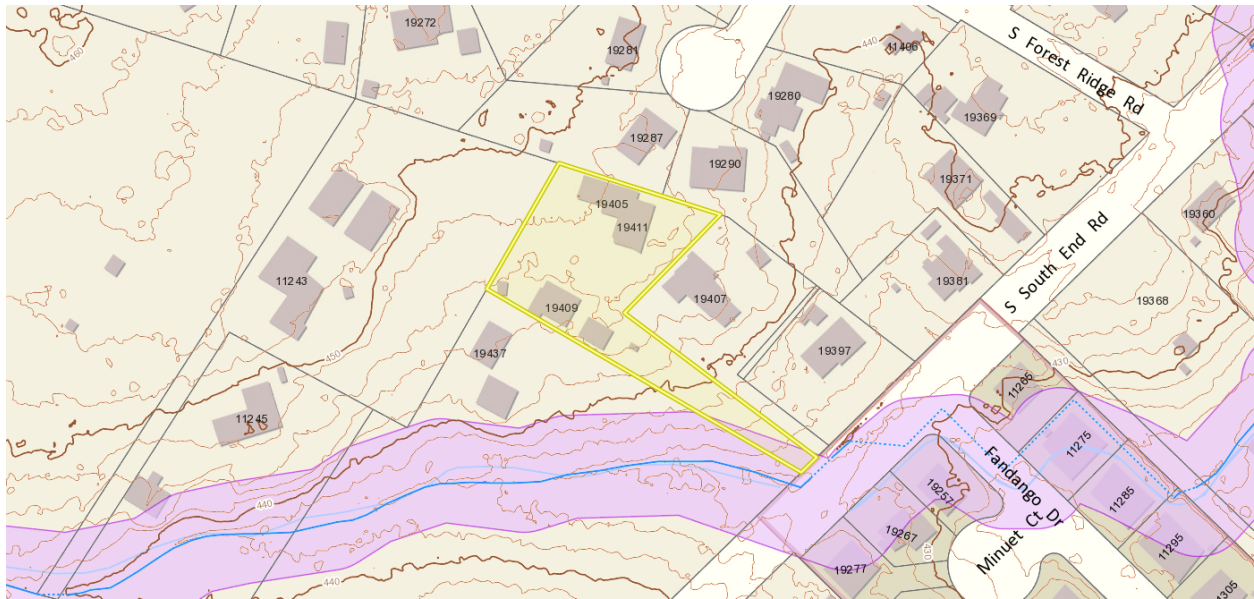
**Finding:** The only applicable criterion in ORS 222 is that annexed lands be contiguous to the City. The site is contiguous at its border with city property for about 25 feet abutting S. South End Road. The Metro Code criteria are set out in this report and are satisfied. This report considers each 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. A very small portion of the property falls within the City's Natural Resources Overlay District (NROD) due to the presence of an off-site intermittent stream. No development is proposed, therefore there is no impact to the off-site resource. Any new development of the site would be subject to review pursuant to the City's NROD regulations, which are acknowledged by DLCD and substantially comply with Metro Title 3, Title 5 and 13 protecting water resources and sensitive habitat areas.



The State Historic Preservation Office database does not indicate any eligible historic resources affected by the annexation for this address.

Oregon Historic Sites Map

Resource ID	Name	Address	City	County	Eligibility	Nat. Register Status	Yr Bu
667829		19405 S South End Rd	Oregon City	Clackamas	not eligible/non-contributing		1940

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 approving the 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 has an 8” PVC sewer main in South End Road. In 2016 a permit (PW-16-0045) was issued for the installation of a sanitary sewer line due to septic failure. To consolidate trenching and paving work required for new sewer line installations, the applicant installed a second sanitary sewer service lateral for future use. The second sanitary sewer service may only be utilized to serve a single family residence and each single family residence shall have their own sanitary sewer service. 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 City’s sanitary sewer system. The applicant shall provide an as-built for the two sewer service lines installed under permit PW-16-0045. Only one sewer service shall be utilized by the property. The applicant shall pay appropriate connection fees, System Development Charges (SDCs), and on-going user fees if the property wishes to utilize the second sanitary sewer service.

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 annexing the property. The property owner is responsible for initiating annexation to Tri-City.

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 June 2017.

**Water.** The property is currently within the Clackamas River Water District (CRW). The property is not hooked up to City water. 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. The annexation area shall be withdrawn from the CRW district upon ordinance approval of the annexation.

**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 a half-mile from the property. Any further homes constructed on the property, following annexation, re-zoning and land division, could contribute the Parks System Development Charge which is currently \$5,411.00 per Single Family Home.

**Transportation.** Access is provided from S. South End Rd, a minor arterial road which is 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-18-0001, and adopt as its own this Staff Report and Exhibits.

## **ANNEXATION PETITION: AN-18-0001**

### **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 sewer service from South End Road, the applicant shall provide an as-built for the two sewer service lines installed under permit PW-16-0045. Only one sewer service shall be utilized by the property.
6. The applicant shall pay appropriate connection fees, System Development Charges (SDCs), and on-going user fees if the property wishes to utilize the second sanitary sewer service.
7. 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.



8. 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.
9. 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.
10. 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.
11. The City Commission concurs with Tri-City Service District's annexation of the subject property in the enacting City ordinance approving the annexation.
12. 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.
13. The Commission determines that the property should not be withdrawn from the Clackamas Fire District #1.
14. 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.
15. The property owner or assigns agree that until a zone change is applied for and 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. Application
2. Vicinity Map
3. Public Notices
  - a. Initial Notice
  - b. Revised Notice
4. Pre-Application Conference PA-17-36
  - a. Development Services Notes
  - b. Planning Division Notes
5. PW-16-0045 Right-of-Way Permit
6. Clackamas County Comments
7. Oregon State Historic Preservation Office Data Sheet and Map



Re-submitted Application: 4.10.18

### LAND USE APPLICATION FORM

2017 JUN - 1 PM 12:59  
RECEIVED  
CITY OF OREGON CITY

#### Type I (OCMC 17.50.030.A)

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

#### 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-18-0001

Proposed Land Use or Activity: Annexation

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

Physical Address of Site: 19409 South End Rd

Clackamas County Map and Tax Lot Number(s): 3-1E-12B 01301

#### Applicant(s):

Applicant(s) Signature: Diane M. Douglass Trustee

Applicant(s) Name Printed: Diane M. Douglass Date: 6/1/2017

Mailing Address: 19405 South End Rd Oregon City, Or 97045

Phone: 503 2014365 Fax: \_\_\_\_\_ Email: red wagon partner@gmail.com

#### Property Owner(s):

Property Owner(s) Signature: \_\_\_\_\_

Property Owner(s) Name Printed: David G. Douglass Date: 6/20/2018

Mailing Address: 19405 South End Rd Oregon City, Or 97045

Phone: 503 7074142 Fax: \_\_\_\_\_ Email: ussimpulse@gmail.com

#### 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.*

## ANNEXATION PETITION

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

[illegible]

Page 7

**CERTIFICATION OF 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 Rebekah Stern Doll  
TITLE Deputy Clerk  
DEPARTMENT Elections  
COUNTY OF Clackamas  
DATE 4/25/18





yes

**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 09/25/18

- \* "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.

yes

**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 31E12B) 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 04/25/18

**EXHIBIT A**

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

31E 12B 01301

**PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS:**

**BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CONTRACT TO DANIEL WEIGEL, ET UX AND RECORDED AT FEE NO. 69-23546, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO 38; THENCE NORTH 52° 07' WEST 305.6 FEET; THENCE NORTH 74° WEST 207.15 FEET; THENCE SOUTH 26° 09' WEST 160.86 FEET; THENCE SOUTH 61° 22' EAST TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM: PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS, AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY CONTRACT TO DANIEL WEIGEL, ET UX, RECORDED NOVEMBER 10, 1969 AS RECORDERS FEE NO 69-23546, FILM RECORDS, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO. 38; THENCE NORTH 52° 07' WEST 175 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 52° 07' WEST 130.6 FEET; THENCE NORTH 74° WEST A DISTANCE OF 10 FEET; THENCE SOUTH 44° 18' WEST PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID WEIGEL TRACT 160 FEET; THENCE SOUTH 52° 07' EAST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID WEIGEL TRACT TO A POINT IN THE SOUTHEASTERLY LINE THEREOF; THENCE NORTH 44° 18' EAST ALONG SAID SOUTHEASTERLY LINE 20 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO MARVIN L. EFFINGER BY DEED RECORDED MAY 28, 1971 AS RECORDERS FEE NO. 71-11932, FILM RECORDS; THENCE NORTH 52° 07' WEST 175 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EFFINGER TRACT TO THE SOUTHWESTERLY CORNER THEREOF; THENCE 44° 18' EAST 140 FEET ALONG THE NORTHWESTERLY LINE OF SAID EFFINGER TRACT TO THE TRUE POINT OF BEGINNING.**

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MN



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EXCEPTING THEREFROM: PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS, AND STATE OF OREGON, DESCRIBED AS FOLLOWS: -1303

BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CONTRACT TO DANIEL WEIGEL, ET, UX, AND RECORDED AS FEE NO. 69-23546, CLACKAMAS COUNTY FILM RECORDS, SAID POINT BEING SOUTH 74° EAST 345.18 FEET AND SOUTH 52° 07' EAST 305.6 FEET FROM THE NORTHEAST CORNER OF THE MILTON BROWN DONATION LAND CLAIM NO. 38; THENCE NORTH 52° 07' WEST 175 FEET; THENCE SOUTH 44° 18' WEST PARALLEL TO THE SOUTHEASTERLY LINE OF THE WEIGEL TRACT 140 FEET; THENCE SOUTH 52° 07' EAST 175 FEET TO THE SOUTHEASTERLY LINE OF SAID WEIGEL TRACT; THENCE NORTH 44° 18' EAST ALONG SAID SOUTHEASTERLY LINE 140 FEET TO THE POINT OF BEGINNING.

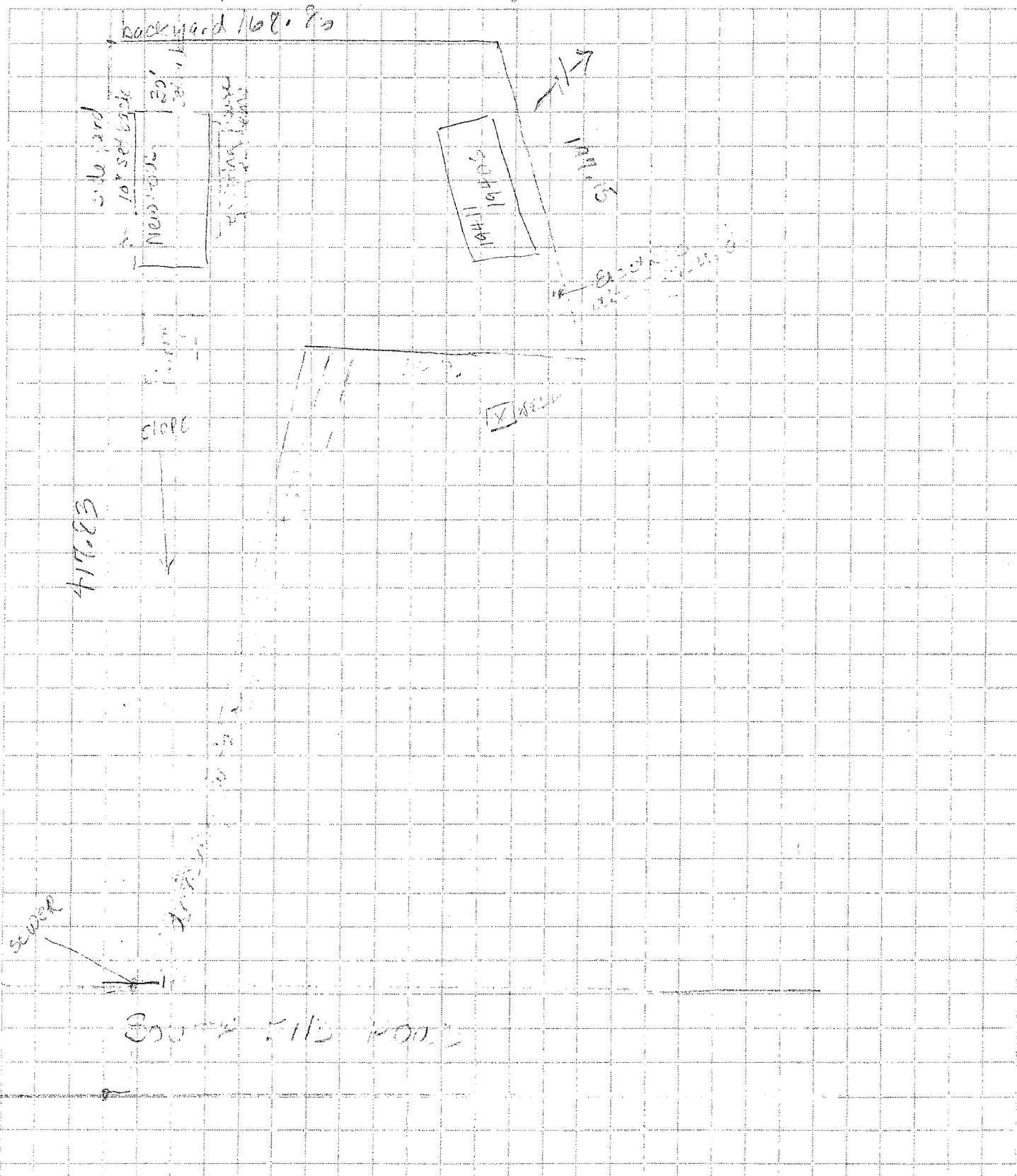
NOTE: This legal description was created prior to January 1, 2008.

MAJ

LONG 74-10

DEC 12 1930

Address: 19409 John A. Wayne Dr. Okemos, MI 48864-1000

$$150 = 150$$




NW1/4 SEC. 12 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY

D.L.C.  
SAMUEL D. POMEROY NO. 39  
M.M. McCARVER NO. 41  
MILTON BROWN NO. 38

3 IE 12B  
& INDEX

This map was prepared for  
assessment purpose only.

1"=200'

CANCELLED NOS

700 thru 1100	600
2000	234
3000	4200
2200	2900
1302	1308
2700	300
2300	400
2400	500
2500	2800
2600	2801
2700	2802
2702	

19000

SEE MAP 3 IE 11A



19300

19500

SEE MAP 3 IE 11

SEE MAP 3 IE 12C

SEE MAP 3 IE 12CA

3 IE 12B  
& INDEX  
800+ 27

## 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.

NAME OF OWNER/VOTER

ADDRESS

PROPERTY DESIGNATION

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

(1) See attached

(2)

(3)

(4)

(5)

(6)

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

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

(9) \_\_\_\_\_

(10) \_\_\_\_\_

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

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

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

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

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

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

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

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

TAXPAYER	Taxlot Number	Parcel Number	Site Address	SITUS_CITY	SITUS_ZIP
REITENBAUGH VERNON & CHERYL A	31E12B 01306	760983	11243 S BEUTEL RD	OREGON CITY	97045
DOUGLASS DAVID G TRUSTEE	31E12B 01301	760947	19405 S SOUTH END RD	OREGON CITY	97045
CHAPMAN FRANKLIN E & CAROL A	31E12B 01101	760929	19381 S SOUTH END RD	OREGON CITY	97045
SANFORD KATHRYN L	31E12B 01304	760965	19407 S SOUTH END RD	OREGON CITY	97045
SANFORD KATHRYN L	31E12B 01307	760992	NO SITUS ADDRESS		
HOWARD GERALD C & LOIS E	31E12B 01303	760956	19397 S SOUTH END RD	OREGON CITY	97045
BULLOCK DELBERT F SR TRUSTEE	31E12B 01300	760938	19437 S SOUTH END RD	OREGON CITY	97045
BATDORF RONALD T & SHARON E	31E12BA04000	761571	19272 S SUNNYRIDGE CT	OREGON CITY	97045
MCLIN LOYD I	31E12BA03300	761508	19369 S SOUTH END RD	OREGON CITY	97045
SCHLOSSER RONALD E & NANCY J	31E12BA04500	761624	19280 S ELIZABETH CT	OREGON CITY	97045
STEWART AARON C & AMANDA K	31E12BA04300	761606	19287 S ELIZABETH CT	OREGON CITY	97045
HUDGINS JEANNIE	31E12BA04600	761633	19371 S SOUTH END RD	OREGON CITY	97045
HEIMBIGNER JAKE & BRITTNEY	31E12BA04400	761615	19290 S ELIZABETH CT	OREGON CITY	97045
SUPPRESSED NAME	31E12BD05900	5005893	19257 MINUET CT	OREGON CITY	97045
SPELLMAN KIERON	31E12BD05800	5005892	19267 MINUET CT	OREGON CITY	97045
KIAR JUDITH M TRUSTEE	31E12BD05700	5005891	19277 MINUET CT	OREGON CITY	97045

Vernon and Cheryl Reitenbaugh  
11243 S Beutel  
Oregon City, Oregon 97045

Franklin and Carol Chapman  
19381 South End Rd  
Oregon City, Oregon 97045

Kathryn Sanford  
19407 South End Rd  
Oregon City, Oregon 97045

Gerald and Lois Howard  
19397 South End Rd  
Oregon City, Oregon 97045

Delbert Bullock Trustee  
19437 S South End Rd  
Oregon City, Oregon 97045

Ronald and Sharon Batdorf  
19272 S Sunnybridge Ct  
Oregon City, Oregon 97045

Lloyd Mclin  
19369 S South End Rd  
Oregon City, Oregon 97045

Ronald and Nancy Schlosser  
19280 s Elizabeth Ct  
Oregon City, Oregon 97045

Aaron and Amanda Steward  
19287 S Elizabeth Ct  
Oregon City, Oregon 97045

Jeannie Hudgins  
19371 S South End Rd  
Oregon City, Oregon 97045

Jake and Brittney Heimbigner  
19290 S Elizabeth Ct  
Oregon City, Oregon 97045

Occupant  
19257 Minuet Ct  
Oregon City, Oregon 97045

Kieron Spellman  
19267 Minuet Ct  
Oregon City, Oregon 97045

Judith Kiar Trustee  
19277 Minuet Ct  
Oregon City, Oregon 97045

## BOUNDARY CHANGE INFORMATION SHEET

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

- A. General location 1940 E S-End Rd Or City
- B. Land Area: Acres 0.96 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).  
Flat lot

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

North: Residential

East: Residential

South: Residential

West: Residential

E. Existing Land Use:

Number of single-family units 3 Number of multi-family units \_\_\_\_\_

Number commercial structures 0 Number industrial structures \_\_\_\_\_

Public facilities or other uses House 19409 has public sewer

What is the current use of the land proposed to be annexed: \_\_\_\_\_

F. Total current year Assessed Valuation \$ \_\_\_\_\_

G. Total existing population 13



## 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-10  
What City Planning Designation is being sought? FU10

B. What is the zoning on the territory to be served?  
FU10

What zoning designation is being sought? \_\_\_\_\_

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

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

no development

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

N/A ☐ Yes ☐ No

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.

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

APPROVAL	PROJECT FILE #	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment			
City or County Plan Amendment			
Pre-Application Hearing (City or County)		8/17	
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal <sup>Permit #</sup> PW-16-0045	019514	11/21/2016	
Building Permit	PW16-0045	11/21/2016	

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 at this time  
Emergency Sewer Connect

- 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.

\_\_\_\_\_  
 \_\_\_\_\_

#### IV. SERVICES AND UTILITIES

- A. Please indicate the following:

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

12" DI water South End Rd  
 \_\_\_\_\_

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

8" PVC South End Rd  
 \_\_\_\_\_

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

CFD #1 Storm drainage ditch  
CRW - Well Water

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

Now

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

\$ 45,000

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

- 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 Ju City

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

Water District CRW

Grade School Dist. OCSD

Drainage District \_\_\_\_\_

High School Dist. OCSD

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

Library Dist. Or City

Park & Rec. Dist. Clack 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 OCSD Ju City WES CRW

- 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.

19409 hooked to sewer as of 2017

---

---

APPLICANT'S NAME Diane Douglass

MAILING ADDRESS 19405 South End Rd  
Oregon City, Or 97045

TELEPHONE NUMBER 503 201 4365 (Work)

\_\_\_\_ (Res.)

REPRESENTING \_\_\_\_\_

DATE: 4/17/18



**DOUBLE MAJORITY WORK SHEET**

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

**PROPERTY OWNERS**

<b>Property Designation (Tax Lot #s)</b>	<b>Name of Owner</b>	<b>Acres</b>	<b>Assessed Value</b>	<b>Signed Petition (Y/N)</b>
<b>TOTALS</b>				



**Worksheet (continued)**

**REGISTERED VOTERS**

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
David G Douglass	19405 S. End Rd OC	Y
Diane M Douglass	"	Y
Elizabeth M Bailey	19409 S. End Rd	Y
Raymond Bailey	"	Y
Matthew Lawer	19411 S. End Rd	Y
Victoria Lawer	"	Y

**SUMMARY**

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL 6

NUMBER OF REGISTERED VOTERS WHO SIGNED 6

PERCENTAGE OF REGISTERED VOTERS WHO SIGNED 100%

TOTAL ACREAGE IN PROPOSAL 0.96

ACREAGE SIGNED FOR \_\_\_\_\_

PERCENTAGE OF ACREAGE SIGNED FOR \_\_\_\_\_

yes

**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 31E12B) 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 04/25/18

**EXHIBIT A**

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

31E 12B 01301

**PART OF THE SAMUEL POMEROY DONATION LAND CLAIM NO. 39, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE, 1 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS:**

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NOTE: This legal description was created prior to January 1, 2008.

MAJ

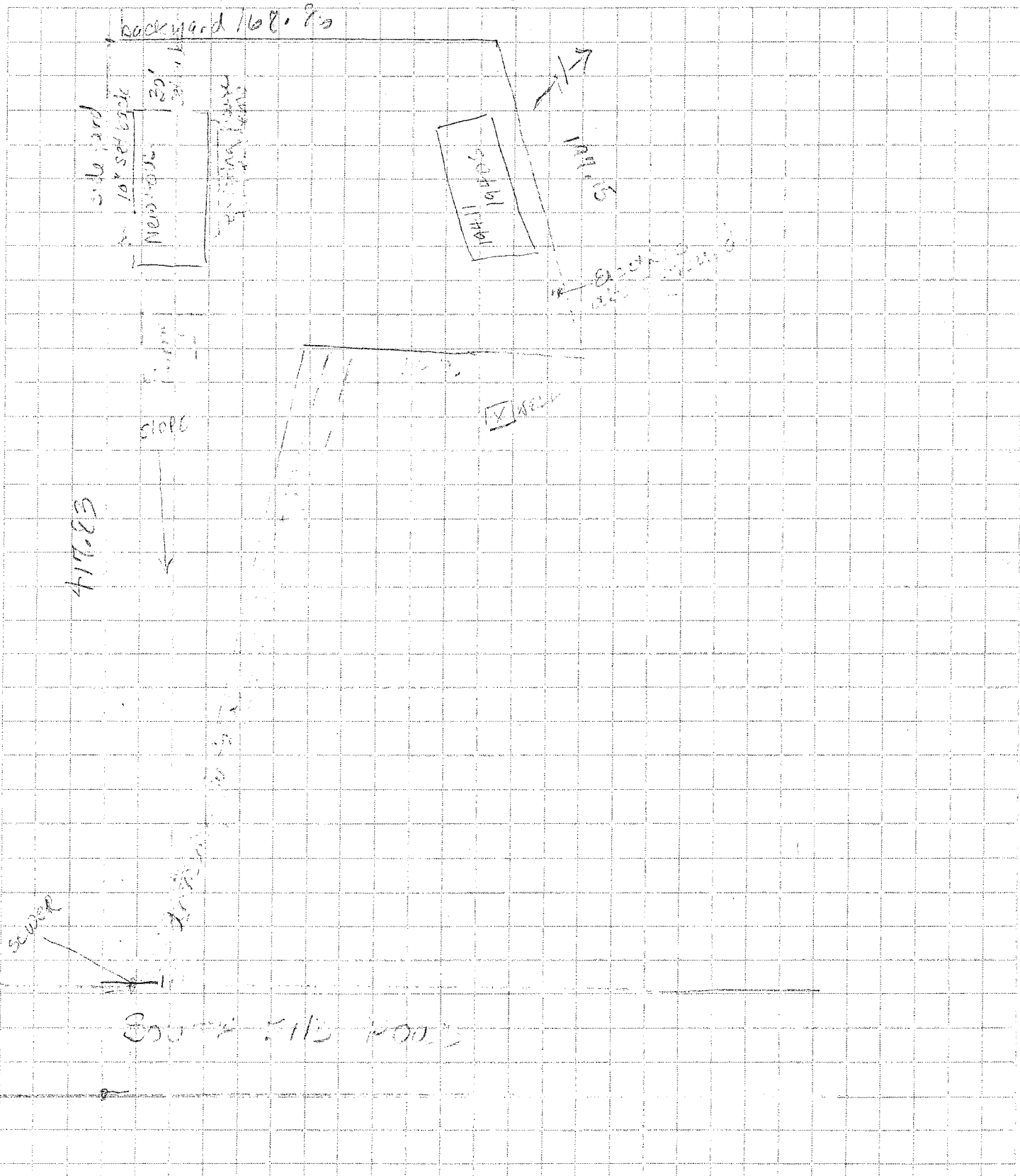
David & Diane Douglass  
19405 South End Rd  
Oregon City, Or 97045

Long 19-10

# PLOT PLAN

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot 213 12 30 1301  
Address: 19409 South End Rd Oregon City, Oregon 97045

1 sq = 15 ft





This map was prepared for assessment purpose only.

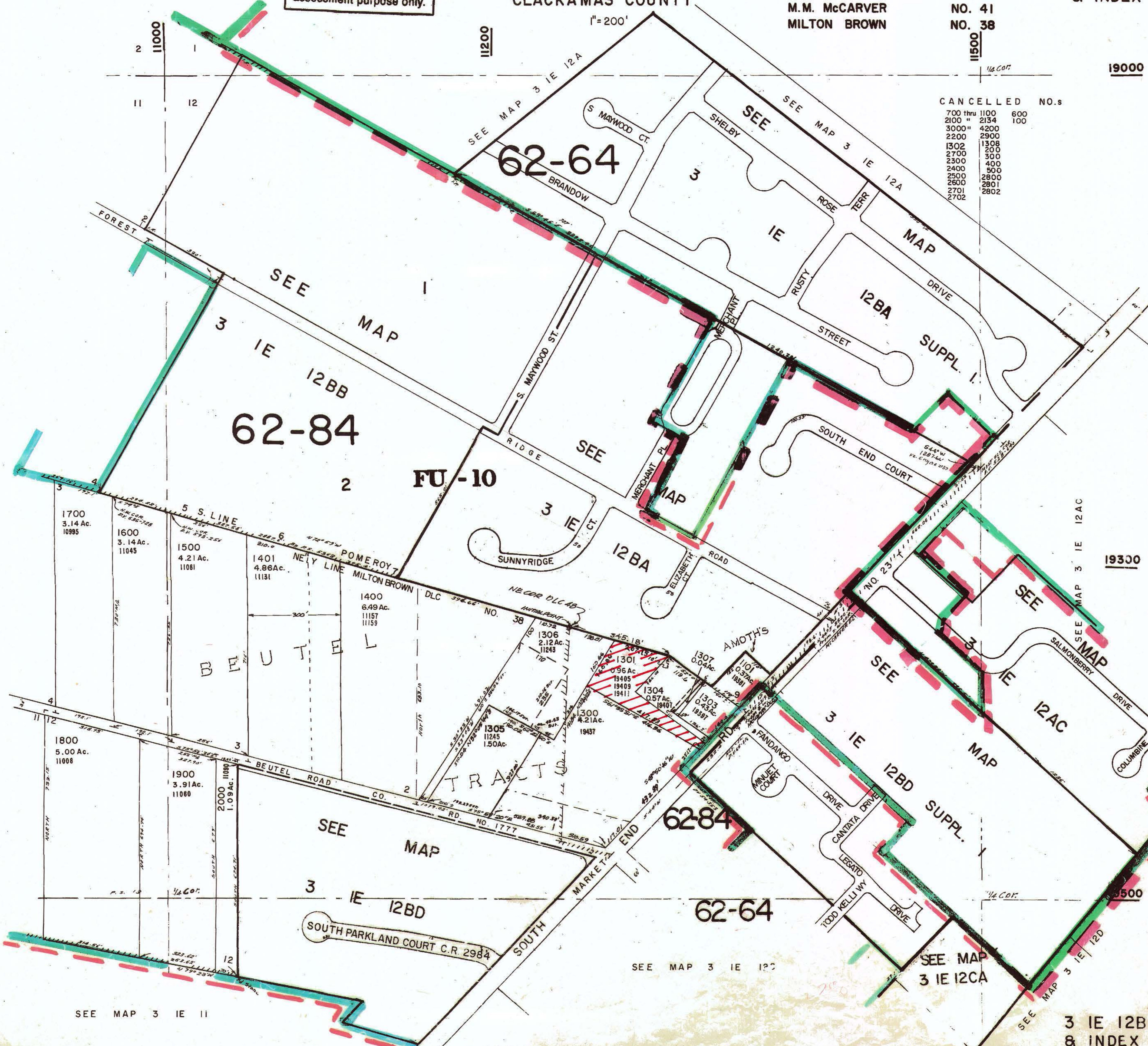
NW 1/4 SEC. 12 T.3S. R.1E. W.M.  
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3 IE 12B  
& INDEX

CANCELLED NO.s

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2701		
2702		



SEE MAP 3 IE 11

SEE MAP 3 IE 12C

SEE MAP 3 IE 12CA

3 IE 12B  
& INDEX  
BOOK 27





## Pre-Application Conference Notes

*(PA 17-36, August 30, 2017)*

**Proposed Project:** Emergency Sewer Annexation: 19405 South End Road Oregon City, OR 97045

### General Information:

- Location: 19405 South End Road Oregon City, OR 97045
- Tax Map and Lot#: 3-1E-12B -01301
- Acres: 1
- Current Zoning: FU-10
- Comprehensive Plan Designation: Medium Density Residential
- Default Zone Under the Comprehensive Plan Designation: “R-5” Dwelling District

### Planning Review and Application Fees:

The [fee schedule](#) is available on-line. The 2017 Planning applications and fees include-

- Annexation: \$4,342 (paid)
- Annexation Metro Mapping: \$1-5 acres = \$250
- Mailing Labels: \$16 – or provided by applicant

If Including a Zone Change:

- Zone Change: \$2,798
- Transportation Impact Analysis for Zone Change / Comp Plan Amendment: \$2,046.00

### Review Process:

This application will be processed as a Type IV process. Type IV decisions include only quasi-judicial plan amendments and zone changes. These applications involve the greatest amount of discretion and evaluation of subjective approval standards and must be heard at a series of public hearings before both the Planning Commission as well as the City Commission, whom will make a final decision. At the evidentiary hearing held before the planning commission, all issues are addressed. Review by the City Commission is on the record and only issues raised before the Planning Commission may be raised before the City Commission.

Note that applications for annexations which are unaccompanied by a zone change are not subject to Planning Commission review and are reviewed only by the City Commission.

The City is allotted up to 30 days to review the application once it is submitted for completeness purposes. If determined to be incomplete, the applicant has **180 days** to complete the application. Once determined to be complete, the applicant is entitled to a decision from the city for a decision of approval, approval with conditions or denial within **120 days** of deeming the application complete, by state law. Decisions are appealable to the Land Use Board of Appeals (LUBA).

### Annexation Election

It appears that this annexation may be exempt from the voter approval requirements of OCMC 14.04, pursuant to SB 1573, which was passed by the State Legislature in 2016. In order to be exempt from voter approval the following requirements apply.

*(2) Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall 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.*

#### **Criteria for Annexation:**

##### **Oregon City Municipal Code Chapter 14**

- **OCMC 14.04.050.(E).(1-9).** The required narrative statement in response to items 7(a) through (g) must be included:
  - 7. A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:*
    - a. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;*
    - b. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;*
    - c. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;*
    - d. Statement outlining method and source of financing required to provide additional facilities, if any;*
    - e. Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced;*
    - f. 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;*
    - g. 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;*
- **OCMC 14.04.060 – Annexation Factors.** Narrative shall address each of the required Annexation Factors (1) through (7). *When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:*
  - 1. Adequacy of access to the site;*  
**Comment:** Address how current and future access to the site is adequate.
  - 2. Conformity of the proposal with the city's comprehensive plan;*  
**Comment:** The applicant's narrative should show the applicable goals and policies. Staff will include the applicable goals and policies with the Code Response Template.
  - 3. Adequacy and availability of public facilities and services to service potential development;*  
**Comment:** The applicant's narrative should show the current Oregon City public facilities plans for Water, Sewer, Stormwater and Transportation and the respective demand placed on these services by the potential development of the site.

*4. Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;*

**Comment:** The applicant's narrative should show these criteria.

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

**Comment:** The applicant's narrative should show address any natural hazards present on site.

*6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by*

*urbanization of the subject property at time of annexation;*

**Comment:** The applicant's narrative should address any specially designated open space, scenic, historic or natural resource areas on the site. Staff is not aware of any, although there are constraints on building in a powerline easement. We recommend contacting the County Historic Preservation staff for any cultural or historic records for the site.

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

**Comment:** The applicant's narrative should address any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

#### **Metro Code 3.09.045.A-D (Boundary Change Criteria)**

- Whether the proposed boundary change will promote the timely, orderly and economic provision of public facilities and services.
- Whether the proposed boundary change will affect the quality and quantity of urban services
- Whether the proposed boundary change would eliminate or avoid unnecessary duplication of facilities or services.

#### **Oregon City Comprehensive Plan – Applicable Goals and Policies**

- Goal 14.1.2 – Concept Plans (Address [Southend Concept Plan](#) as applicable)
- Goal 14.3 - Orderly Provision of Services to Growth Areas
- Goal 14.4 – Annexation of Lands to the city

#### **Concept Plan Goals and Policies**

- This area is within the [Southend Concept Plan](#) study area boundary regulated under Metro Title 11.

#### **Zone Change**

A Zone Change request to R-5 or R3.5 may be submitted concurrently with the annexation request or submitted separately and is a discretionary zone change processed pursuant to the criteria in OCMC 17.68. If you wish to pursue a zone change, we are available to forward you the criteria and a template. The information was not included in these notes, as it appears you will not be pursuing a zone change.

- All annexations require the applicant to also submit a zone change, except if:
  - The property does not have a zoning designation which may be applied; or
  - The property is an emergency sewer annexation
- If you do not wish to pursue a zone change with the annexation, conditions will be placed on the annexation limiting the use of the property because it would remain in a Clackamas County zoning designation. 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. The restrictions would include the following:

- No change in use, or intensification of an existing use (including home occupations)
- No additions to the structures onsite (repair ok)
- No new accessory structures onsite (repair ok)
- The property is subject to the City's fence regulations
- The property is subject to the City's nuisance and animal regulations
- No development or land division of the site

Applications for annexations which are unaccompanied by a zone change are not subject to Planning Commission review and are reviewed only by the City Commission.

### **Transportation**

Your application was reviewed by John Replinger of Replinger and Associates, a city consultant for transportation engineering. Traffic Impact Analysis is not required if the applicant is not pursuing a zone change. If a concurrent Zone Change is perused, Fees for review of the traffic analysis letter will be required pursuant to the TIA fee structure. The City's transportation consultant John Replinger has reviewed the pre-application and has the following comments;

*Based on the information provided by the applicant, it appears the trip generation meets the level at which the project's transportation analysis requirements can be satisfied by submittal of a Transportation Analysis Letter (TAL).*

*Because the proposal includes a zone change, the applicant will also need to address the requirements of Oregon's Transportation Planning Rule. Specifically, the applicant shall address the provisions of 660-12-0060 Plan and Land Use Regulation Amendments. When a zone change is proposed, a future year analysis is required assessing the impact associated with the planning horizon specified in the city's adopted Transportation System Plan.*

Your traffic engineer is welcomed to contact John Replinger at [Replinger-Associates@comcast.net](mailto:Replinger-Associates@comcast.net) or at 503.719.3383.

### **Neighborhood Association Meeting Required**

Per OCMC 17.50.055 - [Neighborhood association meeting](#). Documentation of the meeting with the applicable Neighborhood Association is required for a complete application. Staff will confirm which N.A. the annexation would be included within upon annexation. The annexation property is within the Hazelgrove Wrestling Farms Neighborhood Association boundary. See Web page <http://www.orcity.org/community/neighborhood-associations> for contact and meeting information.

Currently Hazelgrove Westling Farms is inactive and is currently supported by the South End NA. Contact them to set up a meeting.

South End Neighborhood Association

Chair: Bill McConnel, [sena97045@gmail.com](mailto:sena97045@gmail.com)

Vice Chair: Gary Fergus, Interim Vice Chair [fergusfamily@gmail.com](mailto:fergusfamily@gmail.com)

Secretary: Vacant

CIC Representative: Bill McConnel, [sena97045@gmail.com](mailto:sena97045@gmail.com)

CIC Representative: Gary Fergus, [fergusfamily@gmail.com](mailto:fergusfamily@gmail.com)

Meeting Information: August 17, 2017 and October 19, 2017

Located: Oregon City United Methodist Church, 18955 South End Road, Oregon City, 7:00PM

### **Other notes:**

- With these notes, staff has provided a template for your responses to the applicable criteria similar to a Staff Report and electronic versions of the applicable plans, policies and approval criteria above to assist in the preparation of your application. In addition,
- We have provided notice of your proposed development to the State Historic Preservation Office (SHPO) and all affected tribes per OCMC chapter 17.62.040.H.
- All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance.

#### **Oregon City Municipal Code Criteria:**

The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

*OCMC – Title 14 Annexations*

*OCMC 17.50 – Administrative Processes*

Staff will email you a Code Response Template in MS-Word version. The sections may also be downloaded from the municipal code website.

#### **Tri-City Service District**

Your application was forwarded to Clackamas County Water Environment Services (WES). No comments were received. Questions regarding the sewer plant capacity or WES requirements should be directed to Rob Hungerford [RobHun@co.clackamas.or.us](mailto:RobHun@co.clackamas.or.us) or Erik Carr [ECarr@co.clackamas.or.us](mailto:ECarr@co.clackamas.or.us) at Tri-City Service District.

#### **Oregon City School District**

Your application was forwarded to Wes Rogers, Director of Operations for the Oregon City School District. No comments were received. Questions regarding school capacity should be directed to the school district.

#### **Planning Division**

Christina Robertson-Gardiner, Senior Planner with the Oregon City Planning Division reviewed your pre-application. Email [crobertson@orc.org](mailto:crobertson@orc.org) / Phone (503) 496-1564.

#### **Development Services Division**

See separate notes from Public Works Development Services Division.

#### **Building Division:**

Your application was transmitted to our Building Official. You may contact Mike Roberts, Building Official, at 503.496.1517 or [mroberts@orc.org](mailto:mroberts@orc.org) if you have any building related questions.

#### **Clackamas County Fire:**

Your application was transmitted to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas County Fire District #1. No comments were returned regarding your application. You may contact Mr. Boumann at 503.742.2660 or at [mike.boumann@ClackamasFire.com](mailto:mike.boumann@ClackamasFire.com).

#### ***Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:***

*A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any*

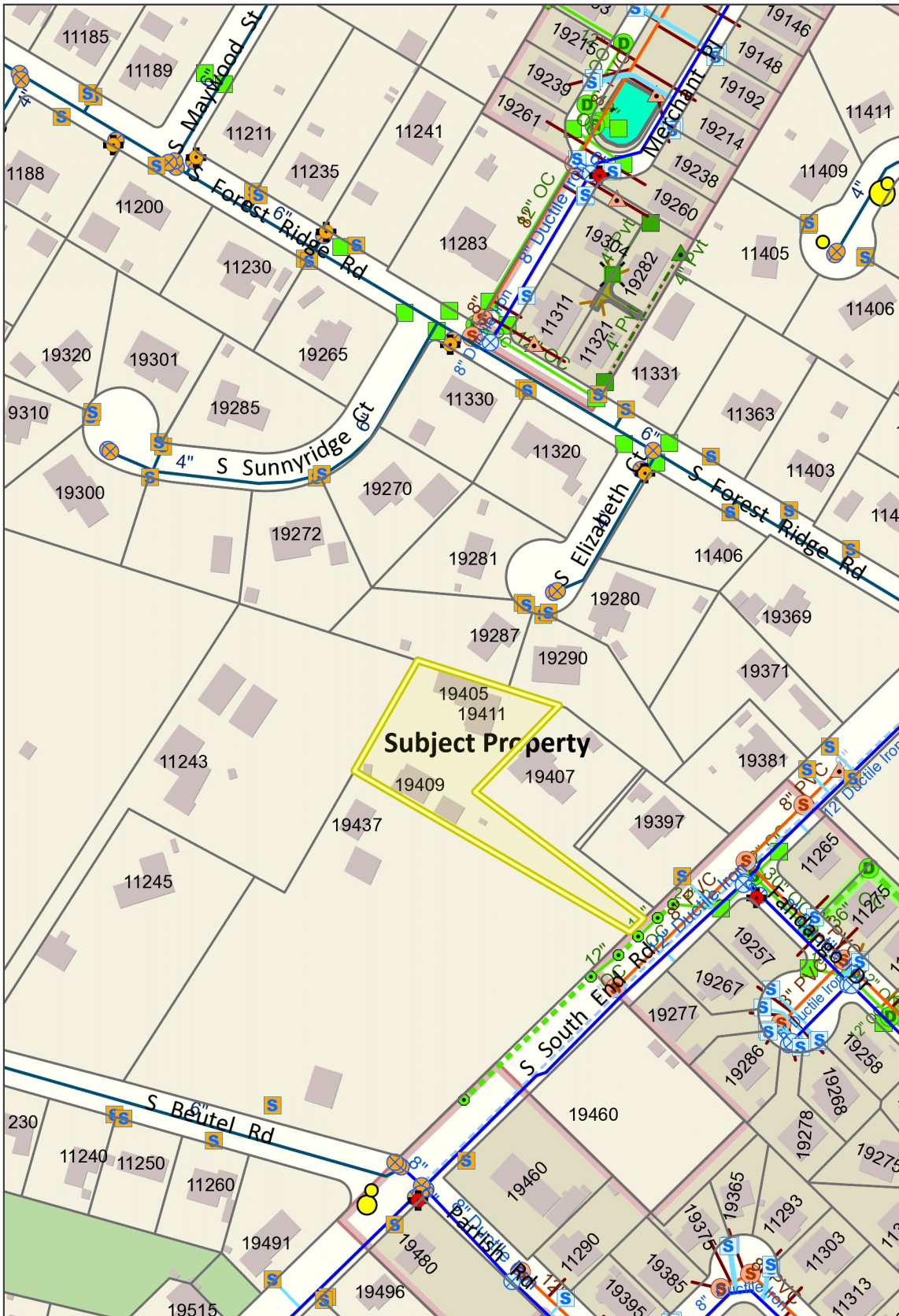
*representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.*

*B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.*

*NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.*



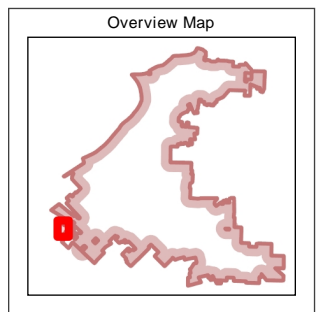
# Emergency Sewer Annexation



### Legend

	Taxlots
	Taxlots (Outside UGB)
	Unimproved ROW
<b>Water Hydrants</b>	
	(Other owner)
	OC
	CRWD
	Private
<b>Water Service Meters</b>	
	(Other owner or Type not defi
	OC
	CRWD
<b>Water Master Meters</b>	
	(Other owner)
	OC
<b>Water Irrigation Meters</b>	
	(Other owner)
	OC
	CRWD
<b>Water Valves (non PRV)</b>	
	(Other owner)
	OC - Open
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	OC - Abandoned
	CRWD - Open
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	Private - Closed
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Notes



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0 200 Feet  
1: 2,400

AN-18-0001

Map created 6/15/2018

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



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

NOTICE IS HEREBY GIVEN THAT AT 7:00 PM ON **WEDNESDAY, JULY 11, 2018**, 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-18-0001 - ANNEXATION TO CITY OF OREGON CITY** of territory located generally in the southwest of the City totaling one (1) property and located at 19409 S. South End Road and identified as Clackamas County Map 3-1E-12B, Tax Lot 1301.

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. The 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, 698 Warner Parrott Rd, Oregon City, OR 97045.

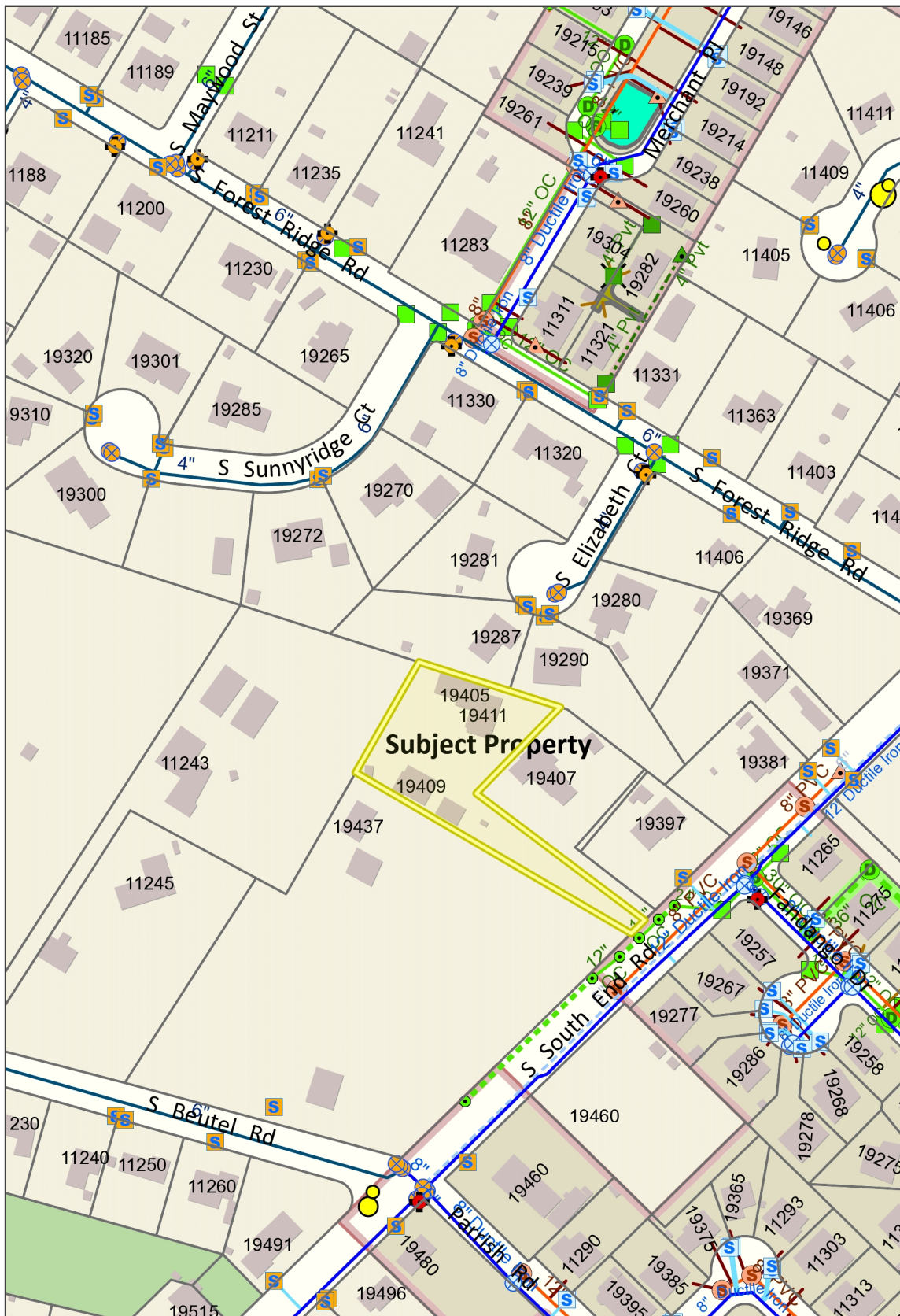
General information and/or a copy of the staff report may be obtained by calling Pete Walter at (503) 496-1568 or email at [pwalter@orccity.org](mailto:pwalter@orccity.org).

June 15, 2018

Pete Walter, AICP, Associate Planner

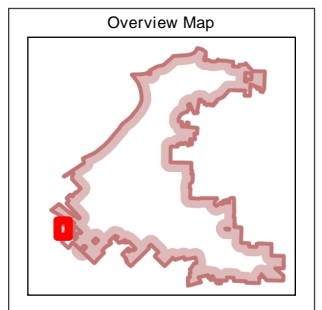


# Emergency Sewer Annexation



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Map created 6/15/2018

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### NOTICE OF HEARING (CORRECTED) OREGON CITY, CITY COMMISSION

NOTICE IS HEREBY GIVEN THAT AT 7:00 PM ON **WEDNESDAY, AUGUST 1, 2018**, 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.

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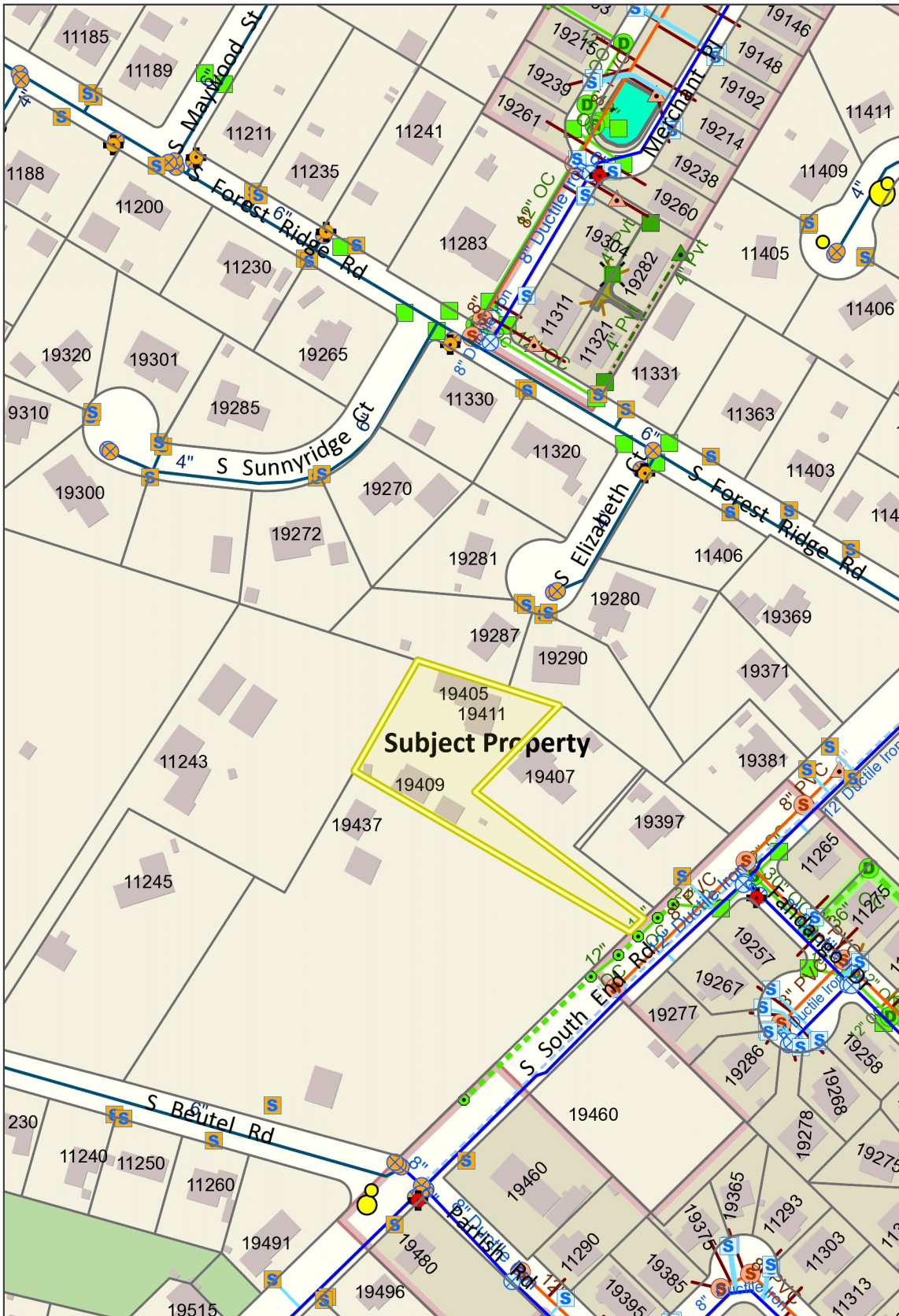
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June 29, 2018

Pete Walter, AICP, Associate Planner



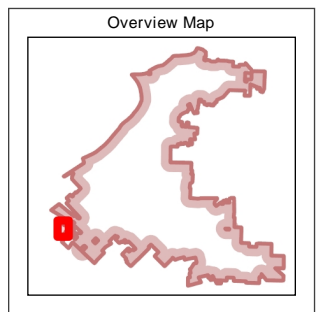
# Emergency Sewer Annexation



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- Taxlots
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## DEVELOPMENT SERVICES PRE-APPLICATION MEETING NOTES

**Planning Project Number:** PA 17-36  
**Address:** 19405 South End Road, Oregon City, OR 97045  
**Map Number(s):** 3-1E-12B  
**Tax Lot(s):** 01301  
**Project Name:** 19405 South End Annexation  
**Meeting Date:** August 30, 2017  
**Reviewer(s):** Sang Pau

---

### Sanitary Sewer

1. In 2016 a permit was issued for the installation of a sanitary sewer line due to septic failure. At this time the applicant also installed a second sanitary sewer service lateral for future use to consolidate trenching and paving work required for new sewer line installations.
2. The applicant should provide an as-built for the two sewer service lines installed per permit PW-16-0045.
3. The applicant has since applied to annex into the City.
4. A building permit will be required if the applicant intends to connect to the secondary sewer line. The applicant must pay System Development Charges (SDC) upon building permit issuance.





## Pre-Application Conference Notes

*(PA 17-36, August 30, 2017)*

**Proposed Project:** Emergency Sewer Annexation: 19405 South End Road Oregon City, OR 97045

### General Information:

- Location: 19405 South End Road Oregon City, OR 97045
- Tax Map and Lot#: 3-1E-12B -01301
- Acres: 1
- Current Zoning: FU-10
- Comprehensive Plan Designation: Medium Density Residential
- Default Zone Under the Comprehensive Plan Designation: “R-5” Dwelling District

### Planning Review and Application Fees:

The [fee schedule](#) is available on-line. The 2017 Planning applications and fees include-

- Annexation: \$4,342 (paid)
- Annexation Metro Mapping: \$1-5 acres = \$250
- Mailing Labels: \$16 – or provided by applicant

If Including a Zone Change:

- Zone Change: \$2,798
- Transportation Impact Analysis for Zone Change / Comp Plan Amendment: \$2,046.00

### Review Process:

This application will be processed as a Type IV process. Type IV decisions include only quasi-judicial plan amendments and zone changes. These applications involve the greatest amount of discretion and evaluation of subjective approval standards and must be heard at a series of public hearings before both the Planning Commission as well as the City Commission, whom will make a final decision. At the evidentiary hearing held before the planning commission, all issues are addressed. Review by the City Commission is on the record and only issues raised before the Planning Commission may be raised before the City Commission.

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The City is allotted up to 30 days to review the application once it is submitted for completeness purposes. If determined to be incomplete, the applicant has **180 days** to complete the application. Once determined to be complete, the applicant is entitled to a decision from the city for a decision of approval, approval with conditions or denial within **120 days** of deeming the application complete, by state law. Decisions are appealable to the Land Use Board of Appeals (LUBA).

### Annexation Election

It appears that this annexation may be exempt from the voter approval requirements of OCMC 14.04, pursuant to SB 1573, which was passed by the State Legislature in 2016. In order to be exempt from voter approval the following requirements apply.

*(2) Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall 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.*

#### **Criteria for Annexation:**

##### **Oregon City Municipal Code Chapter 14**

- **OCMC 14.04.050.(E).(1-9).** The required narrative statement in response to items 7(a) through (g) must be included:
  - 7. A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:*
    - a. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;*
    - b. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;*
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    - d. Statement outlining method and source of financing required to provide additional facilities, if any;*
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    - f. 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;*
    - g. 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;*
- **OCMC 14.04.060 – Annexation Factors.** Narrative shall address each of the required Annexation Factors (1) through (7). *When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:*
  - 1. Adequacy of access to the site;*  
**Comment:** Address how current and future access to the site is adequate.
  - 2. Conformity of the proposal with the city's comprehensive plan;*  
**Comment:** The applicant's narrative should show the applicable goals and policies. Staff will include the applicable goals and policies with the Code Response Template.
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**Comment:** The applicant's narrative should show the current Oregon City public facilities plans for Water, Sewer, Stormwater and Transportation and the respective demand placed on these services by the potential development of the site.

4. *Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;*

**Comment:** The applicant's narrative should show these criteria.

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

**Comment:** The applicant's narrative should show address any natural hazards present on site.

6. *Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by*

*urbanization of the subject property at time of annexation;*

**Comment:** The applicant's narrative should address any specially designated open space, scenic, historic or natural resource areas on the site. Staff is not aware of any, although there are constraints on building in a powerline easement. We recommend contacting the County Historic Preservation staff for any cultural or historic records for the site.

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

**Comment:** The applicant's narrative should address any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

#### **Metro Code 3.09.045.A-D (Boundary Change Criteria)**

- Whether the proposed boundary change will promote the timely, orderly and economic provision of public facilities and services.
- Whether the proposed boundary change will affect the quality and quantity of urban services
- Whether the proposed boundary change would eliminate or avoid unnecessary duplication of facilities or services.

#### **Oregon City Comprehensive Plan – Applicable Goals and Policies**

- Goal 14.1.2 – Concept Plans (Address [Southend Concept Plan](#) as applicable)
- Goal 14.3 - Orderly Provision of Services to Growth Areas
- Goal 14.4 – Annexation of Lands to the city

#### **Concept Plan Goals and Policies**

- This area is within the [Southend Concept Plan](#) study area boundary regulated under Metro Title 11.

#### **Zone Change**

A Zone Change request to R-5 or R3.5 may be submitted concurrently with the annexation request or submitted separately and is a discretionary zone change processed pursuant to the criteria in OCMC 17.68. If you wish to pursue a zone change, we are available to forward you the criteria and a template. The information was not included in these notes, as it appears you will not be pursuing a zone change.

- All annexations require the applicant to also submit a zone change, except if:
  - The property does not have a zoning designation which may be applied; or
  - The property is an emergency sewer annexation
- If you do not wish to pursue a zone change with the annexation, conditions will be placed on the annexation limiting the use of the property because it would remain in a Clackamas County zoning designation. 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. The restrictions would include the following:

- No change in use, or intensification of an existing use (including home occupations)
- No additions to the structures onsite (repair ok)
- No new accessory structures onsite (repair ok)
- The property is subject to the City's fence regulations
- The property is subject to the City's nuisance and animal regulations
- No development or land division of the site

Applications for annexations which are unaccompanied by a zone change are not subject to Planning Commission review and are reviewed only by the City Commission.

### **Transportation**

Your application was reviewed by John Replinger of Replinger and Associates, a city consultant for transportation engineering. Traffic Impact Analysis is not required if the applicant is not pursuing a zone change. If a concurrent Zone Change is perused, Fees for review of the traffic analysis letter will be required pursuant to the TIA fee structure. The City's transportation consultant John Replinger has reviewed the pre-application and has the following comments;

*Based on the information provided by the applicant, it appears the trip generation meets the level at which the project's transportation analysis requirements can be satisfied by submittal of a Transportation Analysis Letter (TAL).*

*Because the proposal includes a zone change, the applicant will also need to address the requirements of Oregon's Transportation Planning Rule. Specifically, the applicant shall address the provisions of 660-12-0060 Plan and Land Use Regulation Amendments. When a zone change is proposed, a future year analysis is required assessing the impact associated with the planning horizon specified in the city's adopted Transportation System Plan.*

Your traffic engineer is welcomed to contact John Replinger at [Replinger-Associates@comcast.net](mailto:Replinger-Associates@comcast.net) or at 503.719.3383.

### **Neighborhood Association Meeting Required**

Per OCMC 17.50.055 - [Neighborhood association meeting](#). Documentation of the meeting with the applicable Neighborhood Association is required for a complete application. Staff will confirm which N.A. the annexation would be included within upon annexation. The annexation property is within the Hazelgrove Wrestling Farms Neighborhood Association boundary. See Web page <http://www.orcity.org/community/neighborhood-associations> for contact and meeting information.

Currently Hazelgrove Westling Farms is inactive and is currently supported by the South End NA. Contact them to set up a meeting.

South End Neighborhood Association

Chair: Bill McConnel, [sena97045@gmail.com](mailto:sena97045@gmail.com)

Vice Chair: Gary Fergus, Interim Vice Chair [fergusfamily@gmail.com](mailto:fergusfamily@gmail.com)

Secretary: Vacant

CIC Representative: Bill McConnel, [sena97045@gmail.com](mailto:sena97045@gmail.com)

CIC Representative: Gary Fergus, [fergusfamily@gmail.com](mailto:fergusfamily@gmail.com)

Meeting Information: August 17, 2017 and October 19, 2017

Located: Oregon City United Methodist Church, 18955 South End Road, Oregon City, 7:00PM

### **Other notes:**

- With these notes, staff has provided a template for your responses to the applicable criteria similar to a Staff Report and electronic versions of the applicable plans, policies and approval criteria above to assist in the preparation of your application. In addition,
- We have provided notice of your proposed development to the State Historic Preservation Office (SHPO) and all affected tribes per OCMC chapter 17.62.040.H.
- All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance.

#### **Oregon City Municipal Code Criteria:**

The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

*OCMC – Title 14 Annexations*

*OCMC 17.50 – Administrative Processes*

Staff will email you a Code Response Template in MS-Word version. The sections may also be downloaded from the municipal code website.

#### **Tri-City Service District**

Your application was forwarded to Clackamas County Water Environment Services (WES). No comments were received. Questions regarding the sewer plant capacity or WES requirements should be directed to Rob Hungerford [RobHun@co.clackamas.or.us](mailto:RobHun@co.clackamas.or.us) or Erik Carr [ECarr@co.clackamas.or.us](mailto:ECarr@co.clackamas.or.us) at Tri-City Service District.

#### **Oregon City School District**

Your application was forwarded to Wes Rogers, Director of Operations for the Oregon City School District. No comments were received. Questions regarding school capacity should be directed to the school district.

#### **Planning Division**

Christina Robertson-Gardiner, Senior Planner with the Oregon City Planning Division reviewed your pre-application. Email [crobertson@orc.org](mailto:crobertson@orc.org) / Phone (503) 496-1564.

#### **Development Services Division**

See separate notes from Public Works Development Services Division.

#### **Building Division:**

Your application was transmitted to our Building Official. You may contact Mike Roberts, Building Official, at 503.496.1517 or [mroberts@orc.org](mailto:mroberts@orc.org) if you have any building related questions.

#### **Clackamas County Fire:**

Your application was transmitted to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas County Fire District #1. No comments were returned regarding your application. You may contact Mr. Boumann at 503.742.2660 or at [mike.boumann@ClackamasFire.com](mailto:mike.boumann@ClackamasFire.com).

#### ***Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:***

*A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any*

*representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.*

*B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.*

*NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.*





# 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: 1/1/2018**

**Permit No: PW-16-0045**

**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](http://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](http://www.oregoncity.org/publicworks/design-and-construction-standardsdrawings).

**Job Address:** 19409 S SOUTH END RD  
OREGON CITY OR 97045

**Owner's Name:** DOUGLASS DAVID G TRUSTEE  
**Owner's Phone:** (503) 201-4365  
**Owner's Address:** 19405 S SOUTH END RD  
OREGON CITY OR 97045

**Submitted by:** DOUGLASS DAVID G TRUSTEE  
**Phone:** (503) 201-4365

### Permit Description:

2 new sanitary Sewer laterals for houses 19409 and 19405 (houses share lot) connection to City sanitary sewer in South End Road (see city record drawing #10039.13). Property needs to annex to Oregon City as sanitary sewer service requirement. Service for 19405 is for future and should NOT continue onto private property. SDC fees must be paid for 19405 prior to connection.

Contact City Public Inspector Terry Hite at Email: [thite@oregoncity.org](mailto:thite@oregoncity.org) or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. Provide 72-hrs notice before beginning work. 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. Permit to remain on-site during all working hours. Asphalt cut and replacement shall adhere to City Pavement Cut Standards found on City website.

### Fees:

Description	Fee Amount	Description	Fee Amount
5822 Com OC Sewer SDC	2,038.00	5562 Com TriCity Sewer SDC	503 803 1207
5320 Sewer Inspection fee	149.00	Property Owner Phone Number: 503 707 4112	2,400.00
4316 Pavement Cut Review	26.00	4320 Street/ROW Inspection	149.00
		<b>Total fees:</b>	<b>\$ 4,762.00</b>

**Staff Comments:**

### 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.:** 019514

**ISSUED BY:** \_\_\_\_\_  
(CITY ENGINEER OR AUTHORIZED REPRESENTATIVE)

**DATE:** 11/21/2016

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



# 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

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**Permit No: PW-16-0045**

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**Job Address:** 19409 S SOUTH END RD  
OREGON CITY OR 97045

**Owner's Name:** DOUGLASS DAVID G TRUSTEE  
**Owner's Phone:** (503) 201-4365  
**Owner's Address:** 19405 S SOUTH END RD  
OREGON CITY OR 97045

**Submitted by:** DOUGLASS DAVID G TRUSTEE  
**Phone:** (503) 201-4365

### Permit Description:

New sanitary Sewer lateral for existing house connection (septic failure) to city (public) sanitary sewer in South End Road (see city record drawing #10039.13). Property needs to annex to Oregon City as sanitary sewer service requirement.

Contact City Public Inspector Terry Hite at Email: [thite@oregoncity.org](mailto:thite@oregoncity.org) or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. Provide 72-hrs notice before beginning work. 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. Permit to remain on-site during all working hours. Asphalt cut and replacement shall adhere to City Pavement Cut Standards found on City website.

### Fees:

*503-707-4112*

Contractor Phone Number: Eric Heffes — 503-803-1207

Property Owner Phone Number: 503-724-1112

Description	Fee Amount	Description	Fee Amount
5822 Com OC Sewer SDC	2,038.00	5562 Com TriCity Sewer SDC	2,400.00
5320 Sewer Inspection fee	149.00	4320 Street/ROW Inspection	149.00
4316 Pavement Cut Review	26.00		
		<b>Total fees:</b>	<b><u>\$ 4,762.00</u></b>

### Staff Comments:

### 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 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)

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**CUSTOMER NO.:** 019514

**ISSUED BY:** \_\_\_\_\_  
(CITY ENGINEER OR AUTHORIZED REPRESENTATIVE)

**DATE:** 11/21/2016

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



PW-16-0045 - RENEWED

PW-17-0011

**THIS PERMIT NUMBER** PW-17-0011 **IS ISSUED AND ACCEPTED SUBJECT TO THE FOLLOWING PROVISIONS:**

1. Permittee agrees to save, keep and hold harmless the City of Oregon City, its officers, agents and employees from all damages, costs or expenses in law or equity that may at any time arise or be set up because of damage to property, or of personal injury received by reason of or in the course of performing work authorized by this permit which may be occasioned by any act or omission of the permittee, his agents or employees. The City will not be liable for any accident, loss or damage to the work prior to its completion and acceptance.
2. Permit is void 60 days after date of issue unless otherwise noted. A time extension shall be requested not less than 24 hours prior to expiration.
3. Concrete curb, sidewalk, gutters, driveway approaches, alley entrances, paving repairs, etc. shall be constructed per City Standards ([www.orcity.org/public-works/standards.htm](http://www.orcity.org/public-works/standards.htm)).
4. A copy of this permit shall be kept at the work site.
5. Work authorized by this permit includes removal and replacement of improvements as necessary.
6. Oregon law requires that the rules adopted by Oregon Utility Notification Center be followed. Those rules are set forth in OAR 952-001-0010 to 0090. You may obtain copies of the rules by calling the center or online at [www.callbeforeyoudig.org](http://www.callbeforeyoudig.org). Call before you dig - Portland Metro Area 811 or 503-246-6699.
7. Permittee shall adequately safeguard all excavations and obstructions with barricades, lights and/or other suitable safety devices per the current "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" ([mutcd.fhwa.dot.gov/](http://mutcd.fhwa.dot.gov/)), Federal Highway Administration and follow all OSHA rules and regulations. If the permittee fails to adequately safeguard the public, the City shall place barricades and lights at the expense of the permittee. Placement of safety devices by the City shall not relieve the permittee from liability.
8. Permittee shall coordinate **24 hours in advance of any street closure with Oregon City Code Enforcement at 503.496.1559** for each day any street is to be closed.
9. Fire Department access to fire hydrants shall be maintained at all times.
10. Permittee shall be responsible for preserving construction survey stakes and marks for the duration of their usefulness.
11. Construction water shall not be taken from a fire hydrant until a fire hydrant permit has been obtained from the Public Works Operations Center, 122 S. Center Street, 503.657.8241.
12. A minimum of **72 hours' advance notice** must be given for inspection requests (exclusive of Saturdays, Sundays and holidays).
13. 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 24 hours in advance.
14. Any work done without proper inspections will be subject to rejection. Permittee shall request inspections when: (1) forms are complete/ready for concrete; (2) subgrade is compacted and ready for pavement or concrete; (3) excavation is started; (4) sewers are ready for testing; (5) backfill compaction is in progress; (6) temporary resurfacing has been placed; (7) all work authorized by this permit has been completed; and (8) any time assistance is needed to assure compliance with City requirements. Reinspections required due to site or work not being ready for inspection when scheduled or for the replacement of defective work, shall be done at the expense of the permittee.
15. Asphalt pavement, including resurfacing, shall be constructed of Level 2, 1/2-inch dense HMAC ODOT asphalt concrete for the roadway.
16. Curbs with depressions for vehicular access will not be accepted until a standard driveway approach has been constructed at each depression. Where none exists, a sidewalk adjoining such driveway approaches shall be constructed.
17. Final approval of any work will not be given until construction debris and excess material is removed and parkways are graded to conform to the standard street section and planted as appropriate to match existing.
18. Failure to secure permits for previous work or failure to pay fees due on previous permits shall render the applicant, permittee or employees ineligible for any other City permit until such fees and penalties are paid.
19. Any applicant or contractor who has done work in public rights-of-way not in conformance with City Standard Specifications, Standard Drawings or Special Provisions, or who violates the City Code shall be ineligible to do work in public rights-of-way until such deficiency has been corrected to the satisfaction of the City Engineer.
20. Construction hours: Monday-Friday 7am to 6pm, Saturdays 9am to 6pm. **NO** work shall be done on Sundays.
21. Contractors shall have an Oregon City Business License and/or a Metro Contractor's License and required contractors' licenses.
22. Permittee shall remain responsible for satisfactory workmanship and material for two years after acceptance of improvements authorized by this permit.

**I AGREE TO COMPLY WITH THE PERMIT AND ALL ABOVE-REFERENCED CONDITIONS**

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

6/1/2017





## Pavement Cut Permit Application

Permit Number:

PW-17-0011

**Section 1: Applicant to complete.** Attach map with pavement cut location(s) including street names. Mapping available at [webmaps.orcity.org](http://webmaps.orcity.org).

Applicant Name: <u>Sanitech</u>	Contractor:
Contact Name: <u>Eric Hefles</u>	Contact Name:
Phone Number: <u>503. 803. 1207</u>	Phone Number:
Email: <u>Sanitech@molga.us</u>	Email:
Job Site Address / Location: <u>19409 South end Rd</u>	
Description of Work to be Done: <u>sewer install</u>	
Pavement Cut Date: <u>6/6/17</u>	Pavement Restoration Date: <u>6/12/17</u>
Street Pavement Type: <u>A/C</u>	Sidewalk Restoration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Attachments:** Check all boxes that apply:

☐ Map ☒ Traffic control plan ☐ Schedule ☒ Drawings ☐ \_\_\_\_\_

**Section 2: City to Complete.**

Restoration Tier: (Circle one)	1	<u>2</u>	3
Street Classification: (Circle one)	<u>Arterial</u>	Collector	Local
Street Cut Standard:	Moratorium Standard	<u>Full Standard</u>	Modified T-cut

(Circle one and attach applicable standard drawings. Drawings are available online at [www.orcity.org/publicworks/design-and-construction-standardsdrawings](http://www.orcity.org/publicworks/design-and-construction-standardsdrawings).)

Comments: \_\_\_\_\_

**Section 3: City staff to complete after final restoration. Attach inspection report.**

City Inspection Approval:	Date:
Warranty Period:	From: (month/year) To: (month/year)
Subgrade and asphalt density test results attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Important:**

Pavement restoration shall be done in compliance with the City of Oregon City Public Works Pavement Cut Standards (Resolution No. 16-02, adopted and effective 1/6/16) and with all other applicable rules, regulations and standards of the City. Pavement Cut Standards can be found online at [www.orcity.org/sites/default/files/ocpw\\_pavement\\_cut\\_standards\\_adopetd\\_010616.pdf](http://www.orcity.org/sites/default/files/ocpw_pavement_cut_standards_adopetd_010616.pdf).



# Oregon City GIS Map



### Legend

- Taxlots
- Taxlots (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.



0 92 184 Feet

1: 1,106

Map created 6/1/2017

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



1' T cut

# Stationary Lane Closure with Flagging

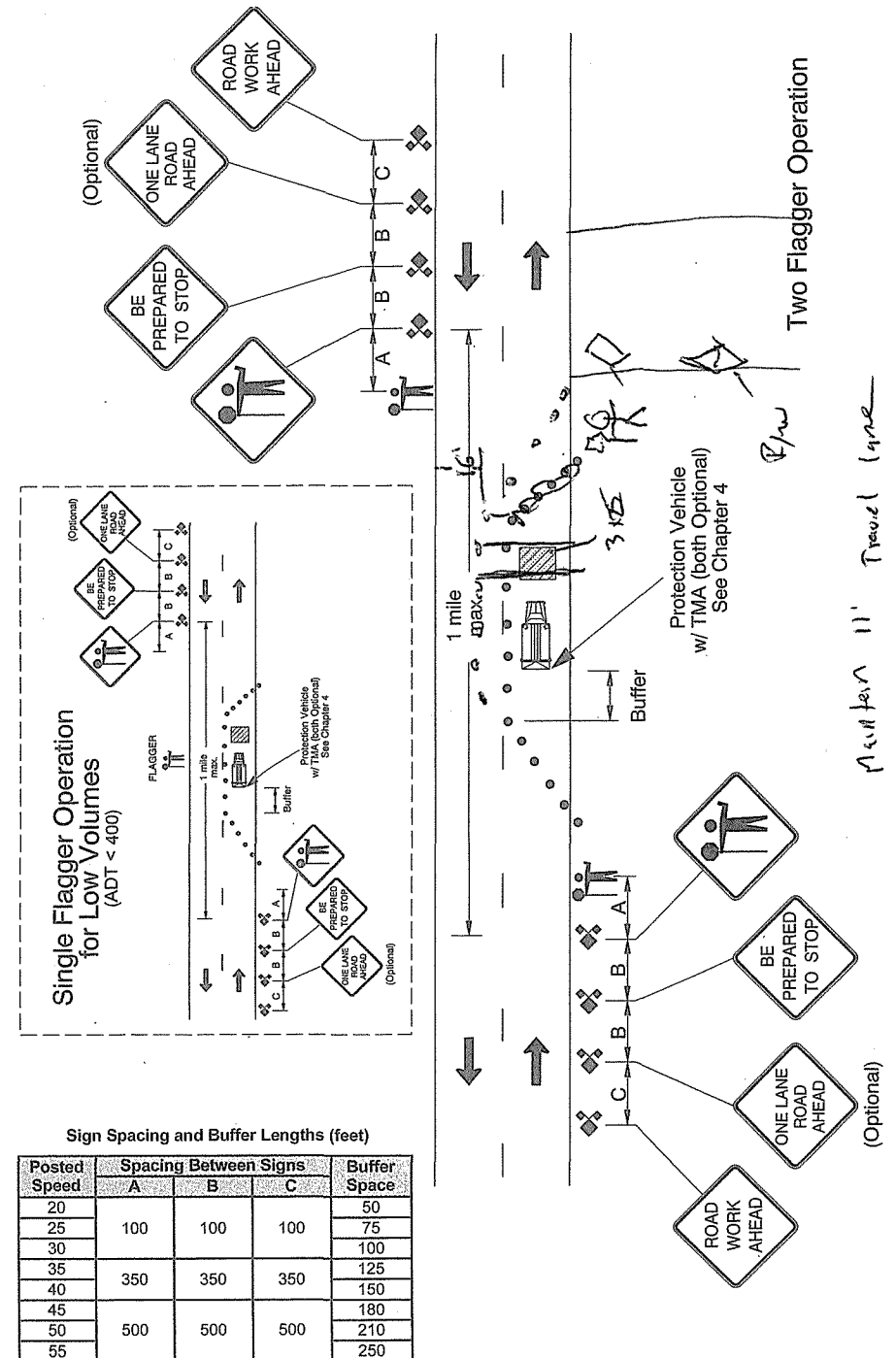
## Diagram 320

Diagram 320 covers total closure of one lane of a two-lane, two-way roadway. See the detail inset for the layout if using a single flagger to control both directions of traffic on low volume roads (less than 400 ADT) with good sight distance as discussed below.

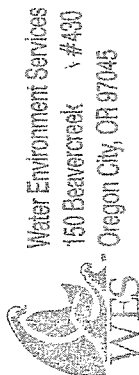
1. Use truck-mounted flashing warning lights on work and protection vehicles. See Section 4.3 – Lights and Lighted Signs for exceptions.
2. For added visibility, a truck-mounted arrow board or PCMS in caution mode may be used.
3. Flaggers at each approach are required if any of the following conditions exist:
  - a. Night Operations.
  - b. Work space is over 200 feet in length.
  - c. Sight distance is less than 750 feet from each approach through the lane closure.
  - d. Traffic volumes are greater than 400 ADT.
4. The length between the Flagger Ahead signs **shall** not exceed one mile. Use Diagram 340 – Lane Closure with Pilot Car if exceeding one mile.
5. Cones should be used to outline the work space when curves or other roadway alignments prevent clear direction for the motorists to pass the work space safely.
6. Cones along the work space are recommended when posted speeds are 45 mph or greater, when working under heavy traffic or when travel lanes are narrower than 11 feet.
7. Extended queue signing (see Diagram 5-4) should be used when traffic queues extend beyond the initial advance warning sign.
8. When flagging near an intersection, the “Flagger Ahead” (CW23-2) sign should be visible to traffic entering from any side road. Additional advance warning and Flagger Ahead symbol signs may be placed on the side road(s).
9. Sign set-up and flagger placement shown may be used for intermittent full road closures of 20 minutes or less.
10. The “ONE LANE ROAD AHEAD” (W20-4) sign is optional and should be considered on high volume or high speed roads, or when extended queues are expected.

# Stationary Lane Closure with Flagging

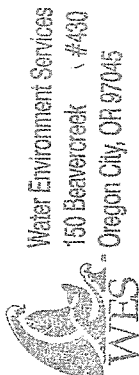
## Diagram 320







<b>RECEIPT</b>		DATE <u>6-1-17</u>	No. <u>082271</u>
RECEIVED FROM <u>Diane Douglass</u>		<u>\$225.00</u>	
<u>Tri City Annexation fee</u>		DOLLARS	
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR <u>Clackamas County fee</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>225.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>Rob Hing</u>



<b>RECEIPT</b>		DATE <u>6-1-17</u>	No. <u>082272</u>
RECEIVED FROM <u>Diane Douglass</u>		<u>\$150.00</u>	
<u>Tri City Annexation fee</u>		DOLLARS	
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR <u>Metro fee</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>150.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>Rob Hing</u>



# OREGON CITY

## Public Works – Development Services

625 Center Street | Oregon City, OR 97045  
Ph: (503) 657-0891 | Fax: (503) 657-7892  
Inspection Line: (503) 496-1510 | Cell: (971) 712-3029  
**72 HOUR NOTICE REQUIRED FOR INSPECTIONS**

## RIGHT OF WAY PERMIT

THIS PERMIT EXPIRES: **1/20/2017**

Permit No: **PW-16-0045**

Status: **issued**

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 is to 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.

Job Address: 19409 S SOUTH END RD

OREGON CITY OR 97045

Owner's Name: DOUGLASS DAVID G TRUSTEE

Submitted by: DOUGLASS DAVID G TRUSTEE

Owner's Address: 19405 S SOUTH END RD  
OREGON CITY OR 97045

### Permit Description:

New sanitary Sewer lateral for existing house connection (septic failure) to city (public) sanitary sewer in South End Road (see city record drawing #10039.13). Property needs to annex to Oregon City as sanitary sewer service requirement. Contact City Planning at (503) 722-3789 for annexation process.

Contact Terry Hite, Public Works Inspector at THite@orc.org or at (971)-276-1751 OR Stan Orr at SOrr@orc.org or (971) 712-3029 to verify inspection requirements. ROW / propertyline clean-out required - verify with inspector. Owner Contact: David or Diane at (503)

### Fees:

Description	Fee Amount	Description	Fee Amount
5822 Com OC Sewer SDC	2,038.00	5562 Com TriCity Sewer SDC	2,400.00
5320 Sewer Inspection fee	149.00	4320 Street/ROW Inspection	149.00
4316 Pavement Cut Review	26.00		
		Total fees:	<u>\$ 4,762.00</u>

### Staff Comments:



① VERIFY STREET CUT Requirements with City P.W. Inspector ② See American Requirements - Contact Planning

### 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 24 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.: 019514

ISSUED BY: (JOHN KNAPP, City Team III)  
(CITY ENGINEER OR AUTHORIZED REPRESENTATIVE)

DATE: 11/21/2016

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



**THIS PERMIT ~~RW~~ PW/16-0045 IS ISSUED AND ACCEPTED SUBJECT TO THE FOLLOWING PROVISIONS:**

1. Permittee agrees to save, keep and hold harmless the City of Oregon City, its officers, agents and employees from all damages, costs or expenses in law or equity that may at any time arise or be set up because of damage to property, or of personal injury received by reason of or in the course of performing work authorized by this permit which may be occasioned by any act or omission of the permittee, his agents or employees. The City will not be liable for any accident, loss or damage to the work prior to its completion and acceptance.
2. Permit is void 60 days after date of issue unless otherwise noted. A time extension shall be requested not less than 24 hours prior to expiration.
3. Concrete curb, sidewalk, gutters, driveway approaches, alley entrances, paving repairs, etc. shall be constructed per City Standards ([www.orcity.org/public-works/standards.htm](http://www.orcity.org/public-works/standards.htm)).
4. A copy of this permit shall be kept at the work site.
5. Work authorized by this permit includes removal and replacement of improvements as necessary.
6. Oregon law requires that the rules adopted by Oregon Utility Notification Center be followed. Those rules are set forth in OAR 952-001-0010 to 0090. You may obtain copies of the rules by calling the center or online at [www.callbeforeyoudig.org](http://www.callbeforeyoudig.org). Call before you dig - Portland Metro Area 811 or 503-246-6699.
7. Permittee shall adequately safeguard all excavations and obstructions with barricades, lights and/or other suitable safety devices per the current "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" ([mutcd.fhwa.dot.gov/](http://mutcd.fhwa.dot.gov/)), Federal Highway Administration and follow all OSHA rules and regulations. If the permittee fails to adequately safeguard the public, the City shall place barricades and lights at the expense of the permittee. Placement of safety devices by the City shall not relieve the permittee from liability.
8. Permittee shall coordinate **24 hours in advance of any street closure** with **Oregon City Code Enforcement at 503.496.1559** for each day any street is to be closed.
9. Fire Department access to fire hydrants shall be maintained at all times.
10. Permittee shall be responsible for preserving construction survey stakes and marks for the duration of their usefulness.
11. Construction water shall not be taken from a fire hydrant until a fire hydrant permit has been obtained from the Public Works Operations Center, 122 S. Center Street, 503.657.8241.
12. A minimum of **72 hours' advance notice** must be given for inspection requests (exclusive of Saturdays, Sundays and holidays).
13. 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 24 hours in advance.
14. Any work done without proper inspections will be subject to rejection. Permittee shall request inspections when: (1) forms are complete/ready for concrete; (2) subgrade is compacted and ready for pavement or concrete; (3) excavation is started; (4) sewers are ready for testing; (5) backfill compaction is in progress; (6) temporary resurfacing has been placed; (7) all work authorized by this permit has been completed; and (8) any time assistance is needed to assure compliance with City requirements. Reinspections required due to site or work not being ready for inspection when scheduled or for the replacement of defective work, shall be done at the expense of the permittee.
15. Asphalt pavement, including resurfacing, shall be constructed of Level 2, ½-inch dense HMAC ODOT asphalt concrete for the roadway.
16. Curbs with depressions for vehicular access will not be accepted until a standard driveway approach has been constructed at each depression. Where none exists, a sidewalk adjoining such driveway approaches shall be constructed.
17. Final approval of any work will not be given until construction debris and excess material is removed and parkways are graded to conform to the standard street section and planted as appropriate to match existing.
18. Failure to secure permits for previous work or failure to pay fees due on previous permits shall render the applicant, permittee or employees ineligible for any other City permit until such fees and penalties are paid.
19. Any applicant or contractor who has done work in public rights-of-way not in conformance with City Standard Specifications, Standard Drawings or Special Provisions, or who violates the City Code shall be ineligible to do work in public rights-of-way until such deficiency has been corrected to the satisfaction of the City Engineer.
20. Construction hours: Monday-Friday 7am to 6pm, Saturdays 9am to 6pm. **NO** work shall be done on Sundays.
21. Contractors shall have an Oregon City Business License and/or a Metro Contractor's License and required contractors' licenses.
22. Permittee shall remain responsible for satisfactory workmanship and material for two years after acceptance of improvements authorized by this permit.

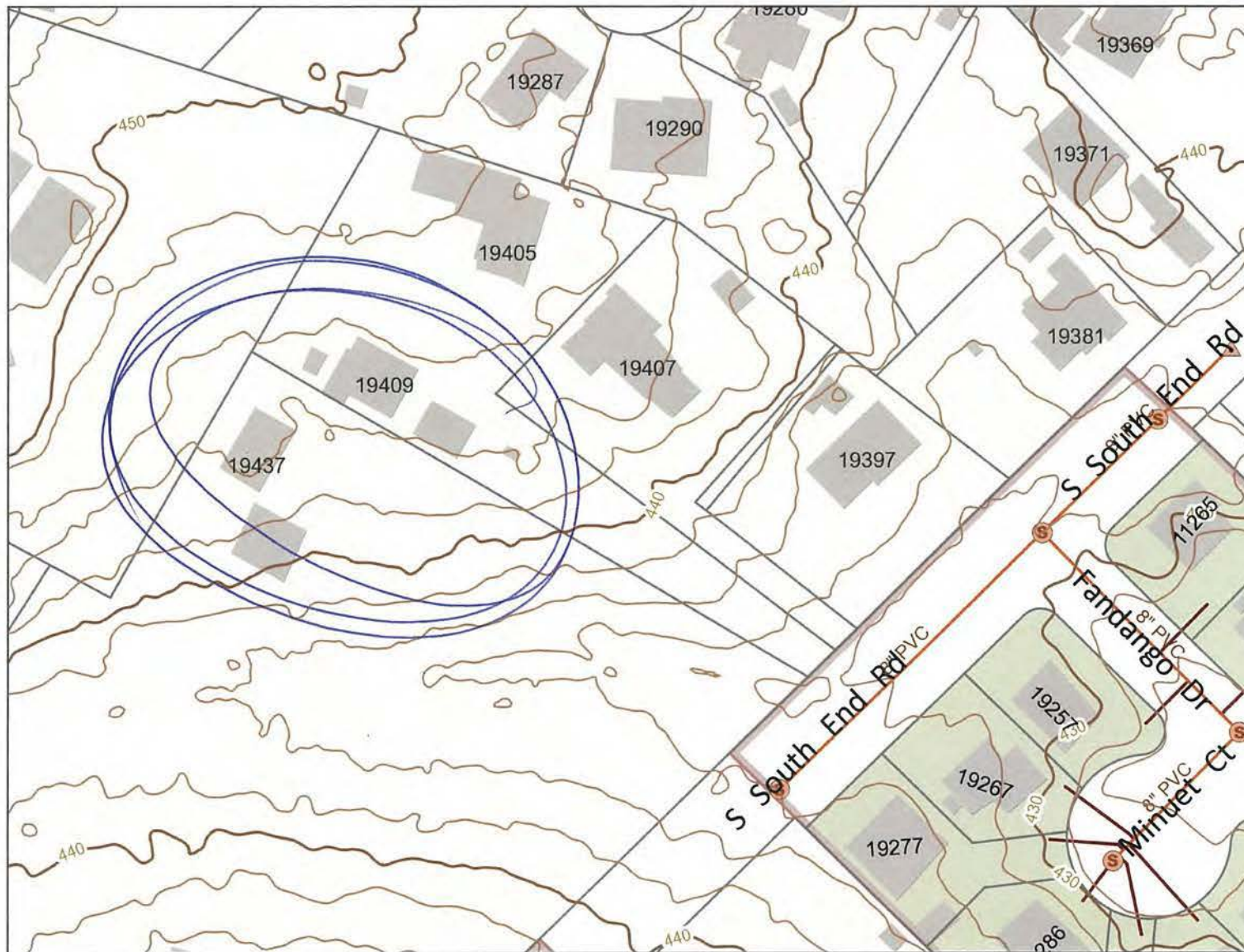
**I AGREE TO COMPLY WITH THE PERMIT AND ALL ABOVE-REFERENCED CONDITIONS**

Applicant's Signature:

Date:



# Oregon City GIS Map



### Legend

Contours (2ft) - 1:3,600 and closer

- 10 foot
- 2 foot

Taxlots

- Taxlots (Outside UGB)
- Unimproved ROW

Sewer Manholes

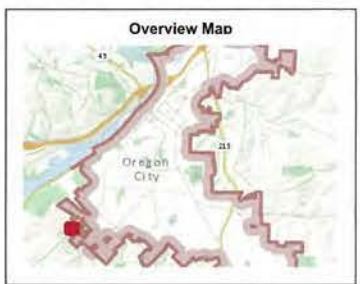
- (Other owner)
- OC
- Private
- Tri-City
- CCSD #1
- West Linn

Sewer Clean Outs

- (Other owner)
- OC
- Private
- Tri-City
- CCSD #1

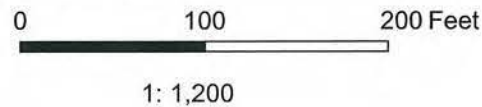
### Notes

19409 South End



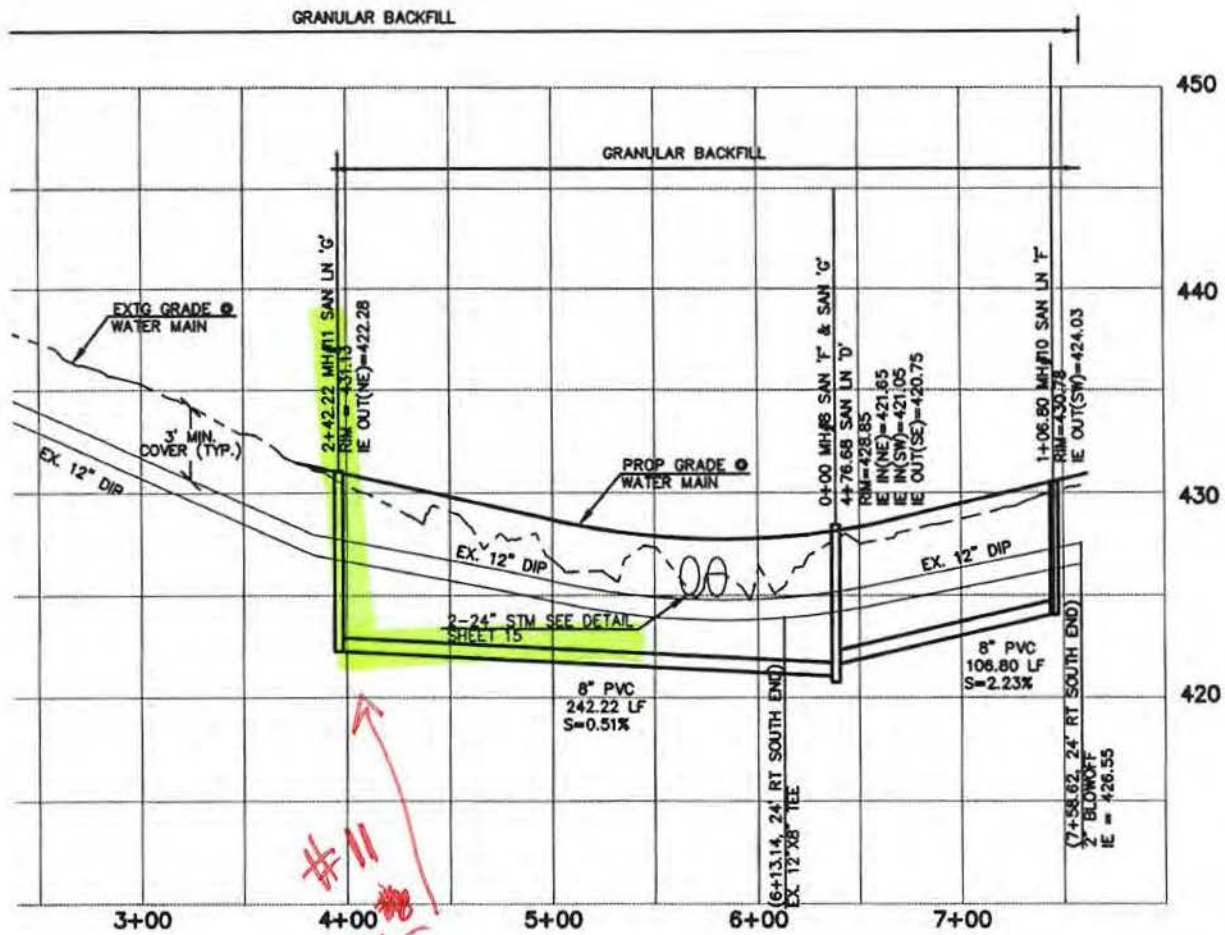
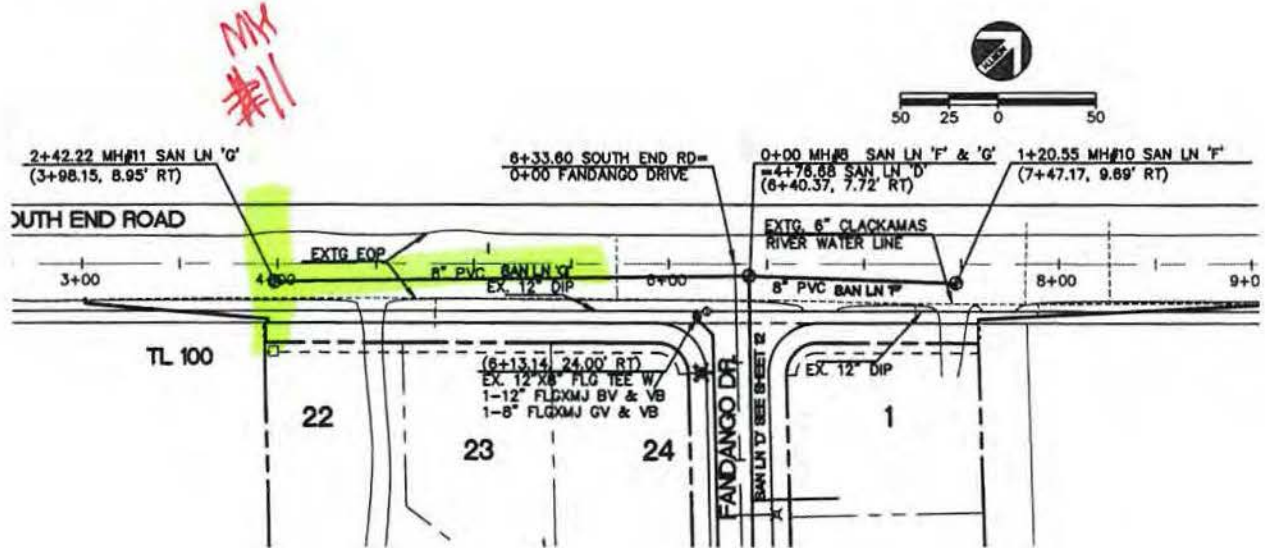
The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 11/21/2016



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





SEWER LINES 'F' AND 'D' & WATERLINE  
SOUTH END ROAD

SCALE 1" = 50' HORIZ.  
1" = 5' VERT.



## Street Saver Section Description

Printed: 11/21/2016

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<b>StSecIDKey:</b> STHEND_040	<b>Begin Location:</b> LAFAYETTE AVE	<b>Constructed:</b> 01/01/1996
<b>Street ID:</b> STHEND	<b>End Location:</b> PARRISH RD	<b># Lanes:</b> 2
<b>Section ID:</b> 040	<b>Owner:</b> C - CITY	
<b>Street Name:</b> SOUTH END RD		
<b>Functional Class:</b> A - Arterial	<b>Length (ft):</b> 3,414	<b>Width (ft):</b> 34
<b>Surface Type:</b> A - AC	<b>Slab Width:</b> 0	<b>Slab Length:</b> 0
<b>General Code:</b> S - SHOULDERS	<b>Funding Source:</b> A	<b>Area (sq ft):</b> 116,076
		<b># of Slabs:</b> 0
<b>PCI:</b> 75	<b>PCI Date:</b> 08/02/2014	
<b>Comments:</b>		

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### Maintenance Rehabilitation History

Maint. Date	Treatment	Thickness	Sq. Ft.	Pre-PCI	Post-PCI	Comments
08/01/2014	CHIP SEAL	0.000	0	62	73	
08/02/2014	SEAL CRACKS	0.000	0	73	75	

### Inspection History

<b>Inspection Date:</b> 05/27/2004	<b>Section PCI:</b> 81
<b>Inspection Date:</b> 02/15/2007	<b>Section PCI:</b> 76
<b>Inspection Date:</b> 04/01/2010	<b>Section PCI:</b> 56
<b>Inspection Date:</b> 05/04/2013	<b>Section PCI:</b> 65





## Pavement Cut Permit Application

Permit Number: \_\_\_\_\_

**Section 1: Applicant to complete.** Attach map with pavement cut location(s) including street names. Mapping available at [webmaps.orcity.org](http://webmaps.orcity.org).

Applicant Name:	Contractor:
Contact Name:	Contact Name:
Phone Number:	Phone Number:
Email:	Email:

Job Site Address / Location: 19409 South End

Description of Work to be Done: SAN SEWER CONNECTION per STD STREET LATEAK

Pavement Cut Date: \_\_\_\_\_ Pavement Restoration Date: \_\_\_\_\_

Street Pavement Type: \_\_\_\_\_ Sidewalk Restoration: ☐ Yes ☐ No

**Attachments:** Check all boxes that apply:

☐ Map ☒ Traffic control plan ☐ Schedule ☐ Drawings ☐ \_\_\_\_\_

**Section 2: City to Complete.**

Restoration Tier: (Circle one)	1	2	3
Street Classification: (Circle one)	Arterial	Collector	Local
Street Cut Standard:	Moratorium Standard	Full Standard	Modified T-cut

(Circle one and attach applicable standard drawings. Drawings are available online at [www.orcity.org/publicworks/design-and-construction-standardsdrawings](http://www.orcity.org/publicworks/design-and-construction-standardsdrawings).)

Comments: CDF BACKFILL & PAVEMENT DENSITY/COMPACTION TEST RESULTS AS REQUIRED

**Section 3: City staff to complete after final restoration. Attach inspection report.**

City Inspection Approval:	Date:
Warranty Period: From: _____ (month/year) To: _____ (month/year)	
Subgrade and asphalt density test results attached?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Important:**

Pavement restoration shall be done in compliance with the City of Oregon City Public Works Pavement Cut Standards (Resolution No. 16-02, adopted and effective 1/6/16) and with all other applicable rules, regulations and standards of the City. Pavement Cut Standards can be found online at [www.orcity.org/sites/default/files/ocpw\\_pavement\\_cut\\_standards\\_adopted\\_010616.pdf](http://www.orcity.org/sites/default/files/ocpw_pavement_cut_standards_adopted_010616.pdf).

CITY OF OREGON CITY  
PUBLIC WORKS  
PAVEMENT CUT STANDARDS

RESOLUTION NO. 15-35

ADOPTED: JANUARY 6, 2016

EFFECTIVE: JANUARY 6, 2016

REPLACING THE STANDARDS ADOPTED IN RESOLUTION NO. 12-29  
ADOPTED SEPTEMBER 19, 2012

PREPARED BY

PUBLIC WORKS DEPARTMENT  
Engineering Division  
625 Center Street  
PO Box 3040  
Oregon City, Oregon 97045  
Telephone: (503) 657-0891

Exhibit A  
pg 1 of 3

HAND OUT:  
EXCERPT OF THE  
PAVEMENT CUT STANDARDS  
(AS OF 01/06/2016)  
SEE FULL "PAVEMENT CUT STANDARDS"  
AT CITY WEB PAGE  
WWW. ORCITY.ORG



pavement treatments are applied, the date of a given qualifying treatment will be assumed to be July 1<sup>st</sup> of the applicable year.

**Width of Patch:** The patch dimension perpendicular to the roadway.

## PAVEMENT RESTORATION REQUIREMENTS

The City of Oregon City hereby establishes a tiered pavement cut standards system based on the date of construction or the last qualifying pavement treatment applied to a pavement. These standards will be in effect for any City roadway from the time of construction or most recent qualifying pavement treatment was applied. The applicable standards are described below and specific replacement requirements are shown in Oregon City Standard Drawing Nos. 313, 508, 532, 533, and 534.

1. Moratorium Standard: Pavement cuts will only be allowed on an emergency basis. No planned or permitted cuts will be allowed when these standards apply. If pavement cutting is necessary for emergencies, cuts shall be full depth and extend one (1) foot beyond the nominal trench edge longitudinally and transversely. Two (2) inch minimum thickness grind and inlay paving shall extend the full width of an established travel lane and to the curb line or edge of pavement.
2. Full Standard: Pavement cuts shall be full depth and extend one (1) foot beyond the nominal trench edge longitudinally and transversely. Two (2) inch minimum thickness grind and inlay paving shall extend the full width of an established travel lane. There shall be no gaps or joints that are less than four (4) feet from the edge of pavement.
3. Modified Standard: Pavement cuts shall be full depth and extend one (1) foot beyond the nominal trench edge longitudinally and transversely. Two (2) inch minimum thickness grind and inlay paving shall extend beyond the wheel path to the middle of the travel lane. There shall be no gaps or joints that are less than four (4) feet from the edge of pavement.
4. T-Cut Standard: Pavement cuts shall be full depth and extend one (1) foot beyond the nominal trench edge longitudinally and transversely.

Applicable standards based on Tier (number of years since last qualifying pavement treatment) and City Street Classification is established in the following table:

**TABLE 1- RESTORATION REQUIREMENTS BY CLASSIFICATION AND TIER**

Street Classification	Tier 1 (≤ 3 years)	Tier 2 (3-6 years)	Tier 3 (> 6 years)
Arterial Streets	Moratorium Standard	Full Standard	Full Standard
Collector Streets	Moratorium Standard	Full Standard	Modified Standard

\* VERIFY WITH INSPECTOR

TERRY HITE @ THITE@ORCITY.ORG

"A"

pg 2 of 3



## Typical Single-Family Residence System Development Charges Effective 1/1/16

### WATER (5/8" by 3/4" Meter)

Oregon City	\$	3,728	
South Fork Water Board	\$	1,623	
TOTAL WATER			\$ 5,351

### SANITARY SEWER

Oregon City	\$	2,038	
Tri-City Service District	\$	2,400	
TOTAL SANITARY SEWER			\$ 4,438

STORM			\$ 774
-------	--	--	--------

### TRANSPORTATION

Vehicle **	\$	8,413	
Bike/Ped	\$	241	
TOTAL TRANSPORTATION			\$ 8,654

PARKS			\$ 4,279
-------	--	--	----------

TOTAL CITY SYSTEM DEVELOPMENT CHARGES			<u>\$23,496</u>
---------------------------------------	--	--	-----------------

Water Meter Installation (excludes service line installation)	\$	550	
Right-of-Way Permit	\$	149	*
TOTAL	\$	<u>24,195</u>	

\*\* Note: 10% Reduction for Mixed Use Downtown Zone & along 7th Street  
and Molalla Ave Corridor per Res 09-02

(x 2 + \$26)



# tyler

City of Oregon City  
Permit Receipt  
RECEIPT NUMBER 00034549

Account Number: 019514

Date: 11/21/2016

Applicant: DOUGLASS DAVID G TRUSTEE

Type: check # 4022

Permit Number	Fee Description	Amount
PW-16-0045	5822 Com OC Sewer SDC	2,038.00
PW-16-0045	5562 Com TriCity Sewer SDC	2,400.00
PW-16-0045	5320 Sewer Inspection fee	149.00
PW-16-0045	4320 Street/ROW Inspection	149.00
PW-16-0045	4316 Pavement Cut Review	26.00
Total:		\$4,762.00



David G Douglass  
Diane M Douglass  
19588 S. McCord Rd  
Oregon City, Oregon 97045  
503 657 3026

4022  
90-78/1211

Date 11/21/16

Pay to the order of City of Oregon City \$ 4,762.00  
Four thousand seven hundred sixty two and 00/100 Dollars

Bank Of the West  
1301 Molalla Ave  
Oregon City, Oregon 97045 (PW16-0045)

for SEWER Hookup 19409 Diane M. Douglass MP

TO REORDER VISIT WWW.CAROUSELCHECKS.COM

Security Features Details on Back

**From:** [McIntire, Rick](#)  
**Sent:** Wednesday, June 20, 2018 5:46 PM  
**To:** [Pete Walter](#)  
**Subject:** RE: Oregon City Public Notice of Proposed Annexation: AN-17-0002  
**Attachments:** 20180620174338.pdf; 20180620174351.pdf

---

Pete

See attached history on this site. It also appears that at least one of the two homes was replaced in 2016 with a new home under Building Permit No. B0398316.

Rick McIntire  
Sr. Planner  
**Planning and Zoning Division**  
150 Beavercreek Rd.  
Oregon City, OR 97045  
503-742-4516 (direct)  
503-742-4550 (fax)  
[rickmci@clackamas.us](mailto:rickmci@clackamas.us)

**DTD HOURS:**

- *Office hours Tues-Fri, 7a-6p*
- *2<sup>nd</sup> and 3<sup>rd</sup> floor permit lobbies open Mon-Thur from 8a-4p; Fri 8a-3p*
- *Our website address is [www.clackamas.us/planning](http://www.clackamas.us/planning) and our general email is [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).*
- 
- The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.
- 

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**From:** Pete Walter [mailto:[pwalter@orccity.org](mailto:pwalter@orccity.org)]  
**Sent:** Wednesday, June 20, 2018 5:33 PM  
**Subject:** Oregon City Public Notice of Proposed Annexation: AN-17-0002

Please see attached public notice.

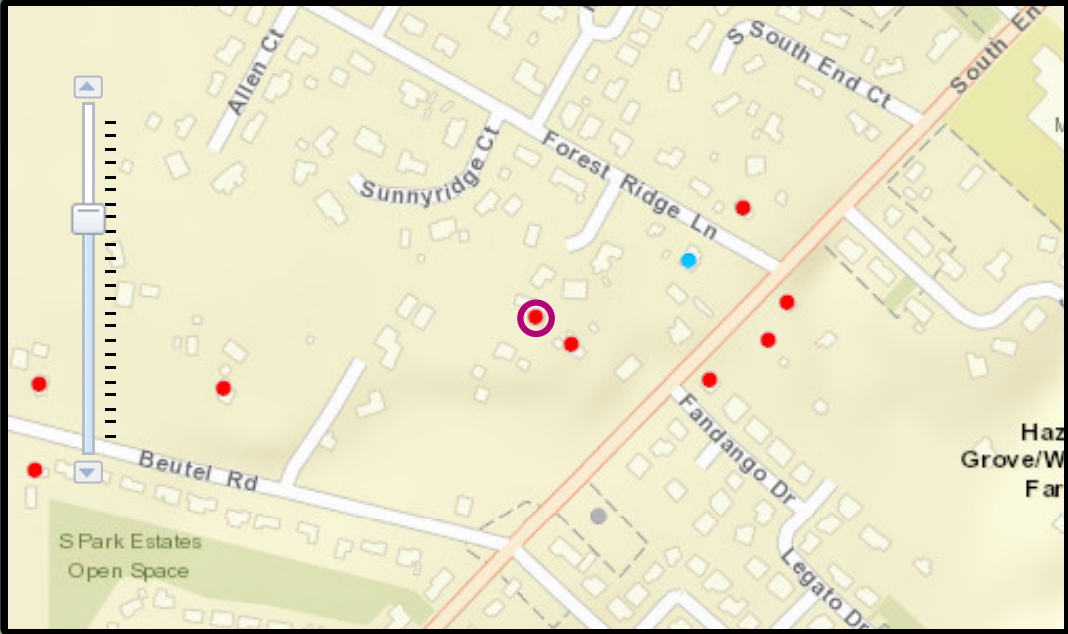
Pete Walter, AICP, Planner  
Oregon City Planning Division  
Community Development Department  
**We Moved!** 698 Warner Parrott Rd, Oregon City, OR 97045 ([Map](#))  
Phone: (503) 496-1568  
Planning Division Website: [www.orccity.org/planning](http://www.orccity.org/planning)  
Check out the [Equitable Housing Project](#)  
Mapping Tools: [OCWebMap and other Useful Maps](#)



**OREGON  
CITY**

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# Oregon Historic Sites Map



## Select Sites / Legend



Select

### Legend

- Eligible/Listed
- Eligible
- Not Eligible/Listed

Measurement

Switch Basemap

	Resource ID	Name	Address	City	County	Eligibility	Nat. Register Status	Yr Bu
	667829		19405 S South End Rd	Oregon City	Clackamas	not eligible/non-contributing		1940



# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	19405 S South End Rd Oregon City, Clackamas County		historic name:
assoc addresses:			current/other names:
location descr:			block/lot/tax lot:
			townshp/rng/sect/qtr sect:
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	not eligible/non-contributing		total elig resources:
prim constr date:	1940	second date:	
			total inelig resources:
primary orig use:			NR Status:
second orig use:			date indiv listed:
primary style:	Vernacular		orig use comments:
secondary style:			prim style comments:
primary siding:	Synthetic Siding: Other/Undefined		sec style comments:
secondary siding:			siding comments:
plan type:			architect:
			builder:
comments/notes:			
Another house on parcel, addressed 19409 S South End: horizontal wood, vinyl and metal: NC			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Oregon City RLS 2011	Survey & Inventory Project		2011
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	02/21/2011	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Repository:	
Bibliography:			