



NOTICE OF ANNEXATION APPLICATION

Notice Mailed to all Owners within 300 feet of the Subject Property on: June 22, 2012

COMMENT DEADLINE:	On Monday, July 23, 2012, the Planning Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On Wednesday, August 15, 2012, the City Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior to the close hearing.
FILE NUMBER:	AN 12-04: Annexation
APPLICANT/ OWNER:	Gary Bowles 14362 S Maplelane Ct, Oregon City, OR 97045
REPRESENTATIVE:	Sisul Engineering 375 Portland Avenue, Gladstone, OR 97027
REQUEST:	Annexation of approximately 0.89 acres into the City of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of LR – Low Density Residential.
LOCATION:	14362 S Maplelane Ct, Oregon City, OR 97045, located East of Hwy. 213, North of Beaver Creek Road, at intersection of Maplelane Rd and Maplelane Ct.
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568.
NEIGHBORHOOD ASSOCIATION:	Caufield
CRITERIA:	Metro Code 3.09, Oregon City Municipal Code Title 14 and Subsection 17.68.025, the Land Use Chapter of the Clackamas County Comprehensive Plan, the City/County Urban Growth Boundary Management Agreement and Sections 11 and 14 of the Oregon City Comprehensive Plan.

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**OREGON
CITY**

**Caufield
Neighborhood
Association**

Larry Hanlon, President
503-657-6975

June 2, 2012

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

ATTENTION: Peter Walter, Associate Planner

Dear Pete,

This is to certify that the Caufield Neighborhood Association executive committee met on Tuesday, May 22, 2012, with Thomas J. Sisul of Sisul Engineering regarding the annexation request for 14362 Mapelane Road. We will inform our association at our next meeting scheduled for June 26, 2012.

At the same executive meeting, Robert Price also presented the annexation request for an 11.93 acre parcel at 19314 S Beavercreek Road listed as tax lot 3-2E-09A-00800. Our Land Use Chairman expressed concern regarding the zoning of it and others in the Beavercreek Corridor, wondering if large industrial usage was to be permitted. We will present this annexation request at our general meeting on June 26. Please inform us when hearing dates are set so those having concerns may comment if they wish.

Sincerely,

Gary K. Davis, Secretary
Caufield Neighborhood Association

FILE

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STAFF CONTACT: Pete Walter, AICP, Associate Planner, (503) 496-1568.

NEIGHBORHOOD ASSOCIATION: Caufield

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FILE

Pete Walter

From: Pete Walter
Sent: Wednesday, June 20, 2012 3:26 PM
To: 'LFaxon@CommNewspapers.com'
Subject: Public Hearing Notice
Attachments: AN 12-04 Public Notice Newspaper.docx

Hi Louise,

Please publish the attached public notice at your earliest convenience.

Thanks,

Pete Walter



Pete Walter, AICP, Associate Planner
pwalter@orccity.org
Community Development Department
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045
503-496-1568 Direct
503-722-3789 Front Desk
503-722-3880 Fax
Website: www.orccity.org
Hours: Counter/Walk-in: 8-5 Mon-Thurs.
Friday: Phone, Email and Appointment Only.

Need Zoning and other Tax Lot Information? - Quickly and easily view, print, and save maps and reports of your property.
[Property Zoning Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

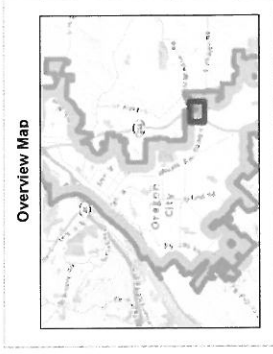
PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

AN 12-04: 14362 S Maplelane Ct - 0.89 acres

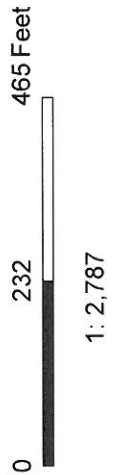


Legend	
	City Limits
	UGB
	Taxlots
	Hydrants
	Meters (Type missing)
	Service Meter
	Master Meter
	Valves
	Unclassified
	Pressure Reducing Valves
	Sampling Stations
	Vaults
	Pipes - OC
	Pipes - South Fork
	Pipes - CRWD
	Pipes - West Limb
	Pipes - Private

Notes



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



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 6/21/2012

FILE



AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

Applicant: Gary Bowles

Location: 14362 Maplelane Ct, Clackamas County Map 3-2E-04C, Tax Lot 01600

File Numbers: AN 12-04: Annexation (0.89 ac)

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

The signs shall be posted by **June 22, 2012** so that they are clearly visible along the street fronting the property. A map is enclosed distinguishing the location of where the signs should be posted. Please maintain the signs posted until after the City Commission hearings. If you have any questions please contact me at (503) 496-1568.

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

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 6-22-12, I posted the required signs on the subject site in accordance with the requirements of the Oregon City Municipal Code. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.

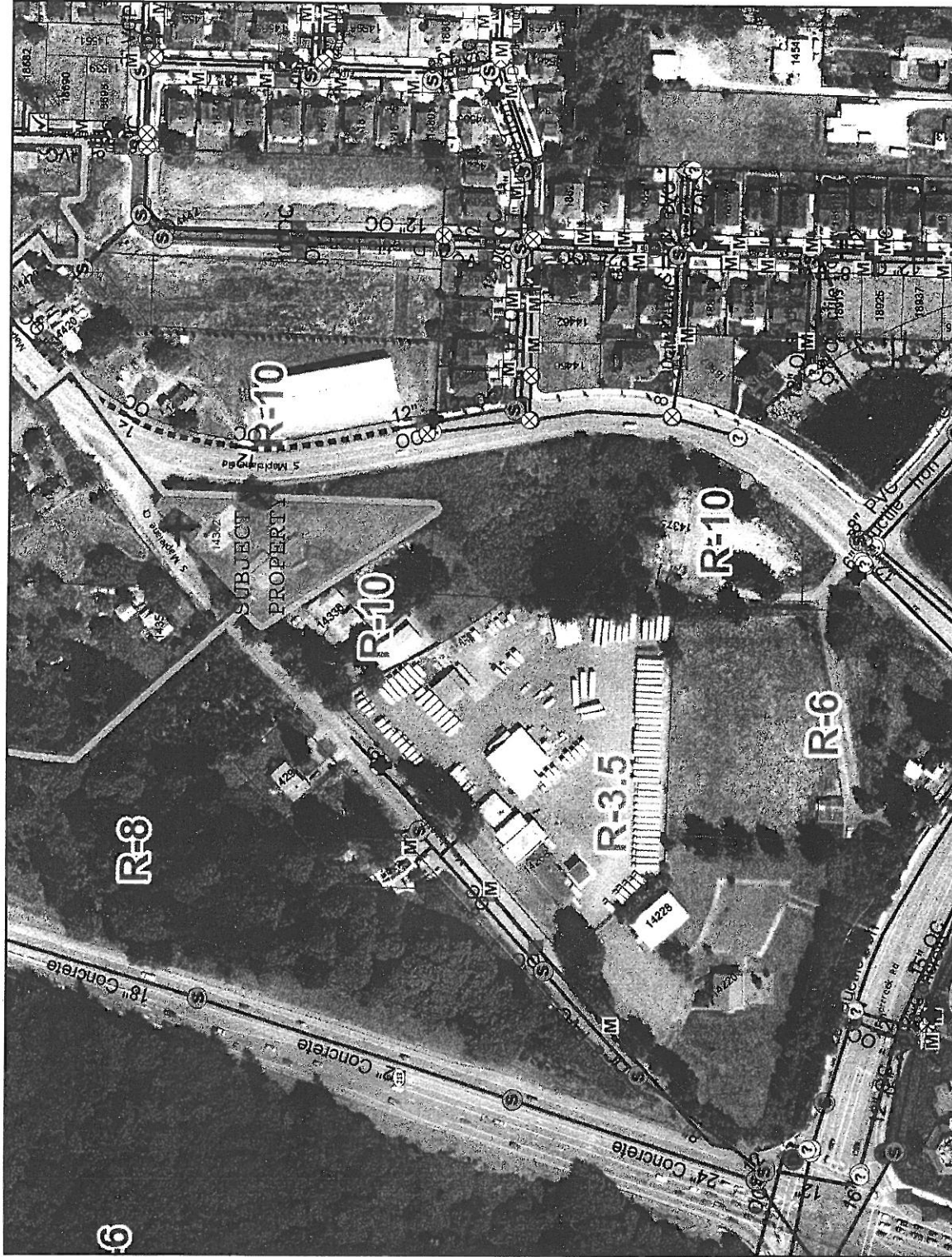
Applicant

6/21/12
Date

AN 12-04: 14362 S Maplelane Ct - 0.89 acres

SIGN LOCATION

FILE



Legend

- City Limits
- UGB
- Taxlots
- Hydrants
- Meters
- Meters (Type missing)
- Service Meter
- Master Meter
- Valves
- Unclassified
- Valves
- Pressure Reducing Valves
- Sampling Stations
- Vaults
- Pipes - OC
- Pipes - South Fork
- Pipes - CRWD
- Pipes - West Linn
- Other

Notes

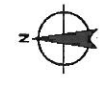
Overview Map



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

0 232 465 Feet

1: 2,787



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Map created 6/21/2012

CJ CUSTOM HOMES LLC
10121 SE SUNNYSIDE RD STE 115
CLACKAMAS, OR 97015

RICHARD BAGGETT
14449 WALNUT GROVE WAY
OREGON CITY, OR 97045

DARREN WIEDRICH
14420 S MAPLELANE RD
OREGON CITY, OR 97045

RICHARD D BAGGETT
14388 S MAPLELANE RD
OREGON CITY, OR 97045

GARY R BOWLES
14362 S MAPLELANE CT
OREGON CITY, OR 97045

ROBERT LOFGREN
PO BOX 1247
OREGON CITY, OR 97045

HISTORIC PROPERTIES LLC
606 15TH ST
OREGON CITY, OR 97045

STEVEN E ELLISON
16415 SW CINNABAR CT
BEAVERTON, OR 97007

JORDAN S CAMERON
14297 MAPLELANE RD
OREGON CITY, OR 97045

THERESA M MADIGAN
14351 S MAPLELANE CT
OREGON CITY, OR 97045

JOSEPH DALLAS & CHRI BAILEY
14461 WALNUT GROVE WAY
OREGON CITY, OR 97045

THOMAS R RASCH
PO BOX 777
CLACKAMAS, OR 97015-0777

JOSHUA & KERI E RHODEN
14473 WALNUT GROVE WAY
OREGON CITY, OR 97045

METRO
600 NE GRAND
PORTLAND, OR 97232

MOEHNKE FAMILY LTD PRTNRSH
16086 SE RIVER RD
MILWAUKIE, OR 97267-3621

OREGON CITY SCH DIST #62
PO BOX 2110
OREGON CITY, OR 97045

AN 12-04
Mailing Labels
300'
Buffer from
Tax Lot
FILE

FILE

Clackamas Co. Board of
Commissioners
2051 Kaen Road
Oregon City, OR 97045

Tri-City Service District
Clackamas WES
150 Beaver Creek Rd.
Oregon City, OR 97045

Tri-Met
Land Development
710 NE Holladay
Portland, OR 97232

Clackamas River Water
PO Box 2439
Clackamas, OR 97015

Bob Vroman, Assessor
Clackamas County
150 Beaver Creek Rd
Oregon City, OR 97045

Kyle Gorman
Clackamas Fire District
11300 SE Fuller Road
Milwaukie, OR 97222

Manager
Clackamas Vector Control District
1102 Abernethy Road
Oregon City, OR 97045

Craig Roberts, Sheriff
Clackamas Co. Enhanced Law
2223 S. Kaen Road
Oregon City, OR 97045

Development Review
Oregon Dept of Transportation
123 NW Flanders
Portland, OR 97209

Oregonian Metro South-News
365 Warner-Milne Road, Ste. 110
Oregon City, Oregon 97045
Attn: Steve Mayes

AN 12-04
Necessary
Parties

Paulette Copperstone
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Rick McIntire
Clackamas Planning & Zoning
150 Beaver Creek Rd
Oregon City, OR 97045

Renee Berry
CBS, NW Natural Gas
220 NW Second Ave
Portland, OR 97209

Office of County Counsel
2051 Kaen Road
Oregon City, OR 97045

COMMUNITY NEWSPAPERS

6605 SE Lake Road, Portland, OR 97222 • PO Box 22109, Portland, OR 97269-2109
Phone: 503-684-0360 Fax: 503-820-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

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

City of Oregon City
Notice of Public Hearing/AN12-04
CLK12608

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

1

week in the following issue:

June 27, 2012

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
June 27, 2012.

Jaime N McCaslin

NOTARY PUBLIC FOR OREGON

My commission expires *Feb 20 2016*

Acct #10048638

Attn: Pete Walter

City of Oregon City

PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 5.75"

Amount Due: \$136.27*

*Please remit to address above.

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NEIGHBORHOOD ASSOCIATION: Caulfield

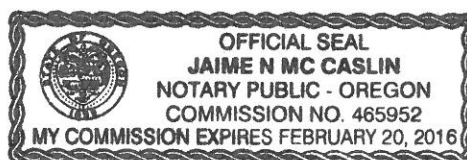
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Publish 06/27/2012.

CLK12608



Pete Walter

From: Pete Walter
Sent: Friday, June 29, 2012 8:15 AM
To: 'Caufield'; 'Caufield'; mike1376@aol.com
Subject: Transmittal for Comment from Oregon City Planning Division: AN 12-04 - 14682 S Maplelane Ct
Attachments: AN 12-04 Land Use Transmittal.pdf

Subject: Transmittal for Comment from Oregon City Planning Division: AN 12-04 - 14682 S Maplelane Ct

Good Morning,

This is an electronic land use transmittal from Oregon City Planning Division. The attached application is referred to you for your information, study and official comments.

For inclusion in the staff report, please provide written comments to the reviewing planner 2 weeks prior to the planning commission hearing.

If you need additional hard copies mailed to you, please contact the Planning Division.

The complete Application Materials can be downloaded from the Planning Division Website at the following web address:

<http://www.orcity.org/planning/landusecase/12-04-089-acre-annexation-14362-maplelane-ct>

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NEIGHBORHOOD ASSOCIATION:	Caufield
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Pete Walter

From: Pete Walter
Sent: Friday, June 22, 2012 9:45 AM
To: Bob Cullison; Nancy Kraushaar; John M. Lewis; Fran Shafer; 'John Replinger'; Chris Dunlop; Mike Conrad
Cc: 'Assessor'; Bob George; 'Boll, Heather'; Mike Boumann; 'Clack Sheriff's Office'; 'County Counsel'; 'County Planning'; 'County Transportation'; 'CRW'; 'Metro'; Mike Conrad; 'OC School District'; 'ODOT'; 'Oregonian'; 'Vector Control'; 'Vector Control'; 'WES'; 'WES Admin'
Subject: Transmittal for Comment from Oregon City Planning Division: AN 12-04 - 14682 S Maplelane Ct
Attachments: AN 12-04 Land Use Transmittal.pdf

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OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

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

ANNEXATION APPLICATION TRANSMITTAL

June 22, 2012

IN-HOUSE DISTRIBUTION OF APPLICATION

- ☐ BUILDING OFFICIAL
- ☐ ENGINEERING MANAGER✓
- ☐ CITY ENGINEER / PUBLIC WORKS DIRECTOR✓
- ☐ TECHNICAL SERVICES (GIS)✓
- ☐ PARKS MANAGER✓
- ☐ ADDRESSING✓
- ☐ POLICE✓
- ☐ TRAFFIC ENGINEER✓
- ☐ CITY ATTORNEY✓

NOTICE OF THE APPLICATION MAILED TO

- ☐ All Properties within 300 feet✓
- ☐ Hamlet of Beaver Creek✓
- ☐ Holcomb Outlook CPO✓
- ☐ Central Point / Leland Road / New Era CPO✓

EMAIL DISTRIBUTION OF APPLICATION

- ☐ OREGON CITY NEIGHBORHOOD ASSOCIATIONS✓
 - ☐ CIC LAND USE CHAIR _____
 - N.A. CHAIR: **CAUFIELD**✓
 - N.A. LAND USE CHAIR: **CAUFIELD**✓
- ☐ CLACKAMAS COUNTY TRANSPORTATION AND PLANNING✓
- ☐ CLACKAMAS FIRE DISTRICT #1✓
- ☐ OREGON CITY SCHOOL DISTRICT✓
- ☐ TRI-MET✓
- ☐ METRO✓
- ☐ CLACKAMAS RIVER WATER✓
- ☐ ODOT DIVISION REVIEW✓
- ☐ OTHER: VECTOR CONTROL, SHERIFF,
ASSESSORS OFFICE, COUNTY COUNSEL, WES, TRI-CITY,
OREGONIAN ✓

COMMENTS DUE BY: Comments may be submitted at any time until the close of City Commission public hearing. However, for inclusion in the staff report, please provide written comments to the reviewing planner 2 weeks prior to the planning commission hearing.

HEARING DATE(S): PLANNING COMMISSION: **JULY 23, 2012** / CITY COMMISSION: **AUGUST 15, 2012**

HEARING BODY(IES): PLANNING COMMISSION / CITY COMMISSION

FILE # & TYPE: AN 12-04, TYPE IV

APPLICATION WEBSITE: <http://www.orcity.org/planning/landusecase/12-04-089-acre-annexation-14362-maplelane-ct>

PLANNER: PETE WALTER, AICP, ASSOCIATE PLANNER, (503) 496-1568

APPLICANT: GARY BOWLES

REPRESENTATIVE: SISUL ENGINEERING

OWNER: GARY BOWLES

REQUEST: ANNEXATION OF 0.89 ACRES WITHIN THE URBAN GROWTH BOUNDARY

COMP. PLAN DESIGNATION: LR - Low Density Residential

ZONING: County - FU-10 Future Urban

LOCATION: 14362 Maplelane Rd, Oregon City, OR 97045

Tax Lot(s): Clackamas County Map 3-2E-04C -01600

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and insure prompt consideration of your recommendations. **Please check the appropriate spaces below.**

____ The proposal does not conflict with our interests.

____ The proposal conflicts with our interests for the reasons attached.

☒ The proposal would not conflict our interests if the changed noted below are included.

Signed _____

Robert C C

*Same comments
From previous
attempt*

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.