



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

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

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): AN-16-0002

Proposed Land Use or Activity: EMERGENCY SEWER ANNEXATION

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

Physical Address of Site: 19763 S. PARRISH RD, OREGON CITY OREGON 97045

Clackamas County Map and Tax Lot Number(s): 31E12DC05600

Applicant(s):

Applicant(s) Signature: Betty S Savage

Applicant(s) Name Printed: BETTY SAVAGE Date: 6/7/16

Mailing Address: P.O. BOX 425 WILSONVILLE, OR 97070

Phone: 503/678-1918 Fax: 503-678-1700 Email: N/A

Property Owner(s):

Property Owner(s) Signature: Betty S Savage

Property Owner(s) Name Printed: BETTY SAVAGE Date: 6/7/16

Mailing Address: P.O. BOX 425 WILSONVILLE, OR 97070

Phone: 503-678-1918 Fax: 503-678-1700 Email: N/A

Representative(s):

Representative(s) Signature: Rick Lesniak

Representative (s) Name Printed: RICK LESNIAK Date: 8/3/16

Mailing Address: 518 4TH STREET LAKE OSWEGO OR 97034

Phone: 503-720-8579 Fax: _____ Email: RICK@BLAZERHOMESLUC.COM

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



City of Oregon City
Permit Receipt
RECEIPT NUMBER 00033691

Account Number: 019199

Date: 8/3/2016

Applicant: BETTY S SAVAGE

Type: check # 1611

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AN-16-0002	4112 Annexation Fee	4,290.00
AN-16-0002	4326 Metro Mapping Fee	150.00
	Total:	\$4,440.00

Narrative for Annexation

19763 S Parrish Road, Oregon City 97045

Map #: 31E12DC05600

Tax Lot #: 05600

Lot size: 49,489 square feet

Overview: Due to a collapsed septic tank and the lack of space for an updated drain field the property is now connected to the lateral sewer connection that exists in the corner of the property. The property is also connected to the city water connection that has been tapped and next to the driveway. All city services are available for this property and it has city property on three sides. Permits and SDC's for water and sewer have been paid to the city.

There are no plans for developing this property any further than the new single family home that is on this property.

Facilities: Approval of this lot for annexation will not create any increase in service demands for services now or in the future.

OCMC 14.04.050 Annexation Procedures

This section lists the submittal requirements and procedures to be followed in annexing property to the City of Oregon City.

A. Application Filing Deadlines. Annexation elections shall be scheduled for March, May, September and November of each year. Each application shall first be approved by the city commission, which shall provide a valid ballot title in sufficient time for the matter to be submitted to the voters as provided by the election laws of the state of Oregon.

Comment: Senate Bill 1573, which went into effect March 15, 2017, eliminates the requirement for elections for annexations when specified criteria are met.

Specifically, the petition for annexation must:

- Be submitted by all owners of land in the annexation territory;
- The annexation territory must be included within the urban growth boundary of the city or Metro and is, or will be, subject to acknowledged comprehensive plan of city;
- At least one parcel in the annexation territory must be contiguous to the existing city limits; and
- The proposal must conform to all other requirements of the city's ordinances

The subject property meets all of these criteria. The petition for annexation is signed by all owners of record. The property is within the urban growth boundary and is subject to the acknowledged City of Oregon City Comprehensive Plan. The property is contiguous to the existing city limits along its eastern, western and southern borders. The proposal complies with all other requirements of the city's ordinances, as demonstrated in this narrative.

B. Preapplication Review. Prior to submitting an annexation application, the applicant shall confer in the manner provided by Section 17.50.050(A) with the representative of the planning division appointed by the city manager.

Comment: A pre-application conference was held on March 1, 2016 to discuss the annexation of the subject property to the City of Oregon City.

C. Neighborhood Contact. Prior to filing an annexation application, the applicant is encouraged to meet with the city-recognized neighborhood association or associations within which the property proposed to be annexed is located. If the city manager deems that more than one such association is affected, the applicant is encouraged to meet with each such association, as identified by the city manager. Unwillingness or unreasonable unavailability of a neighborhood association to meet shall not be deemed a negative factor in the evaluation of the annexation application.

Comment: The subject property is within the South End N.A. and Hazel Grove-Westling Farms N.A. boundaries. The applicant contacted the South End N.A. and Hazel Grove- Westling Farms N.A. as required by city standards, and a meeting was held on March 17, 2016 at the Oregon City United Methodist Church. The annexation request was added to the agenda, discussed and no objections were noted by attendees.

D. Signatures on Consent Form and Application. The applicant shall sign the consent form and the application for annexation. If the applicant is not the owner of the property proposed for annexation, the owner shall sign the consent form and application in writing before the city manager may accept the same for review.

Comment: The consent form and the application for annexation are signed by the owners of record for the subject property.

E. Contents of Application. An applicant seeking to annex land to the city shall file with the city the appropriate application form approved by the city manager. The application shall include the following:

1. Written consent form to the annexation signed by the requisite number of affected property owners, electors or both, provided by ORS 222, if applicable;
2. A legal description of the territory to be annexed, meeting the relevant requirements of the Metro Code and ORS Ch. 308. If such a description is not submitted, a boundary survey may be required. A lot and block description may be substituted for the metes and bounds description if the area is platted. If the legal description contains any deed or book and page references, legible copies of these shall be submitted with the legal description;
3. A list of property owners within three hundred feet of the subject property and, if applicable, those property owners that will be "islanded" by the annexation proposal, on mailing labels acceptable to the city manager;
4. Two full quarter-section county tax assessor's maps, with the subject property(ies) outlined;

5. A site plan, drawn to scale (not greater than one inch = fifty feet), indicating:

6. If applicable, a double-majority worksheet, certification of ownership and voters. Certification of legal description and map, and boundary change data sheet on forms provided by the city.

Comment: The materials required in items 1 through 6 are included in our application submittal.

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;

Comment:

Water: There is an existing 8-inch ductile iron water main within S. Parrish Road along the subject property's frontage on that street. There is an adequate water supply available in the area to service this site.

Sanitary Sewer: Sanitary sewer to service this site comes from an existing 4 inch PVC sanitary sewer lateral stubbed to the subject property from an existing sewer manhole within Parrish Road. The existing manhole is approximately 18.5 feet deep therefore the stubbed 4 inch lateral should be deep enough to allow the subject property to flow by gravity to the sanitary sewer system.

Drainage, transportation, park and school facilities: The annexation of this property will not change any of these facilities.

D. Statement outlining method and source of financing required to provide additional facilities, if any;

Comment: SDC's have been paid for water and sewer.

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;

Comment: NA

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;

Comment: No mitigation measures are anticipated to be needed

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;

Comment: No change to the comprehensive plan text or map designation is proposed for this site.

OCMC 14.04.060 - Annexation factors. A. When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:

1. Adequacy of access to the site;

Comment: The site has direct access onto S. Parrish Road and is the existing access which is adequate.

2. Conformity of the proposal with the city's comprehensive plan;

Comment: The proposed annexation is consistent with the comprehensive plan in that the structure is an existing single family home and the property is within the UGB, and is intended to be served by the City of Oregon City.

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

Comment: The adequacy and availability of public facilities and services is discussed in the preceding section of this report. Please refer to our comments there.

4. Compliance with applicable sections of ORS Ch. 222 amended in 2016 with the adoption of Senate Bill 1573, and Metro Code Section 3.09;

Comment: The Oregon City Municipal Code requires annexations to be approved through an election. However, in this instance, the proposed annexation meets the requirements of the new State law in that it includes a petition that is signed by all owners of land in the territory, the area is within the adopted urban growth boundary, is within an area subject to the adopted and acknowledged Oregon City Comprehensive Plan, and the property is contiguous to the existing city limits. As demonstrated in this narrative, this proposal conforms to all other requirements of the city's ordinances.

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

Comment: There are no natural hazards identified by the city.

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: There are no adverse effects on above.

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: There are no adverse effects on above.



February 29, 2016

Rick Lesniak, Blazer Homes, LLC
518 4th Street, Lake Oswego, OR 97034

Betty Savage
26097 NE Butteville Rd, Aurora, OR

Re: Emergency Sanitary Sewer Connection and Annexation
19763 S. Parrish Rd, Oregon City, OR 97045

Dear Mr. Lesniak:

The City of Oregon City requires you to annex into the city limits since we are requiring you to connect your home at 19763 S. Parrish Rd to the City's public sanitary sewer due to your septic system failure. The purpose of this letter is to alert you to the current and future costs for the sanitary sewer connection, permits, and annexation costs.

Item	Cost	Timing
Sanitary Sewer SDC - OC	\$2,038	At time of permit issuance
Sanitary Sewer SDC - TCSD	\$2,400	At time of permit issuance
Sanitary Sewer Plan Review/permit	5% of cost estimate	At time of permit issuance
Water Service -OC	\$3,728	At time of permit issuance
Water Service - SFWB	\$1,623	At time of permit issuance
Annexation Application - Planning	\$4,290	At time of application
Metro Mapping Fee	\$150	At time of City Commission approval to send annexation to election

If I can be of any further assistance, please call me at 503-496-1548 or contact me by electronic mail at wmarshall@orc.org. The Planning contact is Pete Walter, 503-496-1568 with electronic mail at pwalter@orc.org.

Sincerely,

Acknowledgement: Date: _____

Wendy Marshall, PE
Development Services Manager

Rick Lesniak

cc: Pete Walter, Planning



PA-16-03: Pre-application Conference Notes for Annexation of S. 19763 S PARRISH RD (Emergency Sewer Annexation)

Date of Pre-Application Conference: **March 1, 2016**

Application

Please Note: Staff can provide you with examples of other annexation narratives and templates in MS Word format which you may modify to suit your needs. If you haven't prepared a land use application before, you may want to consider hiring an engineer, planner, or land use attorney to prepare the necessary application narrative for you.

You are responsible for preparation of a narrative with your application to explain the reason for your annexation petition. The narrative should address, as far as is applicable, how annexation of the property conforms to the City Code factors for annexation, Metro boundary change criteria, City and County Comprehensive Plan Criteria, and other applicable criteria, provided below.

Timeline

You complete annexation application must be submitted by April 22, 2016 at the latest to be processed in a timely manner before the November 8 election.

EVENT	DATE
Election Date	Tuesday, November 08, 2016
Voter's Pamphlet Deadline for Candidates and Measure Arguments	(to be confirmed w/ city recorder)
City Recorder Files Measure w/county (CRITICAL DATE)	(to be confirmed w/ city recorder)
Ballot title Challenge Deadline per ORS 250.296 (NLT 7th business day after filing w/ recorder)	(to be confirmed w/ city recorder)
City Recorder Publishes 7-day review for Ballot Title	(to be confirmed w/ city recorder)
CC#2 Second Meeting if Needed	Wednesday, August 03, 2016
CC#1 Adopt Staff Report (Public Hearing), then Set Election by Resolution (Gen. Bus.) - Prime Date	Wednesday, July 20, 2016
PC#2 Recommend to CC (continuance date)	Monday, June 27, 2016
PC#1 Recommend to CC (prime date w/flex for additions & continuance)	Monday, June 13, 2016
Lead time for CC Notice to be published 45 days prior	Sunday, June 05, 2016



Lead time for PC Notice to published 20 days prior	Tuesday, May 24, 2016
Application Submittal Deadline	Friday, April 22, 2016
Pre-application Conference (At least 2-weeks prior to desired application date - Good for 6 Months)	No Later Than March 2016

Consent to Annexation

City will extend the sewer in exchange for an irrevocable consent to annexation. A copy of the Consent to Annexation form is attached. This consent does not obligate the property owner to complete the annexation, it just serves as consent that can't be withdrawn should the city later attempt to annex the property.

Fee Acknowledgement

You are required to sign a letter acknowledging the applicable fees for sewer connection and annexation – attached.

Voter Approval Required: All annexations, including those submitted for emergency sewer connection, must be submitted to the voters of Oregon City for final approval following approval by the City Commission. Upon approval by the Commission, the election will be set for November 8 2016.

Approval Factors to Address in Narrative:

1. City Code Chapter 14 - Factors

- OCMC 14.04.050.(E).(1-8). Annexation Procedures
- OCMC 14.04.060 Annexation Factors

When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:

1. Adequacy of access to the site;
2. Conformity of the proposal with the city's comprehensive plan;
3. Adequacy and availability of public facilities and services to service potential development;
4. Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;
5. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes;
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;
7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.



2. 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.
 - Water (currently on wells / CRW?)
 - Sewer (annexation to Tri-City Service district upon approval of annexation to City)
 - Stormwater
 - Emergency Services (Fire - CCFD#1 / Police - OCPD)

3. Oregon City Comprehensive Plan – Applicable Goals and Policies

- Goal 14.3 - Orderly Provision of Services to Growth Areas
- Goal 14.4 – Annexation of Lands to the city
- Comprehensive Plan 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. Plan strategically for future expansion areas.
- Comprehensive Plan Policy 14.4.3 –
 - *Evaluate and in some instances require that parcels adjacent to proposed annexations be included to:*
 - *avoid creating unincorporated islands within the city;*
 - *enable public services to be efficiently and cost-effectively extended to the entire area; or*
 - *implement a concept plan or sub-area master plan that has been approved by the Planning and City Commissions.*
- Comprehensive Plan Policy 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.*
- Policies 14.4.3 and 14.4.4 will be met, since there is already an existing island situation. Essentially annexation is moving the city closer to meeting the policy.

4. Transportation – TPR compliance (Transportation Planning Rule OAR 660-012)



- The property will remain County FU-10 zoning and you will not have to demonstrate TPR compliance for the purposes of annexation. Re-zoning to R-10 requires a separate application and is required to show compliance with the Transportation Planning Rule at that time.

5. Neighborhood Association Meeting

- Per OCMC 17.50.055 - Neighborhood association meeting, you are required to meet with the applicable Neighborhood Association prior to submitting your permit application.
- **Upcoming meeting is March 17, 2016.**
- Your Neighborhood Association is Hazel Grove – Westling Farms NA. At this time the South End N.A. is the contact for the HGWF N.A.

South End Neighborhood Association

Chair: Bill McConnel, sena97045@gmail.com

Vice Chair: Gary Fergus, Interim Vice Chair fergusfamily@gmail.com

Secretary: Vacant

CIC Representative: Bill McConnel, sena97045@gmail.com

CIC Representative: Gary Fergus, fergusfamily@gmail.com

Meeting Information: January 21, 2016, **March 17, 2016**, May 19, 2016, August 18, 2016 (At Chapin Park , 7:00PM), October 20, 2016 Oregon City United Methodist Church, 18955 South End Road, Oregon City, 7:00PM

Attachments:

1. Sample Staff Report to City Commission
2. Irrevocable Consent to Annexation
3. Fee Acknowledgement Letter
4. Completed Sample Petition
5. Annexation Application Packet
6. Annexation Checklist
7. Land Use Application form
8. Development Services / Engineering Notes

DEVELOPMENT SERVICES**PRE-APPLICATION MEETING NOTES****Date:** 3-1-2016

Planning Project Number: PA 16-03
Address: 19763 S Parrish Rd., Oregon City, OR 97045
Map Number(s): 3-1E-12DC
Tax Lot(s): 5600
Project Name: 19763 S Parrish Road Annexation
Meeting Date: March 1, 2016
Reviewer(s): Matthew Palmer

GENERAL COMMENTS

1. The Applicant may be required to sign a Non-Remonstrance Agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the Property and assessing the cost to benefited properties.

ENGINEERING - UTILITIES**Water**

1. It is assumed that the subject property is currently on a private domestic water well. If the applicant chooses to make connection to the City's water system for domestic water service and wants to maintain use of the private well for non-domestic uses, these water systems must be physically separated per OCMC 13.04.200 "Use of private water and city water".
2. There is an existing 8-inch ductile iron water main within Parrish Road. If the applicant chooses to make connection to the City's water system, the subject property is to be served domestic water off of this existing water main. Water System Development Charges (SDCs) will need to be paid at the time of permit issuance for connection.

Sanitary Sewer

1. There is an existing 4-inch PVC sanitary sewer lateral stubbed to the subject property from an existing sanitary sewer manhole (within Parrish Road). The existing manhole is approximately 18.5-feet deep therefore the stubbed 4-inch lateral should be deep enough to allow the subject property to flow by gravity to the sanitary sewer system.
2. Sanitary Sewer System Development Charges (SDCs) will need to be paid at the time of permit issuance for connection.

P:\CommunityDevelopment\2016 Permits-Projects\PA - Pre-Application Conferences\PA 16-03 Sewer Annexation 19763 S Parrish Rd 3.1.16\Engineering\PA 16-03 DevelopmentServices_Pre-App Meeting Notes.docx

From: [Finley, Tim](#)
To: [Pete Walter](#)
Subject: Tentative: Pre-Application Conference: PA 16-03: 19763 S. Parrish Road - Emergency Sewer Annexation
Start: Tuesday, March 01, 2016 10:00:00 AM
End: Tuesday, March 01, 2016 11:00:00 AM
Location: Oregon City Community Development Dept - 221 Molalla Ave, Ste. 200, Oregon City, OR 97045 - Large Conference Room

Pete

Thank you for the invite.

Sanitary sewer treatment capacity is available at the Tri-City Treatment plant.

This site is not within the Tri-city Service District Boundaries and following annexation to the City of Oregon City, they are required to annex to the Tri-City district.

Annexation papers can be found at:

<http://www.clackamas.us/wes/annexation.html>

Tim Finley
Water Environment Services
Tri-City Service District
Development Services Building
150 Beavercreek Road
Oregon City, OR 97045
503-742-4575 Direct
503-742-4565 Fax

My work hours are between 7AM and 6PM Monday –Thursday
Our Department is open Monday –Friday.

31E12DD02600
2 JS RENTAL LLC
19882 WHITE LN
OREGON CITY, OR 97045

31E12D 01505
DAVID HORGER & JAYNE MIRANDA
19706 CENTRAL POINT RD
OREGON CITY, OR 97045

31E12DC00100
KEN & TINA ARCOUETTE
11638 PARRISH RD
OREGON CITY, OR 97045

31E12DC00200
ROBERT & KAREN MOTT
19728 DERRINGER DR
OREGON CITY, OR 97045

31E12DC00300
S FLITCROFT & THOMAS-FLITCROFT
19716 DERRINGER DR
OREGON CITY, OR 97045

31E12DC00400
MICHAEL & LISA GENSKAY
19704 DERRINGER DR
OREGON CITY, OR 97045

31E12DC00500
PAUL LOPINSKI
19692 DERRINGER DR
OREGON CITY, OR 97045

31E12DC00600
JULI & NICK VARGAS
19680 DERRINGER DR
OREGON CITY, OR 97045

31E12DC03200
DOUG NEELEY & MILES ELISABETH
11614 PARRISH RD
OREGON CITY, OR 97045

31E12DC03300
MICHAEL SMITH
11623 DAHLIA TER
OREGON CITY, OR 97045

31E12C 01000
PAUL & PATRICIA JARRETT
19775 CENTRAL POINT RD
OREGON CITY, OR 97045

31E12DC04300
MBR REVOCABLE LIVING TRUST
10117 SE SUNNYSIDE RD
CLACKAMAS, OR 97015

31E12DC04400
RYAN & CAMBRIA WINKLER
11689 GERANIUM PL
OREGON CITY, OR 97045

31E12DC05300
MICHAEL & SABINE CRAMER
19713 CENTRAL POINT RD
OREGON CITY, OR 97045

31E12DC05400
EUGENE & KATHLEEN HOGAN
19721 CENTRAL POINT RD
OREGON CITY, OR 97045

31E12DC05500
LARRY & JUDITH BENNETT
19731 CENTRAL POINT RD
OREGON CITY, OR 97045

31E12DC05600
BETTY SAVAGE
PO BOX 425
WILSONVILLE, OR 97070

31E12DC05700
ARVERT HARTENSTEIN
19775 PARRISH RD
OREGON CITY, OR 97045

31E12DC05800
DARRELL & CATHERINE TRUEB
19721 PARRISH RD
OREGON CITY, OR 97045

31E12DD00100
LACEY & JUDITH BUTTRAM
11743 WHITE LN
OREGON CITY, OR 97045

31E12DD00101
DONNA CHRISTIANSEN
11755 WHITE LN
OREGON CITY, OR 97045

31E12DD00200
CURTIS & BETTY HEDGE
11761 WHITE LN
OREGON CITY, OR 97045

31E12DD00800
ERIK & JACINTA ORTIZ
11764 PAYSON LN
OREGON CITY, OR 97045

31E12DD00900
CRAIG & CRICKET MOWRY
11758 PAYSON LN
OREGON CITY, OR 97045

31E12DD01000
RACHEL SCHNELLE
11750 PAYSON LN
OREGON CITY, OR 97045

31E12DD01100
LINDA KLEMSEN
11751 PAYSON LN
OREGON CITY, OR 97045

31E12DD01200
BRETT & HEATHER WILLIAMSON
11757 PAYSON LN
OREGON CITY, OR 97045

31E12DD01300
NICHOLAS HOFFMAN
11763 PAYSON LN
OREGON CITY, OR 97045

31E12DD01400
DANIEL ROGERS
11769 PAYSON LN
OREGON CITY, OR 97045

31E12DA00100
SUSAN MORGAN
19716 CENTRAL POINT RD
OREGON CITY, OR 97045

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Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

August 24, 2016

Betty Savage (Applicant, AN-16-0002)
P.O. Box 42, Wilsonville, OR 97070

Rick Lesniak (Representative, AN-16-0002)
518 4th St, Lake Oswego, OR 97034

Re: Tri-City Service District Annexation for Sanitary Sewer Connection for Newly Annexed Properties Within the City Limits of Oregon City

To Whom It May Concern:

Tri-City Service District (TCSD) requires your property be separately annexed into their district before you can connect your property to sanitary sewer for newly annexed properties within the city limits of Oregon City. You should contact the TCSD at the following contact:

Rob Hungerford
Technical Services Specialist
Water Environment Services
150 Beaver Creek Road, Oregon City, OR 97045
PH: 503-353-4577.

Annexation papers can be found at:
<http://www.clackamas.us/wes/annexation.html>

By my signature and date below, I acknowledge the above TCSD annexation requirement.

Applicant Signature

1-25-2017

Date

Please return this letter with signatures to the Planning Division.



OREGON CITY

Public Works - Development Services

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

February 29, 2016

Rick Lesniak, Blazer Homes, LLC
518 4th Street, Lake Oswego, OR 97034

Betty Savage
26097 NE Butteville Rd, Aurora, OR

Re: Emergency Sanitary Sewer Connection and Annexation
19763 S. Parrish Rd, Oregon City, OR 97045

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Metro Mapping Fee	\$150	At time of City Commission approval to send annexation to election

If I can be of any further assistance, please call me at 503-496-1548 or contact me by electronic mail at wmarshall@orcity.org. The Planning contact is Pete Walter, 503-496-1568 with electronic mail at pwalter@orcity.org.

Sincerely,

Acknowledgement:

Date: 1/25/17

Wendy Marshall, PE
Development Services Manager


Rick Lesniak

cc: Pete Walter, Planning

AFTER RECORDING RETURN TO:

City Recorder, Nancy Ide
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: _____

Tax Lot No.: _____

Building Permit No.: _____

Grantor: _____

**CONSENT TO ANNEXATION
INTO THE CITY OF OREGON CITY**

The undersigned legal owners (the "Owners") of the property described below (the "Property") hereby irrevocably consent to the annexation of the Property into the City of Oregon City (City). In addition, the Owners agree to waive the one-year time limitation for the filing of consents to annexation. This consent to annexation agreement is executed in consideration of not being required by the City to annex their Property at this time as a condition of _____

Oregon City Building Permit No. _____ .

This consent to annexation refers solely to a property owner's right under ORS Chapter 222 and any local ordinances to consent, or not consent, to annexation and thereby authorize annexation proceedings. By agreeing to provide this consent, the Owners understand that the Property will be counted as property that has consented to annexation. The consent contained herein does not limit or otherwise restrict the ability of a property owner bound by this covenant to appear at any of the required public hearings and testify regarding the annexation of their Property.

This covenant shall run with the land and be binding upon the undersigned and upon all subsequent owners of the property.

The property subject to this covenant is described as follows:

-- SEE ATTACHED EXHIBITS "A" (Legal Description) and "B" (Survey, Plat, etc) --

In construing this covenant and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this instrument this ____ day of _____, 20____.

GRANTOR:

ADDRESS:

Printed Name: _____

GRANTOR:

ADDRESS:

Printed Name: _____

STATE OF OREGON)
) ss.
County of _____)

On this _____ day of _____, 20__, before me, _____,
the undersigned Notary Public, personally appeared _____

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument, and acknowledged that they executed it.

NOTICE: No stamp or corporate seal is allowed over any typed information.

Stamp seal below

WITNESS my hand and official seal.

Notary's signature

My commission expires: _____

Accepted on behalf of the City of Oregon City on the condition that the Consent to Annexation is
free and clear from taxes, liens, and encumbrances.

Mayor

City Recorder

Insert "Exhibit A" Here: Exhibit A Is A Legal Description Drawn Up By A Professional Land Surveyor And Stamped With Their Seal And Having A 1/8th-Inch Or Larger Font Size (8.5-Inch By 11-Inch Page).

Insert "Exhibit B" Here: Exhibit B Is A Recording Quality Property Map Having A 1/8th-Inch Or Larger Font Size (8.5-Inch By 11-Inch Page Is Preferred).

CITY OF OREGON CITY

Community Development Department, 320 Warner-Milne Road
P.O. Box 3040, Oregon City, OR 97045 (503) 657-0891
www.ci.oregon-city.or.us

ANNEXATION APPLICATION SUBMITTAL CHECKLIST

Quoted from OCMC 14.04.050.

Contents of Application. An applicant seeking to annex land to the city shall file with the city the appropriate application form approved by the city manager. The application shall include the following:

1. Written consent form to the annexation signed by the requisite number of affected property owners, electors or both, provided by ORS 222, if applicable;
2. A legal description of the territory to be annexed, meeting the relevant requirements of the Metro Code and ORS Ch. 308. If such a description is not submitted, a boundary survey may be required. A lot and block description may be substituted for the metes and bounds description if the area is platted. If the legal description contains any deed or book and page references, legible copies of these shall be submitted with the legal description;
3. A list of property owners within three hundred feet of the subject property and if applicable, those property owners that will be "islanded" by the annexation proposal, on mailing labels acceptable to the city manager (equal to 30 labels per 8.5-inch by 11-inch sheet);
4. Two full quarter-section county tax assessor's maps, with the subject property(ies) outlined;
5. Twenty-five copies of a site plan, drawn to scale (not greater than one inch = fifty feet), indicating:
 - a. The location of existing structures (if any),
 - b. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed,
 - c. The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flood data showing elevations of all property subject to inundation in the event of one hundred year flood shall be shown,
 - d. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands) wooded areas, isolated preservable trees (trees with trunks over six inches in diameter--as measured four feet above ground), and significant areas of vegetation,
 - e. General land use plan indicating the types and intensities of the proposed, or potential development;
6. If applicable, a double-majority worksheet, certification of ownership and voters. Certification of legal description and map, and boundary change data sheet on forms provided by the city.
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,

NOT ATTACHED
8/24/16

CITY OF OREGON CITY

Community Development Department, 320 Warner-Milne Road
P.O. Box 3040, Oregon City, OR 97045 (503) 657-0891
www.ci.oregon-city.or.us

- 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;
8. ___ The application fee for annexations established by resolution of the city commission and any fees required by Metro. In addition to the application fees, the city manager shall require a deposit, which is adequate to cover any and all costs related to the election. (Ord. 99-1030 §5, 1999)

Need

narrative including statements 7a-g.

also: Pre-App Notes

• N.A. meeting notes

• Consent to annexation form - sign & record

• SDC fee acknowledgment letter - sign & record

• acknowledgment of req. to
annex to Tri-City

Annexation Application For:
19763 S Parrish Road, Oregon City 97045
Map #: 31E12DC05600
Tax Lot #: 05600

The property owner agrees to the requirements of Oregon City's Annexation Procedures. All annexation factors have been met. This property was approved for annexation prior to this application under a previous owner who decided not to accept Annexation, as did the three property owners on lots 5300, 5400 and 5500.

Due to a collapsed septic tank and the lack of space for an updated drain field it will be necessary for this property to connect to the lateral sewer connection that exists in the corner of the property. At this time the property owner would like to connect to the city water connection that has been tapped and next to the driveway. All city services are available for this property and it has city property on three sides.

There are no plans for developing this property any further than the new single family home that is on this property.

Rick Lesniak

From: Rick Lesniak <rick@blazerhomesllc.com>
Sent: Thursday, March 10, 2016 7:01 PM
To: 'Bill McConnel'
Subject: RE: South End Neighborhood Assoc. Meeting for March 17, 2016

Thanks Bill

From: Bill McConnel [<mailto:sena97045@gmail.com>]
Sent: Thursday, March 10, 2016 3:20 PM
To: Rick Lesniak <rick@blazerhomesllc.com>
Subject: Re: South End Neighborhood Assoc. Meeting for March 17, 2016

I will add you to the agenda. Perfect timing!!

On Mar 10, 2016 3:19 PM, "Rick Lesniak" <rick@blazerhomesllc.com> wrote:

Bill,

I have been given you and Gary as the contacts for the South End N.A. and Hazel Grove – Westling Farms N.A. I am the General Contractor for Betty Savage who is building a replacement home at 19763 S. Parrish Road in Oregon City. We are submitting an application for Emergency Sewer Annexation for this property so we can connect to the sewer lateral on the property due to a failure of the septic system on the property. Per OCMC 17.50.055 we are required to meet with the applicable Neighborhood Association prior to submitting. The Neighborhood Association for this property is the Hazel Grove – Westling Farms N.A. I understand your next meeting is March 17, 2016 at the Oregon City United Methodist Church and would like to be on your agenda for that meeting. Let me know if there is anything you need from me before then.

Thanks,

Rick

Rick Lesniak

From: Rick Lesniak <rick@blazerhomesllc.com>
Sent: Friday, February 12, 2016 5:54 PM
To: 'pwalter@orc.org'
Subject: 19763 S. Parrish Road Narrative

Narrative for Pre-Application requirement.

We are in the process of building a 4,000 square foot new home at 19763 S. Parrish Road. The home is framed and 95% of the roof is complete. The existing septic tank collapsed while dirt was being removed from the top for and inspection. It has been determined the drain field is not adequate for a new septic tank and there is no space available for a new drain field and replacement area. Even though a lateral is available at the corner of the property to hook up to city sewer, the property is at the end of 4 lots which are in the county. Annexation would be denied due to the creation of a county island of the remaining 3 lots which those residents have no desire to be annexed. Betty Savage, the property owner of this lot, will gladly sign that she will accept annexation whenever it becomes available.

Rick Lesniak
Blazer Homes LLC



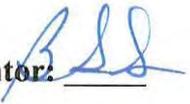
AF-TER RECORDING RETURN TO:

City Recorder, Kattie Riggs
City of Oregon City
625 Center St
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: 31E12DC05600

Tax Lot No.: 05600

Building Permit No.: B0099615 Clackamas County

Grantor: 

**CONSENT TO ANNEXATION
INTO THE CITY OF OREGON CITY**

The undersigned legal owners (the "Owners") of the property described below (the "Property") hereby irrevocably consent to the annexation of the Property into the City of Oregon City (City). In addition, the Owners agree to waive the one-year time limitation for the filing of consents to annexation. This consent to annexation agreement is executed in consideration of not being required by the City to annex their Property at this time as a condition of _____

Oregon City Building Permit No. _____

This consent to annexation refers solely to a property owner's right under ORS Chapter 222 and any local ordinances to consent, or not consent, to annexation and thereby authorize annexation proceedings. By agreeing to provide this consent, the Owners understand that the Property will be counted as property that has consented to annexation. The consent contained herein does not limit or otherwise restrict the ability of a property owner bound by this covenant to appear at any of the required public hearings and testify regarding the annexation of their Property.

This covenant shall run with the land and be binding upon the undersigned and upon all subsequent owners of the property.

The property subject to this covenant is described as follows:

-- SEE ATTACHED EXHIBITS "A" (Legal Description) and "B" (Survey, Plat, etc) --

In construing this covenant and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this instrument this ____ day of _____, 20____.

GRANTOR:

ADDRESS:

Betty S. Savage
Printed Name: Betty S. SAVAGE

26097 N.E. Butteville
Aurora OR. 97002

GRANTOR:

ADDRESS:

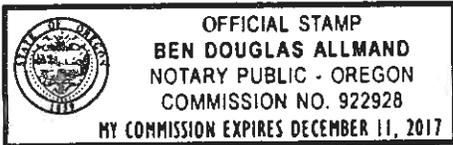
Printed Name: _____

STATE OF OREGON)
) ss.
County of Clackamas)

On this 29th day of JUNE, 2016, before me, Ben Allmand,
the undersigned Notary Public, personally appeared Betty S Savage

- personally known to me
- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed it.

NOTICE: No stamp or corporate seal is allowed over any typed information.
Stamp seal below



WITNESS my hand and official seal.

[Signature]
Notary's signature

My commission expires: 12/11/2017

Accepted on behalf of the City of Oregon City on the condition that the Consent to Annexation is free and clear from taxes, liens, and encumbrances.

Mayor

City Recorder



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

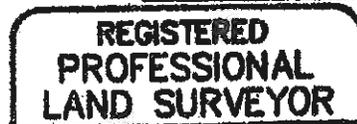
Exhibit "A"
Document No. 2008-054323
Legal Description

A Tract of land being a portion of that Tract of land described in Deed Document No. 2008-054323, Deed records of Clackamas County, surveyed as shown in Survey No. 28159, Survey records of Clackamas County, located in the Southeast one-quarter of Section 12, Township 3 South, Range 1 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at the most Northerly corner of Deed Document No. 2008-054323, Deed records of Clackamas County, marked by a 5/8 inch iron rod with a yellow plastic cap scribed "Love PLS 747"; thence along the Northeasterly line thereof, S48°15'28"E, 208.86 feet to a 5/8 inch iron rod with a yellow plastic cap scribed "Love PLS 747", said iron being set on the Northwesterly right of way line of Central Point Road, being 30.00 feet Northwesterly of centerline when measured at right angles; thence Northwesterly of, parallel with, and 30.00 feet distant from said centerline, S42°30'00"W, 193.87 feet to a 5/8 inch iron rod with a yellow plastic cap scribed "Love PLS 747", said iron set on the Northeasterly right of way line of S. Parrish Road, being 15.00 feet Northeasterly of centerline when measured at right angles; thence Northeasterly of, parallel with, and 15.00 feet distant from said centerline, N48°13'32"W, 208.99 feet to a 5/8 inch iron rod with a yellow plastic cap scribed "Love PLS 747", said iron set at the most Westerly corner of said Document No. 2008-054323; thence along the North line of said Document No. 2008-054323, N43°32'19"E, 193.76 feet to the **POINT OF BEGINNING**.

Contains 49,489 Square feet.

SIGNED ON: 3-18-2016



VALID THROUGH DECEMBER 31, 2017

POINT OF BEGINNING
 MOST NORTHERLY
 CORNER OF DOCUMENT
 NO. 2008-054323

LEGEND:

- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "LOVE PLS 747" FROM SURVEY AS NOTED
- SN = SURVEY NO.

DOCUMENT NO.
2002-118024

BOOK 683
PAGE 235

DOCUMENT NO.
2008-054323

SN 27442

SN 28159

SN 28159

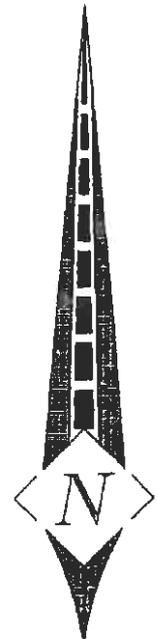
SIGNED ON: 3-18-2016

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



**OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379**

RENEWS: DECEMBER 31, 2017



CLIENT: **BLAZER**
 ORIG. DATE: **3/18/2016**
 DRAWN BY: **MPW**
 SHEET No. **1 OF 1**

EXHIBIT "B"
19763 S. PARRISH ROAD
 CLACKAMAS COUNTY/OREGON
 SCALE: 1"=50'


**CENTERLINE CONCEPTS
LAND SURVEYING, INC.**
 19378 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

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

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY , OREGON

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

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

The property to be annexed is described as follows:

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



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

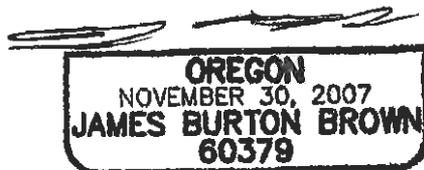
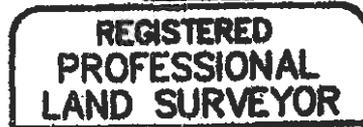
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Contains 49,489 Square feet.

SIGNED ON: 3-18-2016



VALID THROUGH DECEMBER 31, 2017





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LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

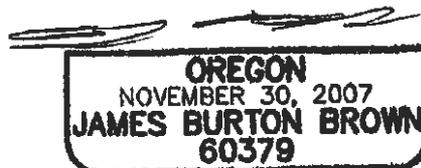
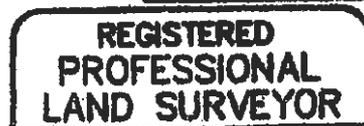
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SIGNED ON: 3-18-2016



VALID THROUGH DECEMBER 31, 2017

POINT OF BEGINNING
MOST NORTHERLY
CORNER OF DOCUMENT
NO. 2008-054323

LEGEND:

○ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC
CAP MARKED "LOVE PLS 747"
FROM SURVEY AS NOTED

SN = SURVEY NO.

DOCUMENT NO.
2002-118024

BOOK 683
PAGE 235

DOCUMENT NO.
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SN 27442

SN 28159

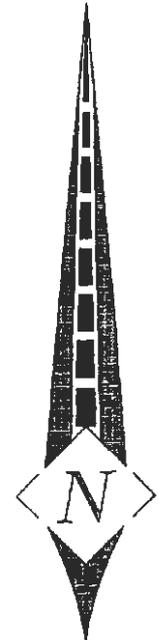
SN 28159

SIGNED ON: 3-18-2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

RENEWS: DECEMBER 31, 2017



N 42°32'19" E
193.76'

S 48°15'28" E
208.86'

N 48°13'32" W
208.99'
S. PARRISH ROAD

S 42°30'00" W
193.87'
CENTRAL POINT ROAD

15' 15'

30'
30'

CLIENT: **BLAZER**
ORIG. DATE: **3/16/2016**
DRAWN BY: **MPW**
SHEET No. **1 OF 1**

EXHIBIT "B"
19763 S. PARRISH ROAD
CLACKAMAS COUNTY/OREGON
SCALE: 1"=50'


CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19378 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

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

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY , OREGON

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

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

The property to be annexed is described as follows:

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

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 MOST NORTHERLY
 CORNER OF DOCUMENT
 NO. 2008-054323

LEGEND:

○ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC
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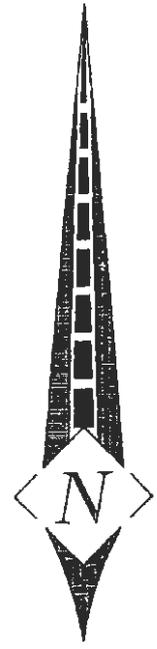
SN 28159

SIGNED ON: 3-18-2016

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 NOVEMBER 30, 2007
JAMES BURTON BROWN
 60379

RENEWS: DECEMBER 31, 2017



CLIENT: **BLAZER**
 ORIG. DATE: **3/16/2016**
 DRAWN BY: **MPW**
 SHEET No. **1 OF 1**

EXHIBIT "B"
19763 S. PARRISH ROAD
 CLACKAMAS COUNTY/OREGON
 SCALE: 1"=50'

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19378 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

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 Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 06.09.16

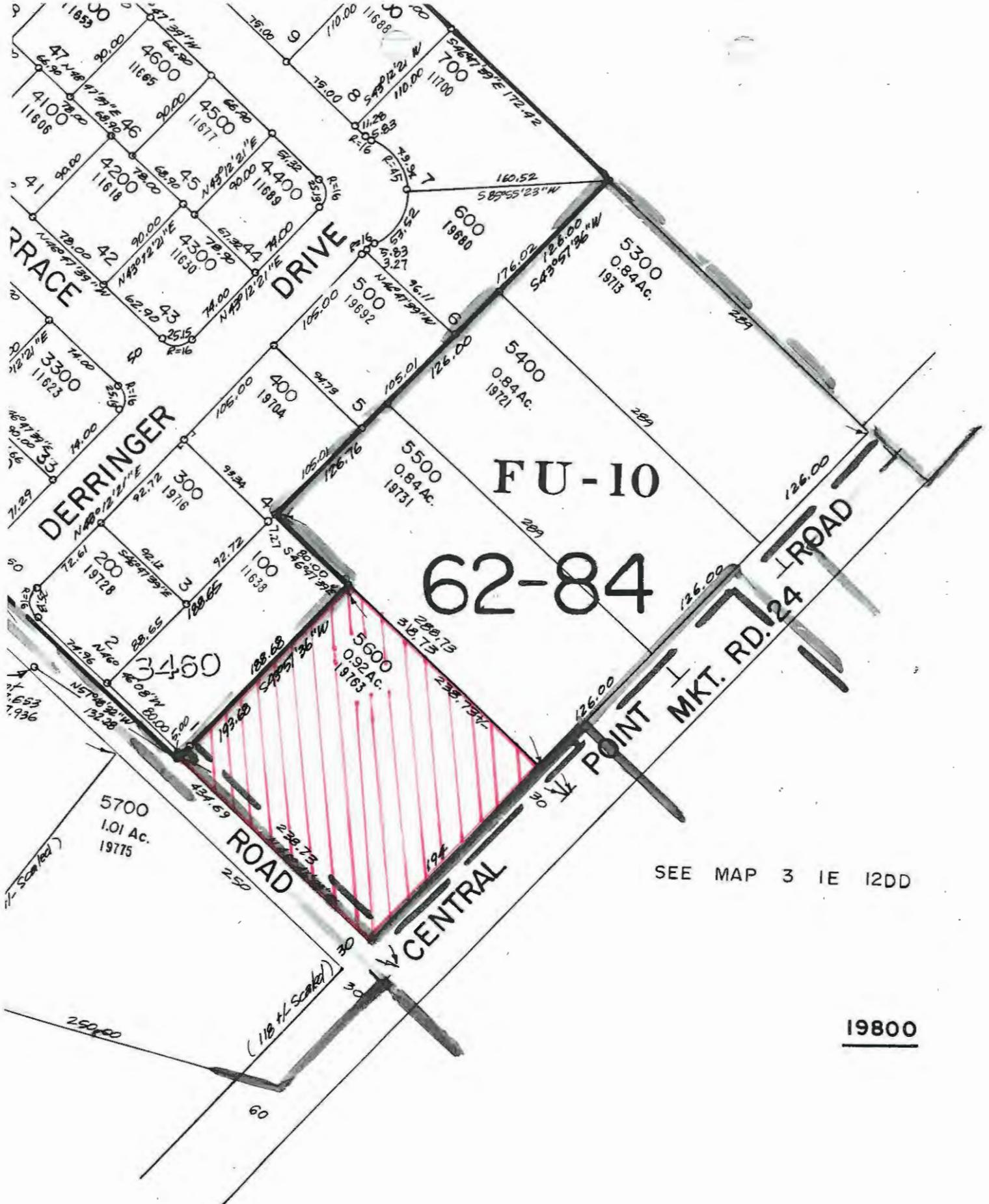
* "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears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

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

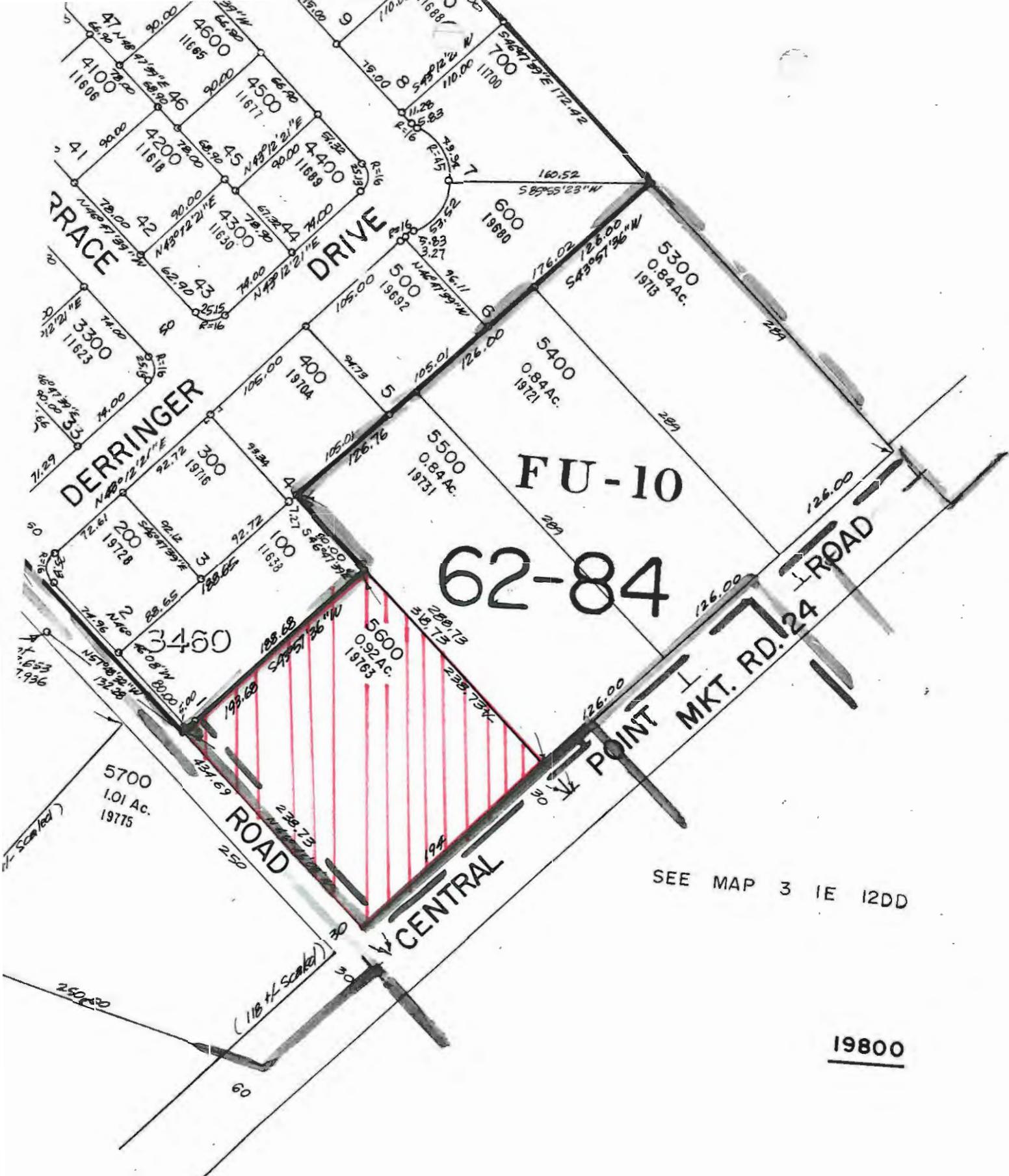
I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 3S 1E 12DC 5600) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.



NAME Mary Neigel
TITLE Cartographer II
DEPARTMENT Assessment + Tax
COUNTY OF Clackamas
DATE 06.09.16



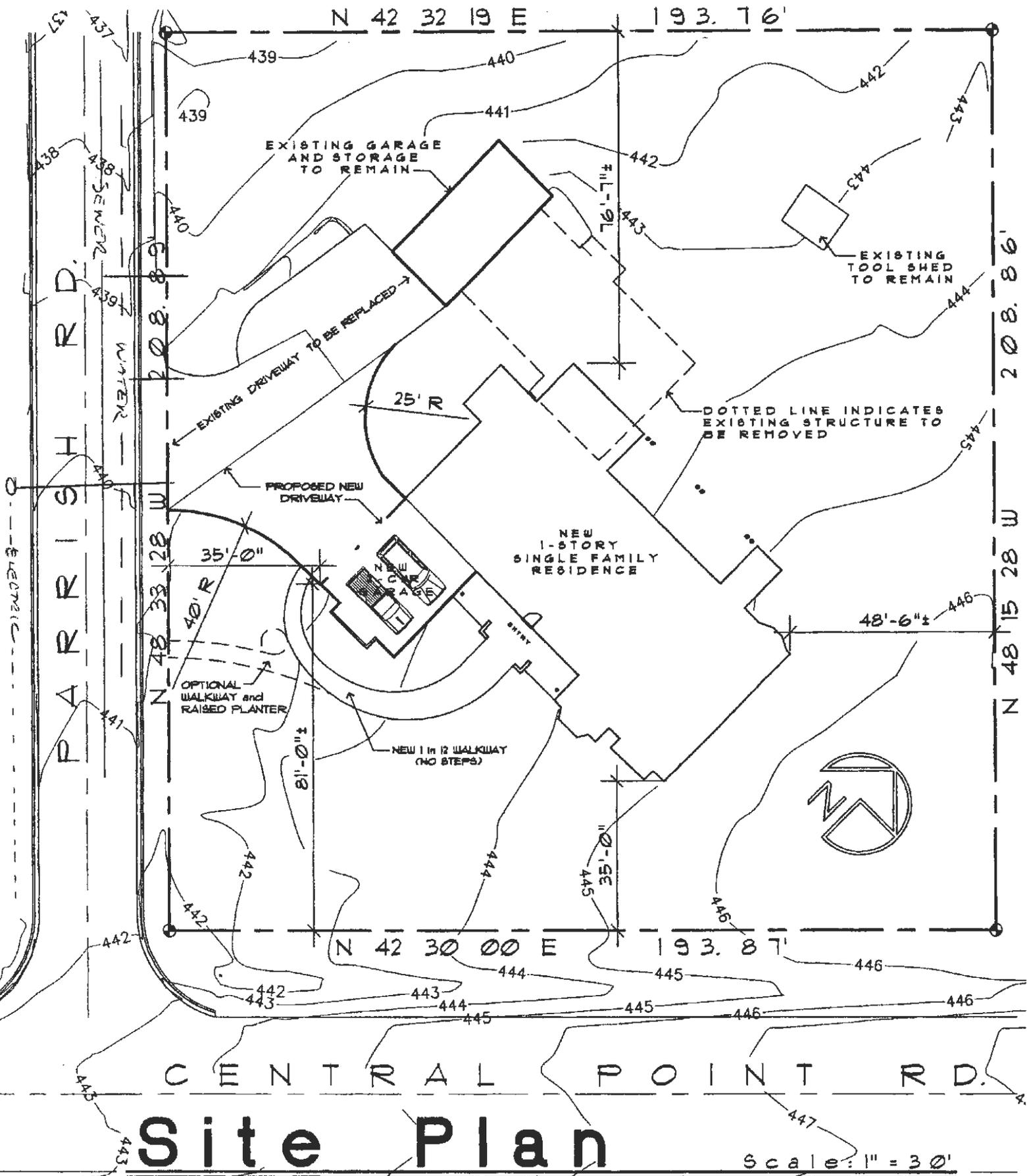
19800



FU-10
62-84

SEE MAP 3 1E 12DD

19800



Proposed Residence For Betty Savage

19763 Parrish Road, Oregon City,
 Tax Lot 5600
 Located in the S.E. 1/4 Section 12, T.3S, R.1E, W.M.
 Clackamas County, Oregon

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)
BETTY SNAGE	14763 S. Parrish Rd OREGON CITY OR 97045	3-1E-120C-05600

(1) SEE ATTACHED SHEET FOR PROPERTY OWNERS WITHIN 300 FT OF AREA TO BE ANNEXED

(2)

(3)

(4)

(5)

(6)

TAXID	TaxAccount	SiteHmNm	SiteStNam	SiteMode	SiteCity	SiteState	SiteZip5	SiteZip4	Own1FullNm	Own2FullNm	MailHmNm	MailDirLH	MailStNam	MailMode	MailCity	MailState	MailZip5
31E12DD02600	00763187	19802	CENTRAL POINT	RD	OREGON CITY	OR	97045	5735	2 JS RENTAL LLC		19882		WHITE	LN	OREGON CITY	OR	97045
31E12D 01505	00763230	19706	CENTRAL POINT	RD	OREGON CITY	OR	97045	9704	HORGER DAVID ALAN	MIRANDA JAYNE	19706		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DC00100	01835241	11638	PARRISH	RD	OREGON CITY	OR	97045	6752	ARCOUETTE KEN	ARCOUETTE TINA	11638		PARRISH	RD	OREGON CITY	OR	97045
31E12DC00200	01835250	19728	DERRINGER	DR	OREGON CITY	OR	97045	6725	MOTT ROBERT W	MOTT KAREN M	19728		DERRINGER	DR	OREGON CITY	OR	97045
31E12DC00300	01835269	19716	DERRINGER	DR	OREGON CITY	OR	97045	6725	FLITCROFT S	V THOMAS-FLITCROFT C	19716		DERRINGER	DR	OREGON CITY	OR	97045
31E12DC00400	01835278	19704	DERRINGER	DR	OREGON CITY	OR	97045	6725	GENSKAY MICHAEL D	GENSKAY LISA K	19704		DERRINGER	DR	OREGON CITY	OR	97045
31E12DC00500	01835287	19692	DERRINGER	DR	OREGON CITY	OR	97045	6724	LOPINSKI PAUL		19692		DERRINGER	DR	OREGON CITY	OR	97045
31E12DC00600	01835296	19680	DERRINGER	DR	OREGON CITY	OR	97045	6724	VARGAS JULI M	VARGAS NICK H	19680		DERRINGER	DR	OREGON CITY	OR	97045
31E12DC03200	01835553	11614	PARRISH	RD	OREGON CITY	OR	97045	6752	NEELEY DOUG	ELISABETH MILES	11614		PARRISH	RD	OREGON CITY	OR	97045
31E12DC03300	01835562	11623	DAHLIA	TER	OREGON CITY	OR	97045	6727	SMITH MICHAEL S		11623		DAHLIA	TER	OREGON CITY	OR	97045
31E12C 01000	00762428	19775	CENTRAL POINT	RD	OREGON CITY	OR	97045	5735	JARRETT PAUL S	JARRETT PATRICIA E	19775		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DC04300	01835660	11630	DAHLIA	TER	OREGON CITY	OR	97045	6727	MBR REVOCABLE LIVING TRUST		10117	SE	SUNNYSIDE	RD	CLACKAMAS	OR	97015
31E12DC04400	01835679	11689	GERANIUM	PL	OREGON CITY	OR	97045	6722	WINKLER RYAN	WINKLER CAMBRIA	11689		GERANIUM	PL	OREGON CITY	OR	97045
31E12DC05300	00763178	19713	CENTRAL POINT	RD	OREGON CITY	OR	97045	9704	CRAMER MICHAEL J	CRAMER SABINE	19713		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DC05400	00763169	19721	CENTRAL POINT	RD	OREGON CITY	OR	97045	9704	HOGAN EUGENE F	HOGAN KATHLEEN R	19721		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DC05500	00763150	19731	CENTRAL POINT	RD	OREGON CITY	OR	97045	9705	BENNETT LARRY S	BENNETT JUDITH	19731		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DC05600	00763141	19763	PARRISH	RD	OREGON CITY	OR	97045	9724	SAVAGE BETTY S				PO BOX 425		WILSONVILLE	OR	97070
31E12DC05700	01373775	19775	PARRISH	RD	OREGON CITY	OR	97045	9724	HARTENSTEIN ARVERT M CO-TRS		19775		PARRISH	RD	OREGON CITY	OR	97045
31E12DC05800	00763132	19721	PARRISH	RD	OREGON CITY	OR	97045	9724	TRUEB DARRELL MARC	TRUEB CATHERINE E	19721		PARRISH	RD	OREGON CITY	OR	97045
31E12DD00100	01381070	11743	WHITE	LN	OREGON CITY	OR	97045	5734	BUTTRAM LACEY L	BUTTRAM JUDITH N	11743		WHITE	LN	OREGON CITY	OR	97045
31E12DD00101	05004489	11755	WHITE	LN	OREGON CITY	OR	97045	6794	CHRISTIANSEN DONNA J		11755		WHITE	LN	OREGON CITY	OR	97045
31E12DD00200	05002723	11761	WHITE	LN	OREGON CITY	OR	97045	6794	HEDGE CURTIS R	HEDGE BETTY A	11761		WHITE	LN	OREGON CITY	OR	97045
31E12DD00800	05002729	11764	PAYSON	LN	OREGON CITY	OR	97045	6792	ORTIZ ERIK	ORTIZ JACINTA	11764		PAYSON	LN	OREGON CITY	OR	97045
31E12DD00900	05002730	11758	PAYSON	LN	OREGON CITY	OR	97045	6792	MOWRY CRAIG P	MOWRY CRICKET U	11758		PAYSON	LN	OREGON CITY	OR	97045
31E12DD01000	05002731	11750	PAYSON	LN	OREGON CITY	OR	97045	6792	SCHNELLE RACHFL L		11750		PAYSON	LN	OREGON CITY	OR	97045
31E12DD01100	05002732	11751	PAYSON	LN	OREGON CITY	OR	97045	6792	KLEMSEN LINDA N		11751		PAYSON	LN	OREGON CITY	OR	97045
31E12DD01200	05002733	11757	PAYSON	LN	OREGON CITY	OR	97045	6792	WILLIAMSON BRETT	WILLIAMSON HEATHER	11757		PAYSON	LN	OREGON CITY	OR	97045
31E12DD01300	05002734	11763	PAYSON	LN	OREGON CITY	OR	97045	6792	HOFFMAN NICHOLAS J		11763		PAYSON	LN	OREGON CITY	OR	97045
31E12DD01400	05002735	11769	PAYSON	LN	OREGON CITY	OR	97045	6792	ROGERS DANIEL		11769		PAYSON	LN	OREGON CITY	OR	97045
31E12DA00100	05026604	19716	CENTRAL POINT	RD	OREGON CITY	OR	97045	9704	MORGAN SUSAN		19716		CENTRAL POINT	RD	OREGON CITY	OR	97045
31E12DA00200	05026605	11746	WHITE	LN	OREGON CITY	OR	97045	5742	EXERSON MICHAEL EDWARD	MARTIN JEANNE MARIE	11746		WHITE	LN	OREGON CITY	OR	97045



First American

Date of Production: Thursday, July 07, 2016

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

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**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/7/2016

OWNERSHIP INFORMATION

Owner	: Savage Betty S	Ref Parcel Number	: 31E12DC05600
Co Owner	:	Parcel Number	: 00763141
Site Address	: 19763 Parrish Rd Oregon City 97045	T: 03S R: 01E S: 12 Q: SE QQ: SW	
Mail Address	: PO Box 425 Wilsonville Or 97070	County	: Clackamas (OR)
Taxpayer	: Savage Betty S	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 226.02 Block: 1
Improvement Type : 141 Sgl Family,R1-4,1-Story
Subdivision/Plat :
Neighborhood : Oregon City Rural
Land Use : 101 Res,Residential Land,Improved
Legal : SECTION 12 TOWNSHIP 3S RANGE 1E
: QUARTER DC TAX LOT 05600

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$155,970
Mkt Structure : \$135,400
Mkt Total : \$291,370
% Improved : 46
15-16 Taxes : \$3,019.59
Exempt Amount :
Exempt Type :
Levy Code : 062084
Millage Rate : 14.9352
M50AssdValue : \$202,179

PROPERTY CHARACTERISTICS

Bedrooms	: 2	Building SF	: 1,540	BldgTotSqFt	: 1,540
Bathrooms	: 1.50	1st Floor SF	: 1,540	Lot Acres	: .93
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 40,511
Half Baths	: 1	Finished SF	: 1,540	Garage SF	: 792
Fireplace	: Single Fireplace	Above Ground SF	: 1,540	Year Built	: 1958
Heat Type	: Forced Air-Oil	Upper Total SF	:	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF	:	Foundation	: Concrete
Stories	: 1	Basement Fin SF	:	Roof Type	: Wood Shake Med
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finsh	: Bevel Siding	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Savage Betty S	:07/31/2008	008-054323	:\$305,000 Full	:Personal	:\$228,600	:Conven
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

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19763 Parrish Rd Oregon City, OR 97045 - 300' Radius



Legend

- Subject
- Radius
- Radius Properties



7/7/2016



Notes

0.1 0 0.06 0.1 Miles

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BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

A. General location Corner Lot S. Parrish Rd And Central Point Rd.

B. Land Area: Acres 0.9 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).
PROPERTY IS LOCATED ON S. PARRISH RD SLIGHT SLOPE TO
WEST OF PROPERTY. NO NATURAL HAZARDS ON OR
NEAR SITE.

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

North: SINGLE FAMILY RESIDENCE

East: SINGLE FAMILY RESIDENCE

South: SINGLE FAMILY RESIDENCE

West: SINGLE FAMILY RESIDENCE

E. Existing Land Use:

Number of single-family units 1 Number of multi-family units 0

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses N/A

What is the current use of the land proposed to be annexed: SINGLE FAMILY
RESIDENCE

F. Total current year Assessed Valuation \$ 202,179

G. Total existing population 1

III. LAND USE AND PLANNING

A. What is the applicable County Planning Designation? RESIDENTIAL - Low Density
What City Planning Designation is being sought? RESIDENTIAL

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

What zoning designation is being sought? CITY

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

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

NONE - PROPERTY CONSISTS OF SINGLE FAMILY RESIDENCE WITH A DETACHED GARAGE

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

Yes No N/A

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

Yes No N/A

Please describe outcome of zone change request if answer to previous questions was Yes.

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

Yes No N/A 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.

DISCUSSED THE EMERGENCY REQUIREMENTS FOR SEWER ANNEXATION AT PRE-APPLICATION MEETING

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)		3/1/16	
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			

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

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

N/A

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

SOUTH EVO NEIGHBORHOOD ASSOCIATION AND THREE GROVE-
WESTING FIELDS NA Bill McConnel EMAIL SENAP7095@GMAIL.COM

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

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

8" LINE WITHIN S. PARRISH RD.

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

4" PVC SANITARY SEWER LATERAL STUBBED INTO SUBJECT PROPERTY

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

Fire Hydrant Across Central Point At Corner
Of Lot. Fire Engine Company At S. EWO Rd.

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

Water, Sewer, Electric, Gas, Cable, Phone

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

N/A

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

N/A

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 <u>OREGON CITY</u>	Rural Fire Dist _____
County Service Dist. _____	Sanitary District _____
Hwy. Lighting Dist. _____	Water District _____
Grade School Dist. _____	Drainage District _____
High School Dist. _____	Diking District _____
Library Dist. _____	Park & Rec. Dist. _____
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.

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.

APPLICANT'S NAME BETTY SAUAGE

MAILING ADDRESS P.O. Box 425
WILSONVILLE, OR 97070

TELEPHONE NUMBER N/A (Work)
503-678-1918 (Res.)

REPRESENTING _____

DATE: 6/7/16