

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

NOTICE IS HEREBY GIVEN THAT AT 7:00 PM ON **WEDNESDAY, JUNE 21, 2017**, IN THE CITY HALL COMMISSION CHAMBERS FOR OREGON CITY, 625 CENTER STREET, OREGON CITY, OREGON; THERE SHALL BE A PUBLIC HEARING BY AND BEFORE THE OREGON CITY **CITY COMMISSION** ON THE EMERGENCY BOUNDARY CHANGE PROPOSAL LISTED BELOW.

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

**PROPOSAL NO. AN-16-0002 - ANNEXATION TO CITY OF OREGON CITY** of territory located generally in the southwest of the City totaling one (1) property and located at 19763 S. Parrish Road and identified as Clackamas County Map 3-1E-12DC, Tax Lot 5600.

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

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

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

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

May 16<sup>th</sup>, 2017

Pete Walter, AICP, Associate Planner



# NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

<b>FOR DLCD USE</b>
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing.** (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **CITY OF OREGON CITY**

Local file no.: **AN-16-0002**

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- UGB amendment** over 100 acres by a metropolitan service district
- Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- Periodic review task** – Task no.:
- Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): PETER WALTER, AICP, ASSOCIATE PLANNER

Phone: (503) 496-1568 E-mail: [pwalter@orcify.org](mailto:pwalter@orcify.org)

Street address: 221 MOLALLA AVE, STE. 200 City: OREGON CITY Zip: 97045-

**Briefly summarize the proposal** in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

**Annexation of one 0.92 acre residential property for connection to Oregon City sewer system. Property has Oregon City Comprehensive Plan designation of LR - Low Density Residential and Clackamas County Zoning of FU-10. No change in zoning, land use or development is proposed at this time.**

Date of first evidentiary hearing: 06/21/2017

Date of final hearing:

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
- Comprehensive Plan map amendment(s) – Change from \_\_\_\_\_ to \_\_\_\_\_  
Change from \_\_\_\_\_ to \_\_\_\_\_
- New or amended land use regulation
- Zoning map amendment(s) – Change from FU-10 (Clackamas County) to R-10 (Oregon City)  
Change from \_\_\_\_\_ to \_\_\_\_\_
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- Acres affected by map amendment: 0.92

Location of property, if applicable (site address and T, R, Sec., TL): 19763 SParrish Road, Oregon City, OR 97045, APN 31E12DC05600

List affected state or federal agencies, local governments and special districts: Metro, Clackamas County, Tri-City Service Dist., Clackamas River Water, Comcast

# NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

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1. Except under certain circumstances,<sup>1</sup> proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us) with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at [http://www.oregon.gov/LCD/Pages/papa\\_submittal.aspx](http://www.oregon.gov/LCD/Pages/papa_submittal.aspx).

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

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<sup>1</sup> 660-018-0022 provides:

- (1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and
- (2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

**If you have any questions** or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

**Notice checklist. Include all that apply:**

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

**From:** Pete Walter  
**Bcc:** Aleta Froman-Goodrich; "baldwin@tri-met.org"; "Barclay Hills - Betty Mumm"; "Barclay Hills - Mark Matheson (mark.matheson@drteamsint.com)"; "Barclay Hills - Shelley Batty (shelleyba@live.com)"; "Barclay Hills - Tony Uzuegbunam"; "Betty Johnson"; "Bob George"; "Bob Knorr"; "Boll, Heather"; "Boumann, Mike"; "BRUMLEY Seth A"; "Canemah - Linda Baysinger"; "Canemah Vice Chair - Dennis Anderson (GO2Danderson@gmail.com)"; "Caufield - Mike Mermelstein"; "Caufield - Robert Malchow"; "Central Point/Leland Road CPO"; "Central Point/Leland Road CPO 2"; "Clint and Victoria Goodwin"; "Dawn Hickson"; "ddehart@onemain.com"; "Denise Conrad"; "Dorothy (Didi) Dahlsrud - NRC"; "Eric Underwood"; "Gaffney Lane Chair - Amy Willhite"; "Gail Curtis (region1devrevapplications@odot.state.or.us)"; "Gary Fergus"; "Ginger.Redlinger@orecity.k12.or.us"; "Hamlet of Beaver Creek"; "Hillendale Vice Chair: Roy Harris (royandanna@centurylink.net)"; "Holcomb Outlook CPO"; "intstats@sbcglobal.net"; "James Band"; "Jeffrey Raker"; "Jennifer Stephen (jennifer.stephens@pgn.com)"; "Jerry Herrmann"; "Jesse Buss"; "Jim Williams"; "John Collins (johnc@sfbw.org)"; "John M. Lewis"; "John Replinger (replinger-associates@comcast.net)"; "Jonathan Stone"; "Joyce Gifford"; "Kent, Ken"; "Mario De La Rosa"; "Martin Montalvo"; "McLoughlin Chair and LU Chair Denyse McGriff"; "McLoughlin Secretary - Gordon Wilson (gordon@gkwphoto.com)"; "Mike Boumann"; "Mike Mitchell"; "Mike Roberts"; "Mike.Livingston@pgn.com"; "ODOT Development Review (region1devrevapplications@odot.state.or.us)"; "Park Place Chair - Bob La Salle"; "Park Place Vice Chair - Barbara Renken"; "Paulette Copperstone - Metro"; "Phil Lewis"; "richard.e.craven@gmail.com"; "Rivercrest Chair - Harris Gwinn"; "Rivercrest Vice Chair - Karin Morey"; "Rob Lorey"; "roberth@clackamas.us"; "salmoclarki@stinkingdesert.com"; "Sang Pau"; "South End Chair - Bill McConnel"; "Steve Vanhaverbeke"; "TAYAR Abraham \* Avi"; "Tim Finlay (timfin@co.clackamas.or.us)"; "Tower Vista - Georgia Reagan (Greaganwalker@gmail.com)"; "Tower Vista - Vern Johnson"; "Trent Warness - NRC"; "Two Rivers Chair: Bryon Boyce"; "Ugo DiLullo (ugodil@co.clackamas.or.us)"; "Wendy Marshall"; "Wes Rogers, OC School District"; "Assessor"; "Clack Sheriff's Office"; "County Counsel"; "County Planning"; "CRW"; "Davis, Jeff"; "Mike Conrad"; "OC School District"; "Oregonian"; "Vector Control"; "Vector Control"; "WES"; "WES Admin"  
**Subject:** Notice of Annexation Proposal to Oregon City - AN-16-0002  
**Date:** Tuesday, May 16, 2017 3:23:00 PM  
**Attachments:** image001.png  
AN 16-02 Notice.pdf  
AN-16-0002 Vicinity Map.pdf

Please find attached Notice of City Commission Public Hearing for an Emergency Sewer Annexation to Oregon City. This application may be downloaded for review at the following webpage:

<https://www.orecity.org/planning/project/16-0002>



**Pete Walter, AICP, Planner**  
[pwalter@orecity.org](mailto:pwalter@orecity.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.orecity.org](http://www.orecity.org)  
**New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F**

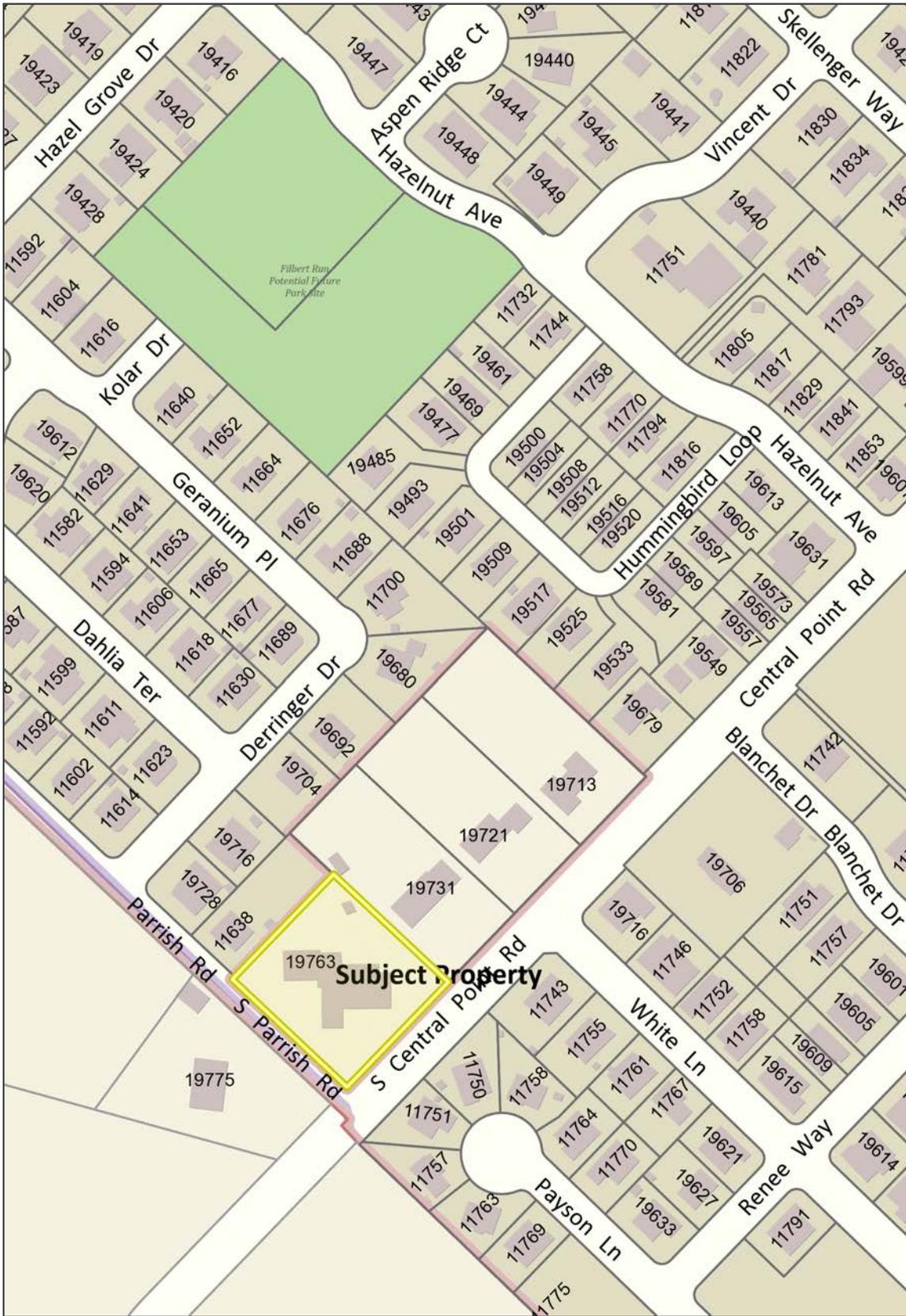
**Need Zoning and other Tax Lot Information?** - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)

Please consider the environment before printing

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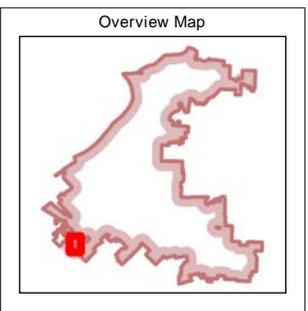
# Annexation AN-16-0002



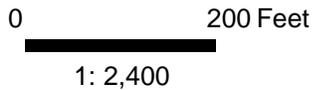
### Legend

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

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.



## Annexation for Sewer Connection

Map created 5/16/2017

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





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

## AFFIDAVIT OF PUBLICATION

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

**City of Oregon City**  
**Notice of Public Hearing – AN-16-0002**  
**CLK15898800**

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

week in the following issue:  
**May 24, 2017**

*Charlotte Allsop*

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
 May 24, 2017.

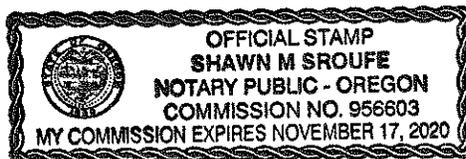
*[Signature]*

NOTARY PUBLIC FOR OREGON

**PO: PETE WALTER**

Acct #500291  
**Attn: Pete Walter**  
 City of Oregon City  
 PO Box 3040  
 Oregon City, OR 97045-0304

Size: 2 x 5.99"  
 Amount Due: \$142.06\*  
 \*Please remit to address above.



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May 16th, 2017

Publish 05/24/2017.

Pete Walter,  
 AICP, Associate Planner  
 CLK15898800

**From:** Pete Walter  
**Bcc:** "[Barclay Hills - Betty Mumm](#)"; "[Caufield - Robert Malchow](#)"; "[Clint and Victoria Goodwin](#)"; "[Gaffney Lane Chair - Amy Willhite](#)"; "[Hillendale Vice Chair: Roy Harris \(royandanna@centurylink.net\)](#)"; "[McLoughlin Chair and LU Chair Denyse McGriff](#)"; "[Park Place Chair - Bob La Salle](#)"; "[Rivercrest Chair - Harris Gwinn](#)"; "[South End Chair - Bill McConnel](#)"; "[Tower Vista - Vern Johnson](#)"; "[Two Rivers Chair: Bryon Boyce](#)"; [Bill Clark](#); [Dorothy Dahlsrud](#); [Doug Neeley](#); [Jerry Herrmann](#); [matt.g.kuhl@gmail.com](#); [Nancy Broshot](#); [Trent Warness](#)  
**Subject:** Notice of Annexation Proposal to Oregon City - AN-16-0002  
**Date:** Tuesday, May 16, 2017 3:29:00 PM  
**Attachments:** [image001.png](#)  
[AN 16-02 Notice.pdf](#)  
[AN-16-0002 Vicinity Map.pdf](#)

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<https://www.orcity.org/planning/project/16-0002>



**Pete Walter, AICP, Planner**

[pwalter@orcity.org](mailto:pwalter@orcity.org)

**Community Development Department**

**Planning Division**

221 Molalla Avenue, Ste. 200

Oregon City, Oregon 97045

503-496-1568 Direct

503-722-3789 Front Desk

503-722-3880 Fax

**Website:** [www.orcity.org](http://www.orcity.org)

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



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