



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): _____

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 20124 South Beavercreek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 201

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc. Date: _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460 Fax: _____ Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: Tresa Edematta Co-Trustee

Property Owner(s) Name Printed: Herberber Family Trust Date: 8/3/2016

Mailing Address: 16112 W. Adams Street, Goodyear, AZ 85338

Phone: (623) 398-5994 Fax: _____ Email: TLEMATTA@J-BSALESCO.COM

Representative(s):

Representative(s) Signature: Read Stapleton

Representative (s) Name Printed: Read Stapleton, DOWL Date: 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 Fax: _____ Email: rstapleton@dowl.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.



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): _____

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 20124 South Beaver Creek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 202

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc. Date: _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460 Fax: _____ Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: Rosemary Holden and William F. Holden Jr.

Property Owner(s) Name Printed: Rosemary Holden and William F. Holden Date: July 15, 2016

Mailing Address: 20130 South Beaver Creek Road, Oregon City, OR 97045

Phone: 503-807-8865 Fax: _____ Email: rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: [Signature]

Representative (s) Name Printed: Read Stapleton, DOWL Date: 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 Fax: _____ Email: rstapleton@dowl.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.



**OREGON
CITY**

Community Development - Planning

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

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NRDD) 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 (NRDD) 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): _____

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course **Number of Lots Proposed (if Applicable):** _____

Physical Address of Site: 20124 South Beaver Creek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 10D TL 3500 and Map 3 2E 15A TL 290

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc. **Date:** _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97034

Phone: (503) 358-4460 **Fax:** _____ **Email:** randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Herberger Family Limited Partnership **Date:** July 15, 2016

Mailing Address: 20124 S Beaver Creek Rd Oregon City, OR 97045

Phone: 503 518 2846 **Fax:** _____ **Email:** rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: [Signature]

Representative(s) Name Printed: Read Stapleton, DOWL **Date:** 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 **Fax:** _____ **Email:** rstapleton@dowl.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.

www.oregoncity.org/planning



OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

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

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): _____

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 20124 South Beaver Creek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 201

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc Date: _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460 Fax: _____ Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: M. Rose Herberger Trustor/Trustee

Property Owner(s) Name Printed: Herberger Family Trust Date: 8-1-2016

Mailing Address: 20118 South Beaver Creek Road, Oregon City, OR 97045

Phone: (503) 518-2846 Fax: _____ Email: rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: [Signature]

Representative (s) Name Printed: Read Stapleton, DOWL Date: 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 Fax: _____ Email: rstapleton@dowl.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.



OREGON CITY

Community Development - Planning

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

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-16-0003

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 20124 South Beaver Creek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 201

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc Date: _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460 Fax: _____ Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: Rose Herberger Trustor/Trustee

Property Owner(s) Name Printed: Herberger Family Trust Date: 8-1-2016

Mailing Address: 20118 South Beaver Creek Road, Oregon City, OR 97045

Phone: (503) 518-2846 Fax: _____ Email: rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: Read Stapleton

Representative (s) Name Printed: Read Stapleton, DOWL Date: 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 Fax: _____ Email: rstapleton@dowl.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.



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-16-0003

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 20124 South Beaver Creek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 201

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc. Date: _____

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460 Fax: _____ Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: Presa Edematt Co-Trustee

Property Owner(s) Name Printed: Herberber Family Trust Date: 8/3/2016

Mailing Address: 16112 W. Adams Street, Goodyear, AZ 85338

Phone: (623) 398-5994 Fax: _____ Email: TLEMATTA@J-BSALESCO.COM

Representative(s):

Representative(s) Signature: Read Stapleton

Representative (s) Name Printed: Read Stapleton, DOWL Date: 8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641 Fax: _____ Email: rstapleton@dowl.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.



OREGON CITY

Community Development – Planning

221 Molalla Ave, Suite 200 | Oregon City OR 97045

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

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-16-0003

Proposed Land Use or Activity: Annexation

Project Name: Oregon City Golf Course

Number of Lots Proposed (If Applicable):

Physical Address of Site: 20124 South Beavercreek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 15A TL 202

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc.

Date:

Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460

Fax:

Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: Rosemary Holden and Will F. Holden Jr.

Property Owner(s) Name Printed: Rosemary Holden and William F. Holden

Date:

July 15, 2016

Mailing Address: 20130 South Beavercreek Road, Oregon City, OR 97045

Phone: 503-807-8865

Fax:

Email: rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: [Signature]

Representative (s) Name Printed: Read Stapleton, DOWL

Date:

8-8-16

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641

Fax:

Email: rstapleton@dowl.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.

www.oregoncity.org/planning

2016 AUG 10 PM 12:02

RECEIVED



Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3680

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NRD) 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 (NRD) 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-16-0003

Proposed Land Use or Activity: Annexation


Project Name: Oregon City Golf Course

Number of Lots Proposed (if Applicable):

Physical Address of Site: 20124 South Beavercreek Road, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): Map 3 2E 10D TL 3500 and Map 3 2E 15A TL 290

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Randy Myers, Brownstone Development, Inc.

Date:

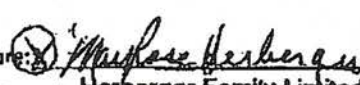
Mailing Address: 47 South State Street, Lake Oswego, OR 97934

Phone: (503) 358-4460

Fax:

Email: randy@brownstonehomes.net

Property Owner(s):

Property Owner(s) Signature: 

Property Owner(s) Name Printed: Herberger Family Limited Partnership

Date:

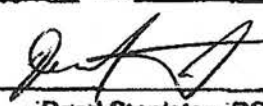
Mailing Address: 20124 S Beavercreek Rd Oregon City, OR 97045

Phone: 503 518 2846

Fax:

Email: rose@ocgolfclub.com

Representative(s):

Representative(s) Signature: 

Representative(s) Name Printed: Read Stapleton, DOWL

Date:

Mailing Address: 720 SW Washington Street, Suite 750, Portland, OR 97205

Phone: (971) 280-8641

Fax:

Email: rstapleton@dowl.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.

www.oregoncity.org/planning

OREGON CITY GOLF COURSE

OREGON CITY, OREGON

An Application For:

Annexation

Submitted August 2016

Applicant:
Brownstone Development, Inc.
47 South State Street
Lake Oswego, OR 97934

Applicant's Representative:
DOWL
720 SW Washington Street, Suite 750
Portland, OR 97205



PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

I. INTRODUCTION	4
A. GENERAL INFORMATION	4
B. SUMMARY OF PROPOSAL	5
C. EXISTING CONDITIONS.....	5
D. SITE HISTORY & BEAVERCREEK ROAD CONCEPT PLAN	7
II. APPLICABLE REGULATIONS & APPROVAL CRITERIA.....	9
A. OREGON CITY MUNICIPAL CODE	9
B. OREGON CITY COMPREHENSIVE PLAN	22
C. METRO CODE SECTION 3.09.....	27
D. TRANSPORTATION PLANNING RULE (OAR 660-012-0060)	30
III. CONCLUSION.....	31

Exhibits

- A. Pre-Application Conference Notes
- B. Site Plan
- C. Neighborhood Meeting Information

I. INTRODUCTION

A. GENERAL INFORMATION

Applicant:	Brownstone Development, Inc. 47 South State Street PO Box 2375 Lake Oswego, OR 97934 Contact: Randy Myers Phone: (503) 358-4460 Email: randy@brownstonehomes.net
Applicant's Representative:	DOWL 720 SW Washington Street, Suite 750 Portland, OR 97205 Contact: Read Stapleton, AICP Phone: (971) 280-8641 Email: rstapleton@dowl.com
Tax Lot Information:	Map 3 2E 10D, TL 03500 (66.0 acres) Map 3 2E 15A, TL 00201 (0.25 acres) Map 3 2E 15A, TL 00202 (0.28 acres) Map 3 2E 15A, TL 00290 (50.41 acres)
Location:	20124 South Beavercreek Road, Oregon City
Zoning District:	Clackamas County FU-10 and TBR
Site Size:	117 acres

B. SUMMARY OF PROPOSAL

Brownstone Development, Inc. (applicant) is requesting annexation of four tax lots located on or near S. Beaver Creek Road. The subject properties are part of the Beaver Creek Road Concept Plan area and are within Oregon City's urban growth boundary (UGB). No development is being proposed concurrent with this annexation request as future application of zoning designations will be required before a formal development application can be submitted. All four properties are under the same ownership or ownership representatives. Properties proposed for annexation are shown in Figure 1.

C. EXISTING CONDITIONS

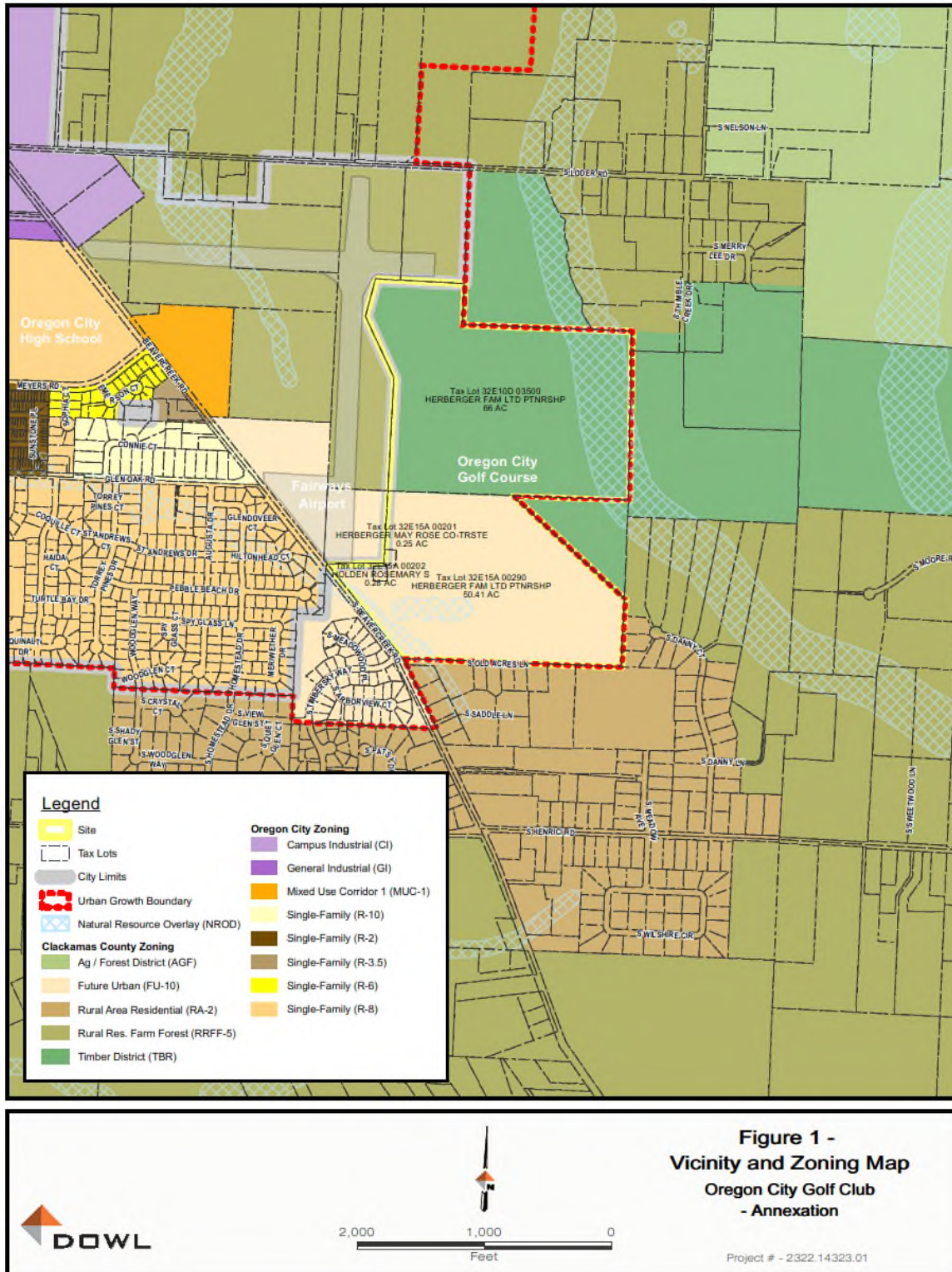
The site is located in east Oregon City, on the east side of S. Beaver Creek Road within the southern limits of the Beaver Creek Road Concept Plan area. The site is comprised of four tax lots that total approximately 117 acres. The entire area is currently zoned FU-10 and TBR by Clackamas County. The site is the current location of the Oregon City Golf Club, which includes a club house facility with associated parking area and an 18-hole golf course. Two single-family homes and a number of accessory buildings are also located on the site. The eastern edge of the proposed annexation area is within a natural resource area associated with Thimble Creek and is undeveloped. Much of the site is relatively flat, with slopes ranging from 1% to 8% (there are limited areas of up to 15% slope).

Uses surrounding the site are described below.

- North: Land uses to the north include a natural resource area associated with Thimble Creek and, further north, some low-density residential development. Although properties to the north are inside the city limits, no city plan or zoning designations have been applied to those properties. The area is zoned Timber (TBR) and Rural Residential Farm Forest (RRFF) by Clackamas County.
- East: Land uses to the east include natural resource areas associated with Thimble Creek and, at the southeast corner, a residential subdivision. Lands to the east are zoned TBR, RRFF and Rural Residential 2-Acres (RA-2) by Clackamas County.
- South: To the south, land is zoned RA-2 by Clackamas County and is comprised of single-family homes.
- West: Land to the west and north of the site is zoned RRFF and FU-10 and is largely undeveloped. There are two single-family homes and a private airport with associated runway strip and buildings. Land to the west and south of the site, across S. Beaver Creek Road, is developed with a residential subdivision.

Access to the site is from S. Beaver Creek Road via a private driveway that connects to the two homes and the golf club.

Figure 1: Zoning and Vicinity Map



D. SITE HISTORY & BEAVERCREEK ROAD CONCEPT PLAN

The proposed annexation site has long been planned for urban levels of development. The southern portion of the site was included in the original UGB boundary when it was established by Metro in 1979. The remainder of the site (along with rest of the Beaver Creek Road Concept Plan area) was brought into the UGB in two separate expansions, one in 2002 and another in 2004.

In 2007, the city began a concept planning effort for the Beaver Creek area; an effort which involved a significant amount of community engagement and ultimately resulted in adoption of the Beaver Creek Road Concept Plan (Concept Plan) in September 2008. The decision to adopt the Concept Plan was appealed to the Land Use Board of Appeals (LUBA) and LUBA remanded the decision back to the city to address an issue associated with industrial land designations (not related to the proposed annexation site). After resolution of the industrial land designation issue, the City Commission voted unanimously to re-adopt the Concept Plan in March 2016. That decision was again appealed and is currently under review at LUBA.

Although officially adopted by the city, the Concept Plan is not yet effective. By the terms of the ordinance that adopted the Concept Plan, the Concept Plan takes effect upon the "adoption and enactment of the zoning that implements the Beaver Creek Road Concept Plan." In the meantime, the adopted Concept Plan represents the city's vision for how the Beaver Creek area is expected to develop. That vision has not changed since the planning effort began a decade ago. In anticipation of Concept Plan implementation, the city has updated its water, sewer and transportation master plans to allow for extension of public facilities to the Beaver Creek area to accommodate the urban levels of development anticipated in the Concept Plan. Specific information regarding planned public facilities and services to the site is provided later in this narrative.

It's important to note that the proposed annexation area has been planned for development that is consistent with the vision established in the Concept Plan. That vision is the creation of a "complete and sustainable community" with a diverse mix of uses woven together by open space, trails and green streets. The Concept Plan emphasizes sustainable practices and transit-supportive levels of development. Within the planning area, distinct districts are identified for employment uses, a main street area, residential neighborhoods, and open space and natural areas.

The area within the proposed annexation site contains most of what will become the residential area for the Concept Plan. This residential area is intended to support the employment area within the Concept Plan and, when added to the Concept Plan's commercial and recreational elements, form the "complete community" envisioned by the plan. The Concept Plan provides for three districts within the annexation area:

- The West Mixed-Use Neighborhood (WMU) is intended to be a walkable, transit-oriented neighborhood with a mix of housing types, mixed-use buildings and a limited amount of neighborhood commercial uses. Residential densities in this neighborhood are expected to average about 22 units per acre, similar to the city's R-2 zoning designation. The WMU neighborhood is located, in part, in the southwest corner of the proposed annexation site, adjacent to S. Beaver Creek Road. The Concept Plan identifies a total of 22 acres of WMU neighborhood, approximately 13 of which are located within the proposed annexation area.
- The East Mixed-Use Neighborhood (EMU) is intended to be a lower-density (similar to the city's R-5 zone), walkable neighborhood with a variety of housing types and incorporation of green

development practices. The EMU neighborhood encompasses the bulk of the proposed annexation site. The Concept Plan identifies a total of 77 acres of EMU neighborhood, approximately 59 of which are located within the proposed annexation area.

- The western edge of the proposed annexation site is intended to remain largely undeveloped to protect the natural resource areas associated with Thimble Creek and its riparian buffer. That area will serve as a public open space and recreational area for the community and beyond. Approximately 18 acres of the proposed annexation site will be within this natural resource area.

The existing golf course club house is intended to remain and be repurposed as a community center for neighborhood gatherings and possibly some small-scale retail. It is identified as a “Neighborhood Focal Point” in the Concept Plan.

The Concept Plan also identifies a multi-modal transportation network for the proposed annexation area consisting of new north-south and east-west collector streets and a system of connected biking and walking trails linking the community with open spaces and natural areas. Streets within the Beavercreek area are intended to have green street designs, with integrated stormwater management and street trees. Block sizes are expected to be small to moderate to provide a high level of connectivity.

The applicant intends to develop the proposed annexation site in accordance with the guidance established in the Concept Plan and with the adopted capital facilities plans that implement Concept Plan urban levels of development. Approving this annexation request is an important first step to achieving the decade-long vision for growth in Oregon City.

II. APPLICABLE REGULATIONS & APPROVAL CRITERIA

This section of the narrative provides responses to demonstrate that the proposed annexation is consistent with applicable approval criteria, as identified in the Pre-Application Conference Notes dated June 29, 2016 (see Exhibit A). Annexations in Oregon City are governed at both the local (city) and regional (Metro) level. Locally, annexations are regulated by Title 14 of the Oregon City Municipal Code, and by goals and policies in the adopted Comprehensive Plan. Regionally, annexations are regulated by Metro's Code Section 3.09, which establishes requirements for local government boundary changes. Subsection A below addresses applicable city regulations from Title 14, followed by Comprehensive Plan policies in Subsection B, and Metro Code requirements in Subsection C.

A. OREGON CITY MUNICIPAL CODE

The applicable Oregon City Municipal Code provisions are set forth below along with findings demonstrating the project's consistency with these provisions.

Title 14 - ANNEXATIONS

Chapter 14.04 - CITY BOUNDARY CHANGES AND EXTENSION OF SERVICES

14.04.050 - Annexation procedures.

- 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.*

Response: Annexation of these properties will not be subject to vote and therefore, the annexation filing deadlines above do not apply.

- 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.*

Response: The applicant and applicant's representative attended a pre-application review meeting with city staff on June 29, 2016. Pre-application meeting notes are provided in Exhibit A.

- 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.*

Response: The applicant held a neighborhood meeting on Tuesday, June 28 at 7:00 PM to discuss the proposed annexation with surrounding neighbors. An invitation to the meeting was sent to a mailing list of approximately 2,000 households, including the Caulfield Neighborhood Association mailing list and property owners surrounding the subject site. In addition to the mailing, representatives of the Caulfield

Neighborhood Association and the Hamlet of Beavercreek were notified about the meeting. The Hamlet of Beavercreek sent out a notice of the meeting to its members. Approximately 75 people attended the meeting. Exhibit C contains a map of the mailing list and a copy of the meeting invitation that was mailed.

- 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.*

Response: The application submittal package includes the application form and consent form signed by the owners of the subject properties.

- 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;*

Response: Written consent signed by the property owners or property owner representatives has been provided as part of the boundary change petition packet submitted with this application. Specifically, under ORS 222.125, all of the owners of land and not less than 50 percent of the electors residing in the territory to be annexed have consented in writing to the annexation.

- D. 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;*

Response: A legal description of the territory to be annexed has been provided as part of the boundary change petition packet submitted with this application.

- E. 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;*

Response: A list of property owners within 300 feet of the annexation property has been provided as part of the boundary change petition packet submitted with this application. No property owners will be "islanded" by the proposed annexation.

- F. Two full quarter-section county tax assessor's maps, with the subject property(ies) outlined;*

Response: Two full quarter-section county tax assessor's maps have been provided as part of this application submittal package.

5. *A site plan, drawn to scale (not greater than one inch = fifty feet), indicating:*
 - a. *The location of existing structures (if any);*
 - b. *The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed;*
 - c. *The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flood data showing elevations of all property subject to inundation in the event of one hundred year flood shall be shown;*
 - d. *Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands), wooded areas, identified habitat conservation areas, isolated preservable trees (trees with trunks over six inches in diameter—as measured four feet above ground), and significant areas of vegetation;*
 - e. *General land use plan indicating the types and intensities of the proposed, or potential development;*

Response: The required site plan is provided in Exhibit B.

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.*

Response: The double-majority worksheet is not applicable.

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;*

Response: Overall, the land proposed for annexation is largely undeveloped and located within a future urban zone at the edge of urban/rural development. As such, public facilities are available near the area but will require further development as planned by the city in its adopted capital facilities plans. The following is a brief summary of existing facilities.

Water: Currently, there is a 16-inch public water service line along S. Beaver Creek Road and a pump station (Fairway Downs) located near the intersection of S. Beaver Creek Road and Glen Oak Road. The city has identified several future capital improvement projects in the vicinity of the proposed annexation that are intended to serve future growth in the area. More detail about planned public facility improvements, specific to the approval criteria for an annexation request, is provided in subsequent sections of this narrative.

Sewer: Existing sanitary sewer service in the vicinity of the proposed annexation consists of a 2,400-foot trunk sewer in S. Beaver Creek Road. The trunk sewer terminates near the Oregon City High School,

approximately 0.5 miles north of the subject site. The *Oregon City Sanitary Sewer Master Plan* (2014) identifies a number of recommended future capital improvement projects intended to serve the Concept Plan area. More detail about planned public facility improvements, specific to the approval criteria for an annexation request, is provided in subsequent sections of this narrative.

Stormwater: The proposed annexation site slopes in several directions with two central drainages: Beaver Creek Road to the west and Thimble Creek to the east. There are no existing stormwater treatment facilities currently serving the site. Future stormwater facilities to serve anticipated development will be consistent with the city's updated stormwater master plan and design standards and will be constructed concurrently with site development after the Concept Plan becomes effective and city zoning is applied to the annexed property.

Transportation: The transportation network currently serving the proposed annexation area consists of S. Beaver Creek Road and a private driveway connecting to the Oregon City Golf Club and two residences on the property. Just north and west of the proposed annexation area is a private airport (Fairways Airport). The nearest available public transit (TriMet bus lines) is located at the Clackamas County Community College transit center approximately 1.4 miles from the proposed annexation area. The *Oregon City Transportation System Plan* (2013) (TSP) identifies future collector streets serving the proposed annexation area consistent with the network recommended in the Concept Plan. Those collector streets are designated as "Likely to be Funded System Projects." More detail about planned transportation improvements is provided later in this narrative.

Parks and schools: Oregon City High School and Clackamas County Community College are both in the vicinity of the proposed annexation area. There are currently no Oregon City parks in the vicinity of the proposed annexation area. The nearest park is Hillendale Park, which is about 2.8 miles from the proposed annexation area. There is an existing community trail along Glen Oak Road, extending east from OR Highway 213. That trail currently does not connect with Beaver Creek Road or the proposed annexation area.

- b. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;*

Response: The above item applies to development being proposed at this time and anticipates that no development may be proposed as part of an annexation application. No development is being proposed as part of this annexation application; therefore, the above item is not applicable.

- 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;*

Response: The above item applies to development being proposed at this time and anticipates that no development may be proposed as part of an annexation application. No development is being proposed as part of this annexation application; therefore, the above item is not applicable.

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

Response: The above item applies to development being proposed at this time and anticipates that no development may be proposed as part of an annexation application. No development is being proposed as part of this annexation application; therefore, the above item is not applicable.

- 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;*

Response: The above item applies to any development being proposed as part of the annexation application. No development is being proposed as part of this annexation application. It is expected that future development will occur consistent with the vision of the Concept Plan.

- 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;*

Response: As noted previously, no development is being proposed at this time and this application requirement anticipates that no development may be proposed as part of an annexation application. Ultimately, the proposed annexation area is intended to be developed according to the mixed-use neighborhood concepts established in the Concept Plan, but that development cannot occur until the Concept Plan is effective and the prescribed zoning is applied to the property.

In terms of physical effects of potential development, the annexation area will eventually be developed with a mix of housing types and densities, and possibly some neighborhood-scale commercial uses. A new street network will be developed, along with trails, open spaces and parks. Public facilities will be extended to serve the site. The annexation site will be subject to existing city code requirements related to impacts of new development, including protection of natural resources, street design, and buffering and landscaping.

Aesthetically, future development in the Beavercreek area is intended to emphasize and protect existing natural resources and view corridors, and link them to green open spaces and active parks via a connected system of biking and walking trails. Streets will be developed using green street designs with street trees, landscape strips and integrated stormwater treatment.

Socially, the proposed annexation site will ultimately be developed to be part of a complete community, one that integrates a diverse mix of uses, including housing, services, and public spaces that are necessary to support a thriving employment center. Future development will provide a mix of housing types at a range of prices, with multi-modal connections within the site and to surrounding activity centers, including the Oregon City High School and Clackamas Community College. New streets and street improvements will be designed to maximize safety and convenience for all users, including pedestrians and cyclists. Natural resources will be managed for optimum ecological health to help protect watersheds.

Overall, the annexation site will be developed in accordance with a carefully crafted vision that was the result of a vigorous public process and was adopted by the city to guide future growth in a way that will contribute to Oregon City as a whole.

- 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;*

Response: The applicant is not requesting a comprehensive plan text amendment or zone change for the proposed annexation properties at this time. Ultimately, in order for the properties to develop, land use plan and zoning designations will need to be applied. It is anticipated that zoning designations consistent with the Concept Plan will be developed and applied to the site. However, until such time, existing County FU-10 and TBR zoning will continue apply.

- 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;*

Response: The applicable application fee has been provided as part of this application submittal.

- 9. Paper and electronic copies of the complete application as required by the community development director.*

Response: Paper and electronic copies of this narrative have been included as part of this submittal package.

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;*

Response: The site currently has adequate access opportunities from S. Beaver Creek Road (a designated major arterial) in the form of a driveway from Beaver Creek Road that serves the two residences and the golf club. No zone change or additional development is proposed as part of this annexation application. The current access, then, will remain adequate for the existing development and existing zoning until new zoning is proposed for the property. Once the property is rezoned consistent with the Concept Plan and development consistent with the Concept Plan is proposed, a primary street network will be developed in accordance with the connectivity concept identified in Figure 14 of the Concept Plan and Figure 17 of the TSP. See Images 1-2 below. In the vicinity of the subject site, the Concept Plan identifies three parallel north-south routes (the existing Beaver Creek Road and two new parkways) connected by east-west extensions of Glen Oak Road, Old Acres Lane and south golf club entrance. Additional local streets will supplement this street network. The specific design of the local street system is intentionally flexible and subject to additional master plan and subdivision review by the city.

The TSP has incorporated the street network from the Concept Plan that will serve the proposed annexation area. These improvements are designated as “Likely to be Funded System Projects.” More detail about TSP projects is provided in the discussion of public facilities in item (3) below.

Image 1: Figure 14 from the Beavercreek Road Concept Plan

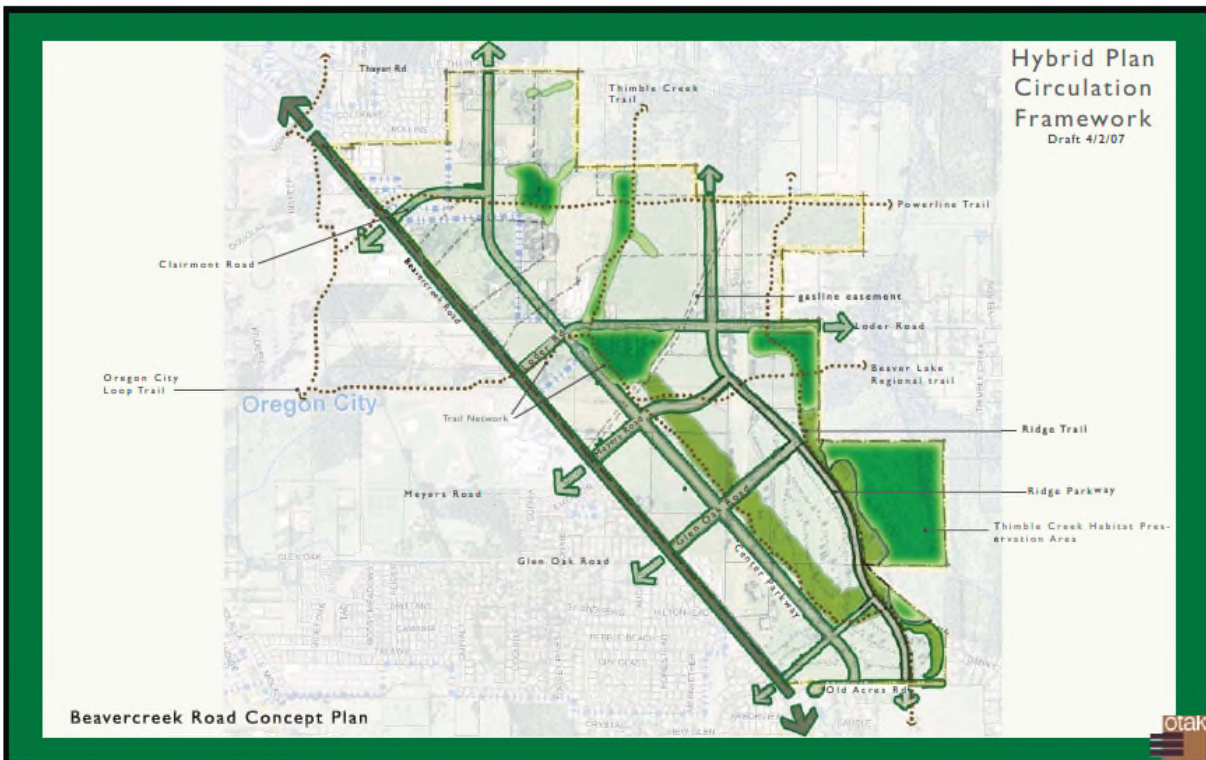
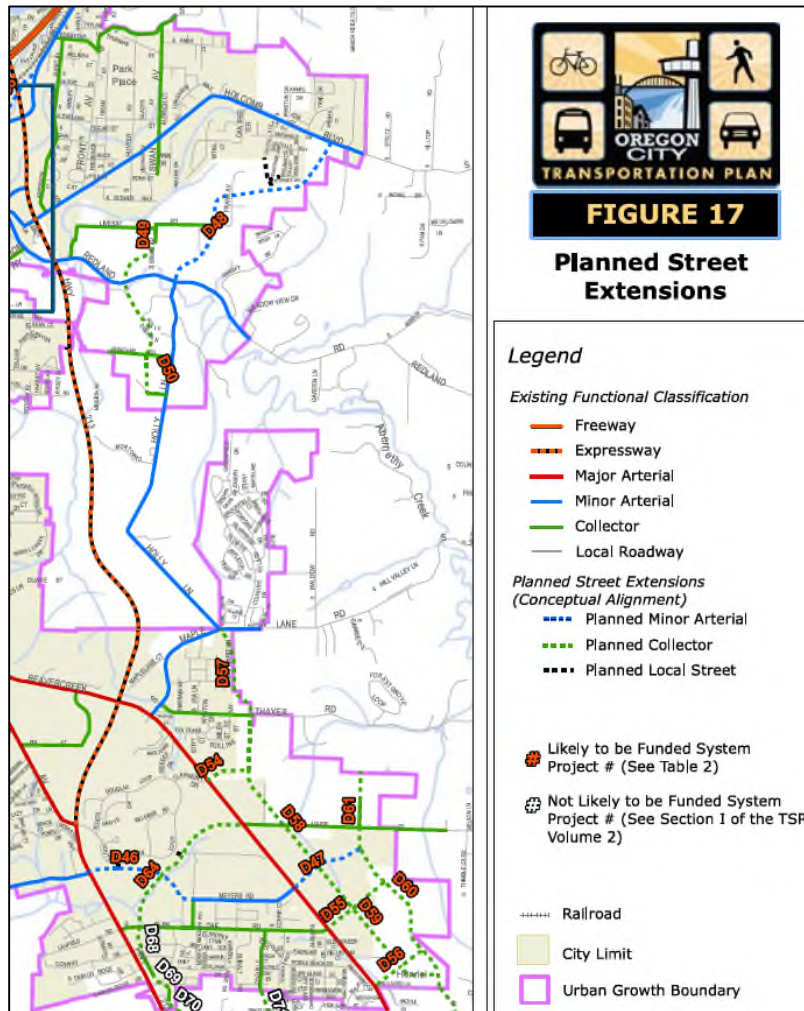


Figure 14 - Circulation Framework

Image 2: Figure 17 from the Oregon City Transportation System Plan



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

Response: Conformity of this proposal with applicable goals and policies in the city's comprehensive plan is addressed in Section II.B of this narrative.

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

Response: No zone change or additional development is proposed as part of this annexation application. The current public facilities and services, then, will remain adequate for the existing development and existing zoning until new zoning is proposed for the property. The Concept Plan identifies this area as a future location for mixed-use neighborhoods that include a variety of residential types (at densities similar to the city's R-2 and R-5 zones), smaller-scale employment and retail uses, and parks and pedestrian ways. Public facilities plans have been updated and adopted by the city to

anticipate and accommodate urban levels of development on the subject site upon the Concept Plan becoming effective. The following is a summary of how public facility improvements are being addressed to service potential development in the annexation area.

Water

Beavercreek Road Concept Plan: According to the Concept Plan, a network of water supply pipelines will be created to serve as the “backbone” system. In addition, as individual parcels are developed, a local service network of water mains will be needed to serve individual lots. Figure 22 in the Concept Plan identifies this “backbone” system comprised of 8- and 12-inch pipelines along the proposed new north-south collector streets, and connected by east-west pipelines at the north and south ends of the annexation area.

Adopted Public Facilities Plan: Recommended future water service improvements identified in the 2012 *Water Distribution System Master Plan* implement the water supply network envisioned in the Concept Plan and include:

- Pipeline project no. F-CIP-4 – new 8-inch and 12-inch pipelines (total of 5,875 feet in length) that connect to the existing system along S. Beavercreek Road and travel north through the proposed annexation area. The project description states it is “intended to supply future growth in the area and will likely be developer driven.”
- Pipeline project no. F-CIP-14 – a new 2 MG water storage facility and 10,750 feet of 16-inch pipeline extending from the storage facility on S. Wilson Road to the Fairway Downs Pump Station along S. Beavercreek Road. This project is intended to create storage for a newly created pressure zone in the Fairway Downs areas. A siting study will be required prior to design.

More recently (May 2016), the city has provided an updated assessment of future water facilities that will be needed to serve the Concept Plan area. For the areas above a ground elevation of 480 feet, which includes the subject annexation site, the city has identified the following future facilities: a reservoir, pump station, transmission main and main extensions to serve the Fairway Downs Pressure Zone. The city anticipates that a phasing plan for construction of these water facilities will be prepared in the next two years (2016 – 2017).

Sewer

Beavercreek Road Concept Plan: The Concept Plan notes that the majority of the southern half of the concept area (which includes the proposed annexation area) will be served by a gravity sanitary sewer system that will convey waste water to the existing 2,400- foot long trunk sewer in Beavercreek Road. This portion of the system can be built in the planned roadways and in the existing Beavercreek Road right-of-way. The Concept Plan also notes that, “The approximate elevation of 490 ft (MSL) is important in the southern half of the concept plan area relative to gravity sewer service. Roadways and development constructed above 490 ft will most likely allow for gravity sewer service. If land uses requiring sanitary sewer service (or roadways with sewer underneath) are located lower than 490 ft, individual pump stations and pressurized services may be required.”

Adopted Public Facilities Plan: The *Oregon City Sanitary Sewer Master Plan* (2014) implements the sanitary sewer network envisioned in the Concept Plan and identifies recommended improvements intended to accommodate future demand in the proposed annexation area. Those improvements consist of gravity sewer extensions throughout the annexation area connecting to the existing line in S. Beavercreek Road. Image 3 below provides additional detail.

Image 3: Figure 5-4 from the Oregon City Sanitary Sewer Master Plan

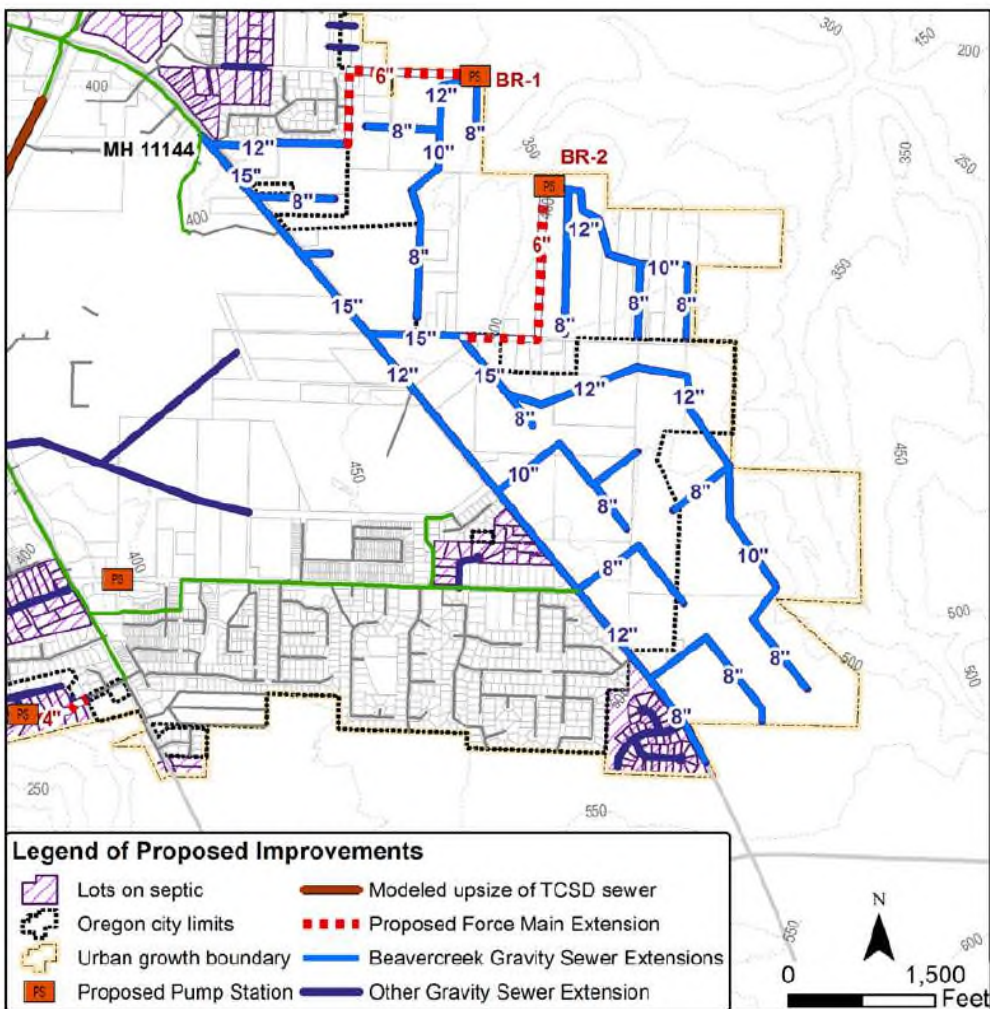


Figure 5-4. Beavercreek Road Concept Area improvements

Transportation

Beavercreek Road Concept Plan: As noted previously (and shown in Image 1 above), the Concept Plan identifies recommended improvements to the street network intended to serve future development in the annexation area.

Adopted Public Facilities Plan: The TSP identifies future improvements to the street network serving the proposed annexation site and implements the transportation network envisioned in the Concept Plan. See Image 2 above for future street extensions. Specific projects are summarized as follows:

- Project D39 – a new roundabout at the intersection of S. Beavercreek Road and Glen Oak Road.
- Project D47 – extension of Meyers Road (planned minor arterial) through the Beavercreek area, north of the proposed annexation site.

- Project D55 – extension of Glen Oak Road through the annexation area from Beavercreek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section, which has three travel lanes, sidewalk/landscape strip on both sides, on-street parking and a 6-foot bike lane.
- Project D56 – new east-west collector (Timbersky Way extension) connecting Beavercreek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section.
- Project D59 – new north-south collector (Holly Lane extension) through the annexation area, parallel to S. Beavercreek Road. Street will be built to the Mixed-Use Collector cross section, which has three travel lanes, 10.5-foot sidewalks with tree wells on both sides, on-street parking and a 6-foot bike lane.
- Project D60 – new north-south collector (Meadow Lane extension) through the annexation area. Street will be built to the Mixed-Use Collector cross section.
- Project D82 – planned street upgrade to S. Beavercreek Road from Meyers Road south to the edge of the UGB. Beavercreek will be improved to the Residential Major Arterial cross-section, which has five travel lanes, sidewalk/landscape strip on both sides, on-street parking, a median and a 6-foot bike lane.

With the exception of Project D39, all improvements are designated as “Likely to be Funded System Projects.” The TSP also identifies a shared-use path extending throughout the annexation area and generally following the collector street alignments. That project is considered a “Not Likely to be Funded System Project.”

Stormwater

Beavercreek Road Concept Plan: The Concept Plan identifies a stormwater infrastructure plan that emphasizes the use of low impact development (LID) practices throughout the proposed annexation area. The Plan organizes stormwater facilities into three tiers, which are summarized below:

- Tier 1 site-specific facilities – each property within the annexation area will need to utilize on-site best management practices to control and treat runoff. The Plan recommends the use of low impact facilities such as rain gardens, swales and pervious surface treatments over structural solutions such as underground tanks and filtration systems.
- Tier 2 green street facilities – green street designs are recommended for the entire annexation area to collect and convey stormwater runoff to regional facilities.
- Tier 3 regional facilities – seven regional facilities are identified for the Beavercreek plan area, including one regional detention pond located within the proposed annexation site.

City Stormwater Management Requirements: New development on the annexation site will be required to meet the city’s *Stormwater and Grading Design Standards* (2015). Those standards are intended to meet federal and state requirements, reduce stormwater runoff volumes, maintain pre-development characteristics to protect drainage-ways, and encourage the use of low-impact development practices. Per the standards, post-development runoff rates must match pre-development rates at existing discharge locations. According to the Concept Plan, there are several small discharge locations to Thimble Creek and flow control may not be feasible at all locations. In that case, over-detention will be required in order to meet the city’s standards.

Schools and Parks

Oregon City High School and Clackamas County Community College are both in the vicinity of the proposed annexation area.

The Concept Plan provides a conceptual open space network including parks, trails, open spaces and natural areas that link together and connect with the environmentally sensitive resource areas. In the vicinity of the proposed annexation area, the Concept Plan identifies the following:

- A linear open space park linking the neighborhoods south of Loder Road, consistent with Metro's Goal 5 mapping efforts.
- Thimble Creek conservation and habitat preservation areas.
- South Ridge Overlook habitat preservation area.

The Plan also notes that park space will need to be provided consistent with the city's parks standard of 6 to 10 acres per 1,000 people. This requirement is applied during master planning and/or other land use process, such as a subdivision, to approve future development.

As no zone change or additional development is proposed as part of this annexation application, this annexation will have no impact on the provision of schools or parks.

Police and Fire Protection

Upon annexation, the Oregon City Police Department will serve the subject site. Oregon City fields approximately 1.33 officers per 1,000 people. The Police Department has a goal of four-minute emergency response, 7 to 9 minute actual, and twenty-minute non-emergency response times. As no zone change or additional development is proposed as part of this annexation application, this annexation will have a de minimis impact on police services.

The proposed annexation area is currently, and will remain, within the Clackamas Rural Fire Protection District #1. The Clackamas Fire District provides all fire protection for Oregon City since the entire city was annexed into their district in 2007. As no zone change or additional development is proposed as part of this annexation application, this annexation will have no impact on fire protection services.

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

Response: ORS 222 requires the proposed annexation property be contiguous with the city and provides several options for annexing land into a city. As noted in 14.04.050(E)(1), this annexation relies on ORS 222.125, annexation by consent of all land owners and a majority of electors. The requirements of ORS 222, then, are met. Metro Section 3.09 is addressed separately in Section II.C of this narrative.

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

Response: The Concept Plan has identified water resource and steep slope areas that will require further investigation at time of development to demonstrate compliance with existing Oregon City Municipal Code's water resource protection and geologic hazards standards.

Future development of the site will be required to meet all applicable city, state and federal requirements, which will be addressed through the land development processes (site development

review, land divisions, etc.). As no zone change or additional development is proposed as part of this annexation application, this annexation will have no impact on identified natural hazards.

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;

Response: The proposed annexation area is in the Newell and Thimble drainage basins according to the Drainage Master Plan. The Concept Plan has identified natural and water resources, as well as geologic and steep slope areas that will require further investigation. Prior to development, an applicant would be required to study and delineate these resource areas to ensure compliance with Oregon City requirements and standards, including:

- Chapter 16.08 Subdivision Standards
- Chapter 17.40 Historic Overlay District
- Chapter 17.41 Tree Protection Standards
- Chapter 17.42 Flood Management Overlay District
- Chapter 17.44 Geologic Hazards
- Chapter 17.47 Erosion and Sediment Control
- Chapter 17.49 Natural Resource Overlay District

As no zone change or additional development is proposed as part of this annexation application, this annexation will have no significant adverse effect on any specially designated open space, scenic, historic or natural resource areas.

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

Response: As no zone change or additional development is proposed as part of this annexation application, this annexation will have no significant adverse effects on the economic, social or physical environment of the community. This narrative interprets the “community” as including the city of Oregon City and the lands within its urban service area. The city will obtain a small increase in property tax revenues from adding assessed value to its tax roll as a result of annexing the territory. The city will also obtain land use jurisdiction over the territory. Finally, it will have service responsibilities including fire, police, and general administration. The increases in service responsibilities to the area that result from the annexation will be insignificant.

The proposed annexation area has not been subdivided or partitioned and the zoning must be changed before development at any density other than FU-10 can be approved. Any impacts on the community that result from approval of development permits are a direct consequence of a zone change, subdivision and development permit approval, not of the annexation. Before any urban development can occur, the applicant must show compliance with the State’s Transportation Planning Rule for the desired re-zoning, and the territory must also be annexed to the Tri-City Service District.

B. OREGON CITY COMPREHENSIVE PLAN

Applicable goals and policies from the Comprehensive Plan were identified in the Pre-Application Conference Notes (Exhibit A). This section demonstrates how the proposed annexation is consistent with applicable goals and policies.

Section 2 Land Use

Goal 2.6 Industrial Land Development *Ensure an adequate supply of land for major industrial employers with family wage jobs.*

Response: The proposed annexation site is part of the larger Beaver Creek Road Concept Plan area, which has been planned for a complete mix of uses, including employment, industrial, commercial and residential. Per the Concept Plan, the lands north of the subject site will be designated for employment uses and are intended to provide a mix of industries, research and development facilities, large corporate headquarters, office and retail, and some civic uses. This northern area (called the North Employment Campus and Mixed Employment Village in the Concept Plan) has been determined to be the most appropriate location for major industrial employers with family wage jobs, while the southern part of the Concept Plan area (where the subject site is located) has been determined to be most appropriate for residential uses that support the nearby employment areas. As a whole, the Concept Plan area will support the goal of ensuring adequate supply of land for employment uses, but the territory subject to this annexation application has no impact on the city's supply of land for major industrial employers either before or after annexation.

Policy 2.6.8 *Require lands east of Clackamas Community College that are designated as Future Urban Holding to be the subject of concept plans, which if approved as an amendment to the Comprehensive Plan, would guide zoning designations. The majority of these lands should be designated in a manner that encourages family-wage jobs in order to generate new jobs and move towards meeting the city's employment goals.*

Response: As noted in the response above, the proposed annexation area is part of the larger Beaver Creek Road Concept Plan area, which has been adopted by the city but is not yet acknowledged or effective. In accordance with this policy, the Concept Plan will ultimately guide zoning designations for the lands east of Clackamas Community College that are designated as Future Urban Holding, as well as for the larger plan area. Consistent with this policy, the majority of the lands east of Clackamas Community College that are designated as Future Urban Holding have been identified in the Concept Plan for employment uses. This employment area is intended to provide for a mix of industries, research and development facilities, large corporate headquarters, office and retail, and some civic uses. The northern location of this employment area is important, because its proximity to Clackamas Community College and Oregon City High School is intended to foster connections and relationships among the employers that site in the employment area and these two educational institutions. The proposed annexation site is located in the southern portion of the Concept Plan area and is planned for mixed use residential neighborhoods that will support the nearby employment uses. Therefore, the territory subject to this annexation application has no impact on the city's ability to meet its employment goals under this policy either before or after annexation.

Goal 2.7 Oregon City Comprehensive Plan Land-Use Map *Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.*

Response: The Oregon City Comprehensive Plan Land-Use Map remains the long-range planning guide for development in the city. Ultimately, the Comprehensive Plan Map will be updated to apply land use designations to the proposed annexation area, consistent with land use designations identified in the Concept Plan. Therefore, this annexation application has no impact on this policy.

Policy 2.7.3 *Recognize the design types of Metro's 2040 Growth Concept. Establish boundaries for the Regional Center in Downtown Oregon City; Corridors along 7th Street, Molalla Avenue, Beavercreek Road, and Highway 99; Industrial areas; and for Inner and Outer Neighborhoods.*

Response: The proposed annexation area is within the boundaries of the Concept Plan which is consistent with the Metro 2040 Growth Concept.

Section 14 Urbanization

Goal 14.3 Orderly Provision of Services to Growth Areas *Plan for public services to lands within the Urban Growth Boundary through adoption of a concept plan and related Capital Improvement Program, as amendments to the Comprehensive Plan.*

Response: This policy contains a requirement that the city plan for public services to lands within the urban growth boundary through concept plans and a related capital improvement program. This policy, then, is not directly applicable to this annexation request, because this annexation request has no impact on the city's ability to plan for such public services. In any event, the proposed annexation area is part of the Beavercreek Road Concept Plan, which has been adopted by the city (adopted originally in 2008 and re-adopted in 2016). Since the 2008 adoption, the city has updated its water, sewer and transportation master plans to include new projects intended to serve the Concept Plan area. Details regarding planned capital improvements to provide public services to the annexation site are below.

Water: Recommended future water service improvements identified in the 2012 *Water Distribution System Master Plan* include:

- Pipeline project no. F-CIP-4 – new 8-inch and 12-inch pipelines (total of 5,875 feet in length) that connect to the existing system along S. Beavercreek Road and travel north through the proposed annexation area. The project description states it is “intended to supply future growth in the area and will likely be developer driven.” Total estimated cost is \$1,133,720.
- Pipeline project no. F-CIP-14 – a new 2 MG water storage facility and 10,750 feet of 16-inch pipeline extending from the storage facility on S. Wilson Road to the Fairway Downs Pump Station along S. Beavercreek Road. This project is intended to create storage for a newly created pressure zone in the Fairway Downs areas. A siting study will be required prior to design. Total estimated cost is \$5,687,500.

More recently (May 2016), the city has provided an updated assessment of future water facilities that will be needed to serve the Concept Plan area. For the areas above a ground elevation of 480 feet, which includes the subject annexation site, the city has identified the following future facilities: a reservoir, pump station, transmission main and main extensions to serve the Fairway Downs Pressure

Zone. The city anticipates that a phasing plan for construction of these water facilities will be identified in the next two years (2016 – 2017).

Sewer: The *Oregon City Sanitary Sewer Master Plan* (2014) identifies recommended improvements intended to accommodate future demand in the proposed annexation area. Those improvements consist of 8-inch, 10-inch and 12-inch gravity sewer line extensions throughout the annexation area connecting to an existing line in S. Beaver Creek Road.

Transportation: The TSP identifies the following planned improvements intended to serve the Beaver Creek area:

- Project D39 – a new roundabout at the intersection of S. Beaver Creek Road and Glen Oak Road.
- Project D47 – extension of Meyers Road (planned minor arterial) through the Beaver Creek area, north of the proposed annexation site.
- Project D55 – extension of Glen Oak Road through the annexation area from Beaver Creek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section, which has three travel lanes, sidewalk/landscape strip on both sides, on-street parking and a 6-foot bike lane.
- Project D56 – new east-west collector (Timbersky Way extension) connecting Beaver Creek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section.
- Project D59 – new north-south collector (Holly Lane extension) through the annexation area, parallel to S. Beaver Creek Road. Street will be built to the Mixed-Use Collector cross section, which has three travel lanes, 10.5-foot sidewalks with tree wells on both sides, on-street parking and a 6-foot bike lane.
- Project D60 – new north-south collector (Meadow Lane extension) through the annexation area. Street will be built to the Mixed-Use Collector cross section.
- Project D82 – planned street upgrade to S. Beaver Creek Road from Meyers Road south to the edge of the UGB. Beaver Creek will be improved to the Residential Major Arterial cross-section, which has five travel lanes, sidewalk/landscape strip on both sides, on-street parking, a median and a 6-foot bike lane.

With the exception of the roundabout in Project D39, all improvements are designated as Likely to be Funded System Projects. The TSP also identifies a shared-use path extending throughout the annexation area and generally following the collector street alignments. That project is considered a “Not Likely to be Funded System Project.”

As evidenced above, the city has planned for public services to the lands within the urban growth boundary through the adoption of the Concept Plan and the amendment of its related public facilities plans that detail how those lands will be served. This annexation application does not affect that.

Policy 14.3.1 Maximize new public facilities and services by encouraging new development within the Urban Growth Boundary at maximum densities allowed by the Comprehensive Plan.

Response: The proposed annexation site is inside the urban growth boundary and will ultimately be designated for residential uses consistent with the Comprehensive Plan designations for medium- and high-density residential land use categories. Those land use designations will be implemented by city

zoning, consistent with the densities identified in the Concept Plan for the West (R-2 zoning) and East (R-5 zoning) Mixed Use Neighborhoods. The city's water, sewer and transportation master plans (as described previously) have been updated to reflect those land use designations and associated densities. As noted earlier, no zone change or additional development is proposed as part of this annexation application. Until land use plan and zoning designations are applied to the site and future development approvals are obtained, uses on the affected property will remain as they are. Therefore, this annexation application will not hinder the city's ability to maximize new public facilities and services at maximum densities per the direction of the Concept Plan.

Policy 14.3.2 *Ensure that the extension of new services does not diminish the delivery of those same services to existing areas and residents in the city.*

Response: As noted previously, the city has updated its water, sewer and transportation master plans to plan for extension of services to the annexation area. The updated public facility master plans take into account the demand for services from both existing and planned development in the city. The master plans identify future capital improvement projects intended to ensure that public services can be maintained and extended as needed to meet demand. Further, as no zone change or additional development is proposed as part of this annexation application, the proposed annexation does not affect the ability of the city to deliver services to existing areas and residents in the city.

Policy 14.3.3 *Oppose the formation of new urban services districts and oppose the formation of new utility districts that may conflict with efficient delivery of city utilities within the Urban Growth Boundary.*

Response: The proposed annexation does not involve formation of a new urban service or utility district.

Policy 14.3.4 *Ensure the cost of providing new public services and improvements to existing public services resulting from new development are borne by the entity responsible for the new development to the maximum extent allowed under state law for Systems Development Charges.*

Response: As noted previously, the city's water, sewer and transportation master plans have been updated to plan for extension of those services to the proposed annexation area. Capital improvement projects needed to provide those services are identified in the master plans and the city's system development charges (SDCs) have been updated accordingly. The updated SDCs will ensure that new development in the annexation area will fund those public improvements to the maximum extent allowed under state law.

Goal 14.4 Annexation of Lands to the City *Annex lands to the city through a process that considers the effects on public services and the benefits to the city as a whole and ensures that development within the annexed area is consistent with the Oregon City Comprehensive Plan, City ordinances, and the City Charter.*

Response: This annexation application will be reviewed through a process that considers the effects on public services and benefits to the city. Consistency with the Comprehensive Plan and applicable city ordinances is required for annexation approval and has been demonstrated in this narrative and in the

supporting materials provided with the application package. Further, as no zone change or additional development is proposed as part of this annexation application, the proposed annexation will have a minimis effect on public services.

Policy 14.4.1 Promote compact urban form and support efficient delivery of public services by ensuring that lands to be annexed are within the City's Urban Growth Boundary, and contiguous with the city limits. Do not consider long linear extensions, such as cherry stems and flag lots, to be contiguous with the city limits.

Response: This application supports this policy by proposing annexation of property that is within the city's urban growth boundary and is contiguous with the southeastern edge of existing city limits. This application does not propose long linear extensions such as cherry stems or flag lots.

Policy 14.4.2 Include an assessment of the fiscal impacts of providing public services to unincorporated areas upon annexation, including the costs and benefits to the city as a whole as a requirement for concept plans.

Response: This policy contains a requirement that the city include a fiscal impact assessment as part of the preparation of concept plans. This policy, then, is not directly applicable to this annexation request, because this annexation request is not a concept plan. In any event, the Concept Plan does provide the required assessment of the fiscal impacts of providing public services to the proposed annexation area when it develops, including potential costs and benefits to the city. As part of the Concept Plan preparation and adoption process, associated city master plans have also been updated to include projects identified in the Concept Plan. Those plans include the Transportation System Plan (2013), Water System Master Plan (2012) and Sanitary Sewer Master Plan (2014) – all of which have been adopted by the city and acknowledged by the State of Oregon. The infrastructure requirements and cost estimates contained in those master plans were used to update the city's system development charges and have been included as part of the city's capital improvement program.

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.*

Response: The proposed annexation will not create an unincorporated island within the city. As demonstrated in the Concept Plan and adopted public facility plans, public services can be efficiently and cost-effectively extended to serve the Beavercreek area without including additional parcels with this annexation. This proposed annexation will facilitate implementation of the Concept Plan, which has been adopted by the city.

C. METRO CODE SECTION 3.09

Metro Code Section 3.09 establishes requirements for local government boundary changes. The criteria for a minor boundary change are found in Section 3.09.050.D and are applicable to this annexation request.

Section 3.09.050

D. To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:

a. Any applicable urban service agreement adopted pursuant to ORS 195.065;

Response: There is no urban service agreement applicable to the subject site. Therefore, this criterion does not apply.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Response: There is no annexation plan applicable to the subject site. Therefore, this criterion does not apply.

c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Response: Oregon City and Clackamas County have an Urban Growth Management Agreement (UGMA), which is a part of their adopted Comprehensive Plans. The territory proposed for annexation falls within the Urban Growth Management Boundary (UGMB) identified for Oregon City and is subject to the agreement. As prescribed by the UGMA, the County agreed to adopt the city's Comprehensive Plan designation for this area, which is Future Urban.

The UGMA presumes that all urban lands within the UGMB will ultimately annex to the city. It specifies that the city is responsible for the public facilities plan required by Oregon Administrative Rule Chapter 660, division 11. The UGMA goes on to say:

4. City and County Notice and Coordination

D. The CITY shall provide notification to the COUNTY, and an opportunity to participate, review and comment, at least 20 days prior to the first public hearing on all proposed annexations . . .

5. City Annexations

A. CITY may undertake annexations in the manner provided for by law within the UGMB. CITY annexation proposals shall include adjacent road right-of-way to properties proposed for annexation. COUNTY shall not oppose such annexations.

B. Upon annexation, CITY shall assume jurisdiction of COUNTY roads and local access roads that are within the area annexed. As a condition of jurisdiction transfer for roads not built to CITY street standards on the date of the final decision on the annexation, COUNTY agrees to pay to CITY a sum of money equal to the cost of a two-inch asphaltic concrete overlay over the width of the

then-existing pavement; however, if the width of pavement is less than 20 feet, the sum shall be calculated for an overlay 20 feet wide. The cost of asphaltic concrete overlay to be used in the calculation shall be the average of the most current asphaltic concrete overlay projects performed by each of CITY and COUNTY. Arterial roads will be considered for transfer on a case-by-case basis. Terms of transfer for arterial roads will be negotiated and agreed to by both jurisdictions.

- C. *Public sewer and water shall be provided to lands within the UGMB in the manner provided in the public facility plan . . .*

The city will provide the required notice to the County as specified. The agreement requires that adjacent road rights-of-way be included within annexations. The Beavercreek Road right-of-way adjacent to the subject site is included in the legal description provided with this application. Since Beavercreek Road is an arterial, transfer of jurisdiction to the city would fall under the case-by-case basis, subject to negotiation.

- d. *Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;*

Response: The proposed annexation is consistent with adopted public facility plans, as described below.

Water: The city's 2012 *Water Distribution System Master Plan* identifies recommended improvement projects intended to serve the proposed annexation area. Those projects include:

- Pipeline project no. F-CIP-4 – new 8-inch and 12-inch pipelines (total of 5,875 feet in length) that connect to the existing system along S. Beavercreek Road and travel north through the proposed annexation area. The project description states it is “intended to supply future growth in the area and will likely be developer driven.” Total estimated cost is \$1,133,720.
- Pipeline project no. F-CIP-14 – a new 2 MG water storage facility and 10,750 feet of 16-inch pipeline extending from the storage facility on S. Wilson Road to the Fairway Downs Pump Station along S. Beavercreek Road. This project is intended to create storage for a newly created pressure zone in the Fairway Downs areas. A siting study will be required prior to design. Total estimated cost is \$5,687,500.

More recently (May 2016), the city has provided an updated assessment of future water facilities that will be needed to serve the Concept Plan area. To serve areas above a ground elevation of 480 feet, which includes the subject annexation site, the city has identified the following future facilities: a reservoir, pump station, transmission main and main extensions to serve the Fairway Downs Pressure Zone. The city anticipates that a phasing plan for construction of these water facilities will be completed in the next two years (2016 – 2017).

Sewer: The *Oregon City Sanitary Sewer Master Plan* (2014) also identifies recommended improvements intended to accommodate future demand in the proposed annexation area. Those improvements consist of gravity sewer extensions throughout the annexation area connecting to an existing line in S. Beavercreek Road.

Transportation: The TSP identifies the following planned improvements intended to serve the Beaver Creek area:

- Project D39 – a new roundabout at the intersection of S. Beaver Creek Road and Glen Oak Road.
- Project D47 – extension of Meyers Road (planned minor arterial) through the Beaver Creek area, north of the proposed annexation site.
- Project D55 – extension of Glen Oak Road through the annexation area from Beaver Creek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section, which has three travel lanes, sidewalk/landscape strip on both sides, on-street parking and a 6-foot bike lane.
- Project D56 – new east-west collector (Timbersky Way extension) connecting Beaver Creek Road to the Meadow Lane extension. Street will be built to the Residential Collector cross section.
- Project D59 – new north-south collector (Holly Lane extension) through the annexation area, parallel to S. Beaver Creek Road. Street will be built to the Mixed-Use Collector cross section, which has three travel lanes, 10.5-foot sidewalks with tree wells on both sides, on-street parking and a 6-foot bike lane.
- Project D60 – new north-south collector (Meadow Lane extension) through the annexation area. Street will be built to the Mixed-Use Collector cross section.
- Project D82 – planned street upgrade to S. Beaver Creek Road from Meyers Road south to the edge of the UGB. Beaver Creek will be improved to the Residential Major Arterial cross-section, which has five travel lanes, sidewalk/landscape strip on both sides, on-street parking, a median and a 6-foot bike lane.

With the exception of the roundabout in Project D39, all improvements are designated as Likely to be Funded System Projects. The TSP also identifies a shared-use path extending throughout the annexation area and generally following the collector street alignments. That project is considered a Not Likely to be Funded System Project.

e. Any applicable comprehensive plan;

Response: The Oregon City Comprehensive Plan contains goals and policies that are applicable to this annexation request. Consistency with those goals and policies is demonstrated in Section II.B of this narrative.

f. Any applicable concept plan; and

Response: The Beaver Creek Road Concept Plan will ultimately be the concept plan that will guide future development in the proposed annexation area. The Concept Plan has been adopted by the city but is not yet effective and therefore does not provide any applicable approval criteria.

2. Consider whether the boundary change would:

a. Promote the timely, orderly and economic provision of public facilities and services;

Response: The proposed annexation site is inside the UGB, contiguous with the city limits, and directly adjacent to developed areas that currently receive public facilities and services. Public facilities (water, sewer and transportation) are available near the proposed annexation site and the city has adopted public facilities plans that provide for extension of those facilities to serve the site to accommodate future development.

b. Affect the quality and quantity of urban services; and

Response: The city has updated its sewer, water and transportation facilities master plans to plan for future extension of those services into the proposed annexation area. Fire protection is provided by Clackamas Fire District #1; the fire district will continue to serve this area after annexation and will need to adjust service levels as development occurs. Parks and open spaces will be provided in accordance with the city's parks requirements and the guidance provided in the Concept Plan, which identifies an interconnected system of green corridors, parks, and natural areas. Transit service to the annexation area is currently not available; however, the Concept Plan anticipates transit-supportive levels of development for the Beavercreek area and anticipates eventual extension of transit service.

c. Eliminate or avoid unnecessary duplication of facilities or services.

Response: The city will notify all applicable service providers of this annexation request for their review and comment. Annexation to, or withdrawal from, service provider districts will be done concurrent or subsequent to this proposed annexation.

D. TRANSPORTATION PLANNING RULE (OAR 660-012-0060)

Per the Pre-Application Conference held on June 29, 2016, the city requires a transportation discussion to determine whether or not the proposed annexation complies with the Transportation Planning Rule (TPR). The primary "test" of the TPR is to determine if an amendment to a functional plan, acknowledged comprehensive plan, or a land use regulation will significantly affect an existing or planned transportation facility. Per an email from John Replinger, the city's traffic engineer, dated July 6, 2016:

"As long as no zone change is being requested in connection with the annexation, you can delay the need to address compliance with the Transportation Planning Rule (specifically, OAR 660-12-0060). You may state in your application that the annexation has no significant transportation impact and that the compliance with the TPR will be addressed by a traffic engineer in connection with a transportation analysis at the time of a zone change and/or a specific development proposal."

Because no changes to plan or zoning designations are being requested at this time, no significant impacts to the surrounding transportation system will occur as a result of the proposed annexation. Further, the City's acknowledged TSP includes the area to be annexed and contemplates full build-out of the area in accordance with the Concept Plan. Therefore, the TPR test is met and no further analysis is necessary with this annexation request.

III. CONCLUSION

This narrative and attached exhibits demonstrate how the proposed annexation meets applicable requirements and criteria for annexation of lands into Oregon City. The subject site was brought into the UGB over a decade ago to ultimately accommodate urban levels of development. The city developed and adopted the Beavercreek Road Concept Plan to establish a land use vision for the Beavercreek area and provide guidance for future development. Once annexation has occurred and city zoning has been applied to the site, the applicant intends to develop the site consistent with the Concept Plan. Approving this annexation request is a key step to realizing the vision set forth in the Concept Plan.

EXHIBIT A

PRE-APPLICATION SUMMARY NOTES



PA-16-29: Pre-application Conference Notes

Date: June 29, 2016

Prior Pre-application Conference: PA 15-12

Date: 5/6/2015

Annexation of the subject territory is required to show compliance with the Oregon City Comprehensive Plan. Comprehensive Plan designations have not been adopted for the subject site yet.

Beavercreek Road Concept Plan

City Commission readopted the BRCP in March 16. (Planning file LE-15-0003). LUBA Appeal No. 2016-044 was filed on June 3, 2016 by Elizabeth Graser-Lindsey, with Christine Kosinski and Paul Edgar as Co-Petitioners, and James Nicita as Intervenor-Petitioner. The petitioners have filed a record objection and the City will respond to the record objection and file a supplemental record by July 18.

Zoning

Staff will recommend that zoning designation of the property remain FU-10 until the City adopts new zoning designations for the BRCP through separate legislative process. Re-zoning is also subject to compliance with the Transportation Planning Rule, and the Mobility Standards of [OCMC 12.04.205](#). Currently, the intersection of I-205 / OR 213 exceeds the mobility standard and no-rezoning can occur until alternative mobility standards for the interchange are adopted and approved through the Oregon Transportation Commission.

The City will be working with ODOT and Clackamas County to adopt a refinement plan for the development of alternative mobility standards in order to comply with the Transportation Planning Rule.

Items that are needed for Development Approval – Post-Concept Plan Acknowledgement

- a. Public facilities discussions with Public Works.
- b. Re-Zoning
- c. At applicant's option - Master Plan – per OCMC 17.65. Allows for phasing, adjustment of development standards by Planning Commission.
- d. Subdivisions (for single family homes)



- e. Site Plan and Design Review (for commercial and non-single family portions of the site).

Annexation Approval Criteria to Address in Narrative:

1. City Code Chapter 14

- Address 14.04.050 - Annexation procedures.
- Provide all items required in (E) Contents of Application.
- The required narrative shall include the following statements completely addressed:
 - (a) 7. A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:
 - a. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;
 - b. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;
 - c. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;
 - d. Statement outlining method and source of financing required to provide additional facilities, if any;
 - e. Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced;
 - f. Statement of potential physical, aesthetic, and related social effects of the proposed, or potential development on the community as a whole and on the small subcommunity or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;
 - g. Statement indicating the type and nature of any comprehensive plan text or map amendments, or zoning text or map amendments that may be required to complete the proposed development;
- The narrative should also address [14.04.060 - Annexation factors](#) in detail.

2. Metro Code 3.09.050.D.- (Minor Boundary Change Criteria) - Attached

"Minor boundary change" means an annexation or withdrawal of territory to or from a city or district or from a county to a city. "Minor boundary change" also means an extra-territorial extension of water or sewer service by a city or district. "Minor boundary change" does not mean withdrawal of territory from a district under ORS 222.520.

D. To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;
 - c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
 - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
 - e. Any applicable comprehensive plan;
 - f. Any applicable concept plan; and
2. Consider whether the boundary change would:
 - a. Promote the timely, orderly and economic provision of public facilities and services;
 - b. Affect the quality and quantity of urban services; and
 - c. Eliminate or avoid unnecessary duplication of facilities or services.

3. Oregon City Comprehensive Plan – Applicable Goals and Policies From Page 4 – “Implementing the Plan”.

Applicant should address each goal and policy in detail.

“Concept plans are land-use plans for areas of the city that have just been included in the Urban Growth Area. Before these areas can be zoned or subdivided, a concept plan must be completed and adopted by the City Commission and accepted by Metro. Concept plans require a detailed assessment of the area to determine the most appropriate intensity and type of land use, and when completed, are adopted as part of the comprehensive plan.”

Take time to tell the story of the Beavercreek Road Concept Plan and its status. Acknowledge the plan is under current LUBA appeal and not yet in effect or acknowledged. Discuss the Vision, Goals and Policies of the BRCP and consistency with;

- West and East Mixed Use Village areas (WMV and EMV)
- The Center Parkway and Ridge Parkway transportation concepts and overall block patterns
- The Open Space areas identified in the concept plan
- The Trail System identified in the concept plan (and the TSP)
- Mixed Use concepts discussed in the plan

Goal 2.6 - Industrial Land Development

Ensure an adequate supply of land for major industrial employers with familywage jobs.

Policy 2.6.8

Require lands east of Clackamas Community College that are designated as Future Urban Holding to be the subject of concept plans, which if approved as an amendment to the Comprehensive Plan, would guide zoning designations. The majority of these lands should be designated in a manner that encourages family-wage jobs in order to generate new jobs and move towards meeting the city's employment goals.

Goal 2.7 - Oregon City Comprehensive Plan Land-Use Map

Maintain the Oregon City Comprehensive Plan Land-Use Map as the official long-range planning guide for land-use development of the city by type, density and location.

Policy 2.7.3

Recognize the design types of Metro's 2040 Growth Concept. Establish boundaries for the Regional Center in Downtown Oregon City; Corridors along 7th Street, Molalla Avenue, Beaver Creek Road, and Highway 99; Industrial areas; and for Inner and Outer Neighborhoods.

Goal 14.3 Orderly Provision of Services to Growth Areas

Plan for public services to lands within the Urban Growth Boundary through adoption of a concept plan and related Capital Improvement Program, as amendments to the Comprehensive Plan.

Policy 14.3.1

Maximize new public facilities and services by encouraging new development within the Urban Growth Boundary at maximum densities allowed by the Comprehensive Plan.

Policy 14.3.2

Ensure that the extension of new services does not diminish the delivery of those same services to existing areas and residents in the city.

Policy 14.3.3

Oppose the formation of new urban services districts and oppose the formation of new utility districts that may conflict with efficient delivery of city utilities within the Urban Growth Boundary.



Policy 14.3.4

Ensure the cost of providing new public services and improvements to existing public services resulting from new development are borne by the entity responsible for the new development to the maximum extent allowed under state law for Systems Development Charges.

Goal 14.4 – Annexation of Lands to the City

Annex lands to the city through a process that considers the effects on public services and the benefits to the city as a whole and ensures that development within the annexed area is consistent with the Oregon City Comprehensive Plan, City ordinances, and the City Charter.

Policy 14.4.1

Promote compact urban form and support efficient delivery of public services by ensuring that lands to be annexed are within the City's Urban Growth Boundary, and contiguous with the city limits. Do not consider long linear extensions, such as cherry stems and flag lots, to be contiguous with the city limits.

Policy 14.4.2

Include an assessment of the fiscal impacts of providing public services to unincorporated areas upon annexation, including the costs and benefits to the city as a whole as a requirement for concept plans.

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.

4. Transportation

- Traffic Impact Analysis is required. Please contact the City's transportation consultant John Replinger for further information, and to determine whether a more detailed Transportation Planning Rule (TPR) analysis is required by ODOT. **Traffic Analysis is a**

significant portion of the application, which may impact the processing of the application and timing of the election.

- Development of the BRCP area must be shown to meet the Statewide Transportation Planning Rule.
- In 2013, the City adopted a new Transportation System Plan (TSP) that identifies transportation improvements necessary to accommodate existing and projected population and employment growth within the city limits along with urban growth areas through 2035. The TSP calculates transportation demand using a Metro model that divides land into Transportation Area Zones (TAZ.) In Metro's model, the TAZs represent the sources of vehicle trip generation within the region. Although each TAZ does not align perfectly with the city limits or urban growth boundary, they were subdivided to correspond with these boundaries. The land use plan designations within each TAZ were then used to determine the expected traffic generation. The result is a calculation within each TAZ that captures pass-by trips, additional development of vacant or underdeveloped properties under existing zoned densities within the city limits, coupled with concept planned areas within the urban growth boundary including the Beavercreek Concept Plan (BRCP), which is pending adoption on remand from LUBA.
- Taken together, the TSP concludes that existing and planned growth will result in congestion at the Highway 213 / Beavercreek intersection, as well as a number of other intersections. By 2035, that congestion will exceed the identified mobility standards. In this case, the relevant mobility standard is established in the Oregon Highway Plan (OHP) and is set at .99 v/c. Evidence indicates that, not only does this intersection fail over the 2035 planning horizon, current traffic volumes through this intersection exceed the .99 v/c threshold.
- If annexation while maintaining FU designation is requested, transportation analysis will be much simpler. Applicant will then be able to work with the City to complete transportation analysis through the legislative process.
- Scoping of the TIS for the annexation by the applicant should be conducted with guidance from Oregon City Public Works Director, City Attorney, Clackamas County Transportation Planning, ODOT, and the Oregon City Planning Division.
- We are available to discuss the Transportation Impact Analysis in further detail.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. The Pre-application Notes and Any Documentation submitted will be kept by the Community Development Department. A



OREGON CITY

Community Development Department

221 Molalla Ave. Suite 200 | Oregon City OR 97045

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

copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required, unless an extension is granted by the Community Development Director.

DEVELOPMENT SERVICES

PRE-APPLICATION MEETING NOTES

Date: 6-29-2016

These are preliminary notes based on the application and documents submitted

Planning Project Number: PA 16-29
Address: 20124 S Beaver Creek Road, Oregon City, OR 97045
Map Number(s): 3-2E-10D, 3-2E-15A
Tax Lot(s): 3500 (Map # 3-2E-10D)
201, 202, and 290 (Map # 3-2E-15A)
Project Name: Oregon City Golf Course 117-Acre Annexation
Meeting Date: June 29, 2016
Reviewer(s): Matthew Palmer, EIT

ENGINEERING - UTILITIES

Stormwater

1. The proposed annexation area, at the time of development, shall adhere to the requirements of the Stormwater and Grading Design Standards. The current Standards can be found online here:

http://www.orcity.org/sites/default/files/final_manual_0.pdf

2. Stormwater run-off generated from future development will generally flow in the northwesterly and northeasterly directions. These flows must be conveyed to natural drainage channels located north of the proposed annexation area.
3. Flow to the existing stormwater system located within Beaver Creek Road will not be permitted unless substantial upgrades to this system are made. The Beaver Creek Road frontage of the proposed annexation area currently has no existing stormwater system.

Water

1. The 2012 Water Distribution System Master Plan was adopted in February 2012. A PDF version of the adopted master plan is available on our City website located here:

<http://www.orcity.org/publicworks/water-plans>

2. Portions of the proposed annexation area which sit above the 480 foot elevation level currently have no available water pressure zone to take water flow from for future development. The City is currently in preliminary conceptual design phase of the required reservoir, pump station(s), and transmission pipelines needed to serve future development in this area. There is currently no projected date of completion for this water system

expansion. A more defined timeline will be determined during the next budget cycle (January through June 2017).

3. System Development Charge (SDC) credits will likely be available for this planned water system expansion. At this time, the SDC eligible percentage is unknown, but will be better defined once water modeling for this water system expansion is completed (± 6 months).

Sanitary Sewer

1. The 2014 Sanitary Sewer Master Plan Update was adopted in November 2014. A PDF version of the adopted master plan is available on our City website located here:

<http://www.orcity.org/publicworks/sanitary-sewer-master-plan-0>

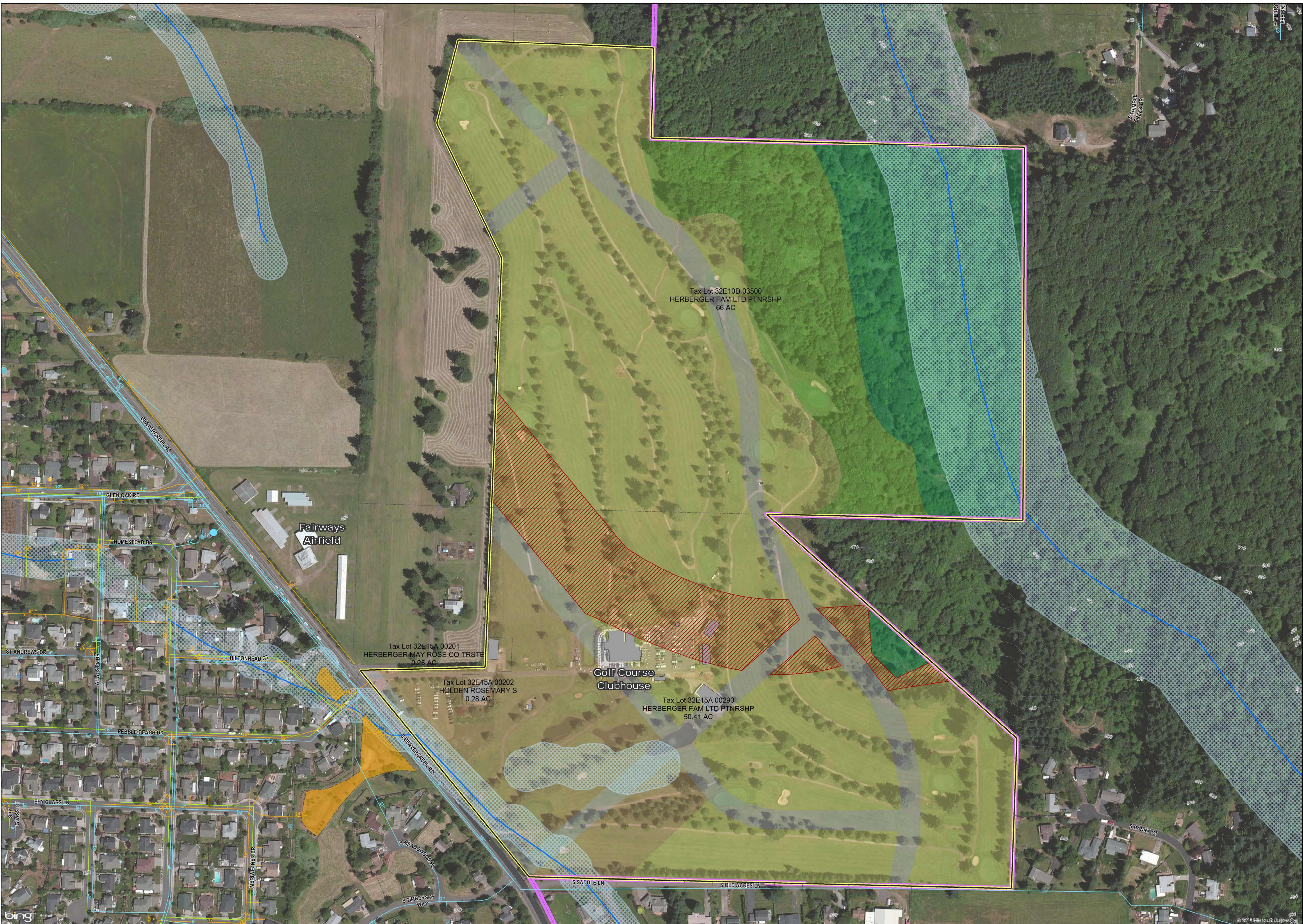
2. There is currently inadequate capacity in the *Glen Oak Basin* sanitary sewer system (located to the west across Beavercreek Road) to take additional flows from future development.
3. As part of future development within the proposed annexation area, a sanitary sewer main (likely 12-inch diameter) will need to be extended to the southeast within Beavercreek Road. The City is currently in the planning/design phase to extend the existing Beavercreek Road sanitary sewer main from near Marjorie Lane to Loder Road. The exact extents and timing of this project are not currently known at this time.
4. System Development Charge (SDC) credits will be available for costs above and beyond the cost to extend the standard 8-inch diameter PVC sanitary sewer main (e.g. SDC credits equal to the cost difference between installing 8-inch versus 12-inch sanitary sewer main).
5. After a cursory review of the existing topography, there appears to be a mounded area in the center of the proposed annexation area. As part of future development, a design engineer shall provide a design which accounts for this mounded area and propose connection locations to the Beavercreek Road sanitary sewer system which will allow for sanitary sewer flows by gravity.

Other

1. Portions of the proposed annexation area is within the Natural Resource Overlay District (NROD).
2. Portions of the proposed annexation area reside within the Geologic Hazard zone. Future proposed development will be subject to the City's Geologic Hazard code (OCMC 17.44).
3. The southwestern portion of the annexation area (along the Beavercreek Road frontage) is within the High Water Table area.

P:\CommunityDevelopment\2016 Permits-Projects\PA - Pre-Application Conferences\PA 16-29 Golf Course Annexation\Engineering\20160629 Pre-App Conf Meeting Notes_DevServices_PA 16-29.docx

EXHIBIT B
ANNEXATION SITE PLAN



Legend

- Tax Lots
- Annexation Area
- Urban Growth Boundary
- Building Footprints
- Natural Resource Overlay (NROD)
- 10' Contours
- Streams and Water Bodies

Utilities

- Water Pump Station
- Water Pipes
- Sanitary Sewer Pipes
- Stormwater Conduits
- Storm Detention Basins

Conceptual Land Use Plan*

- Main Street
- North Employment Campus
- West Mixed Use Neighborhood
- East Mixed Used Neighborhood
- Mixed Employment Village
- Conservation and Low Impact Development
- Natural Area
- Right of Way
- South-Central Open Space Network

* From the Beavercreek Road Concept Plan, adopted March 2016, not yet effective.

EXHIBIT C

NEIGHBORHOOD MEETING INFORMATION

You're Invited

Neighborhood Meeting

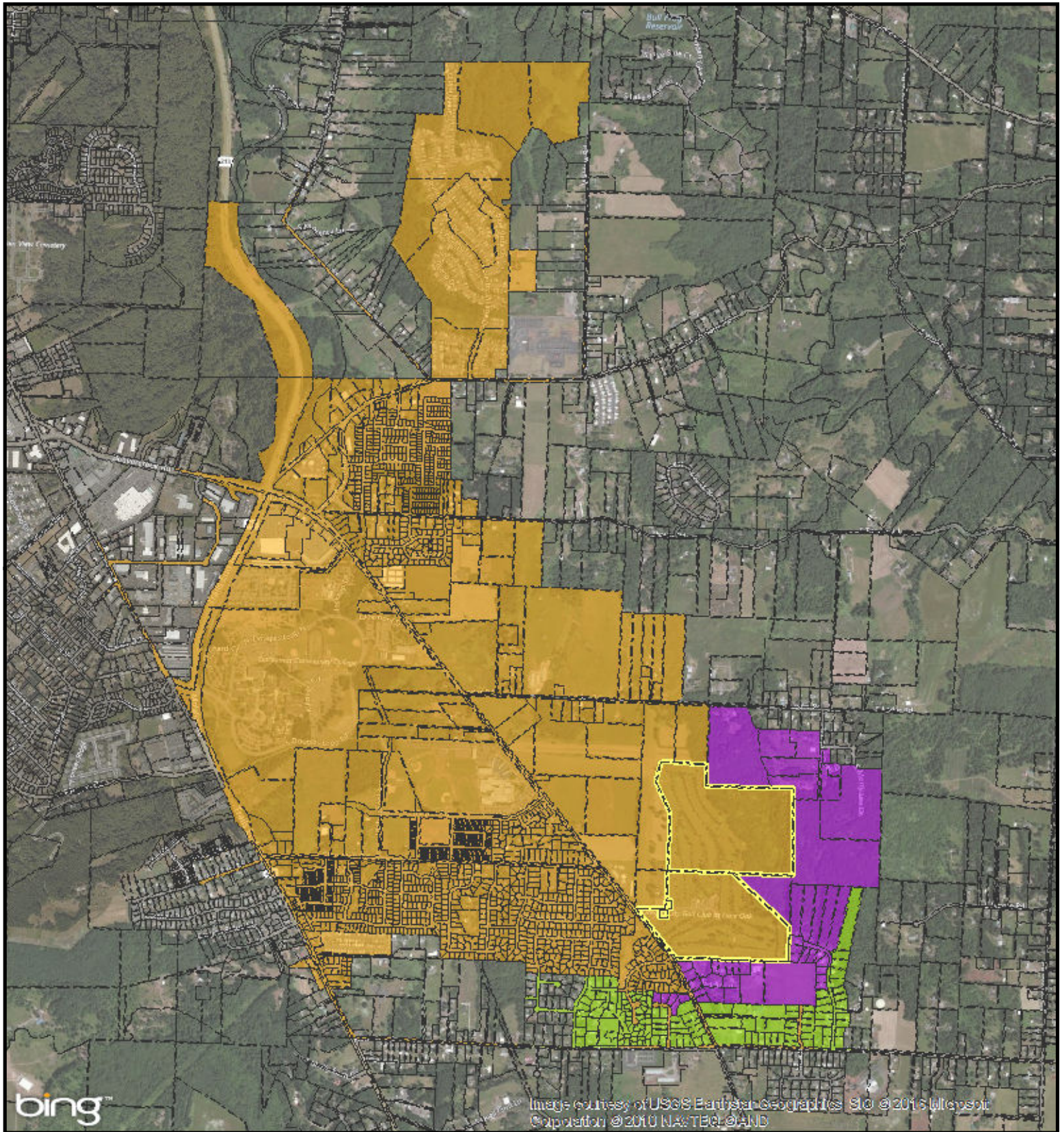
Annexation of
Oregon City Golf Club
to Oregon City

June 28, 2016

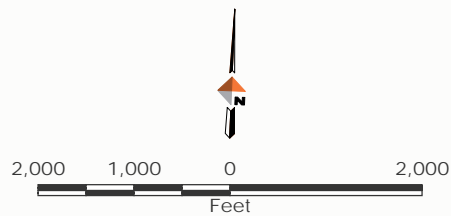
7 to 8:30 p.m.

Oregon City Golf Club
20124 S. Beaver Creek Road

*There will be a short presentation about the annexation petition,
followed by an opportunity for you to ask questions
and see renderings of the concept plan for this area*



- Caufield NA Lots
- 600-ft Radius Lots
- Additional Lots



**Oregon City Golf Course
Annexation**
Lots to be Notified



CITY OF OREGON CITY

ANNEXATION PETITION

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

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

SIGNATURE	PRINTED NAME	I AM A *			ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	TOWNSHIP	RANGE		
<i>Rosemary Holden</i>	Rosemary Holden			X	20130 S Beaver Creek	202	Map 3 2E 15A				July 15, 2016
<i>William F. Holden</i>	William F. Holden	X			6016 3rd St. OC	202	Map 3 2E 15A				July 15, 2016
<i>MayRose Herberger</i>	Herberger Family Trust (1)	X			2314E MONROE RD. #2	201	Map 3 2E 15A				7-15-16
<i>Keno E. Lematta</i>	Herberger Family Trust (2)	X			16112 W. ADAMS ST. GOODYEAR, AZ, 85338	201	Map 3 2E 15A				8-4-16
<i>MayRose Herberger</i>	Herberger Family LP	X			20124 S. Beaver Creek	290	Map 3 2E 15A				7-15-16
<i>MayRose Herberger</i>	Herberger Family LP	X			20124 S. Beaver Creek	3500	Map 3 2E 100				7-15-16
<i>Russel Spohn</i>	Russel Spohn		X		20130 S Beaver Creek						7-15-16
<i>Carolyn A. Herberger</i>	Carolyn A. Herberger		X		20118 S Beaver Creek						7/15/16
<i>Anthony Herberger</i>	Anthony Herberger		X		20118 S Beaver Creek						7/15/16
<i>John A. Herberger</i>	John A. Herberger		X		20118 S Beaver Creek						7/15/16
<i>Krystal E. Herberger</i>	Krystal E. Herberger		X		20118 S Beaver Creek						7/15/16
	(1) MayRose Herberger, Trustor/Trustee										
	(2) Tresa E. Lematta, Successor Co-Trustee										

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

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 Alice Tarachow
TITLE Cartographer 2
DEPARTMENT Assessment and Taxation
COUNTY OF Clackamas
DATE 8/10/16

- * "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 352E10D and 32SE15A 00201, 00202,
03500 00290

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 Alice Tarachow
TITLE Cartographer 2
DEPARTMENT Assessment & Taxation
COUNTY OF Clackamas
DATE 8/10/16



Herberger Property Description

Part of the South $\frac{1}{2}$ of Section 10 and of the North $\frac{1}{2}$ of Section 15 Township 3 South, Range 2 East of the Willamette Meridian, County of Clackamas, State of Oregon, and further described as follows:

Beginning at the most northwesterly corner of the duly recorded plat of Saddle Hill Estates at Beaver Creek (County Plat No. 3149), thence East along portions of the North line of said Saddle Hill Estates at Beaver Creek and being the Urban Growth Boundary line 1740 Feet more or less to a point being 1320 feet North and 1320 feet West of the one-quarter corner between sections 14 and 15, Township 3 South, Range 2 East of the Willamette Meridian;

Thence North $0^{\circ} 30'$ West tracing the Urban Growth Boundary Line 540 feet more or less, to a point of deflection of the Urban Growth Boundary line;

Thence Northwesterly, tracing the Urban Growth Boundary Line, a distance of 1110 feet, more or less, to a point on the Southerly boundary of Section 10, Township 3 South, Range 2 East of the Willamette Meridian;

Thence East, tracing the Southerly boundary line of said Section 10 and the Urban Growth Boundary line a distance of 840 feet more or less to a point in the east line of the parcel described in Deed Book 564, pages 638-640, Clackamas County Deed Records and the West boundary of that parcel of land described in Clackamas County Recorder's Fee No. 78-18499;

Thence North $0^{\circ} 30'$ West 1320 feet along said line and the Urban Growth Boundary to the Southeast corner of Government Lot 2 in Section 10 of Township 3, Range 2 East of the Willamette Meridian;

Thence West following the South boundary of said Lot 2 and the Urban Growth Boundary to the Southwest corner of said Lot 2, a distance of 1330.56 feet;

Thence North $0^{\circ} 13'$ East 378 feet along the West line of said Lot 2 and the Urban Growth Boundary to a $\frac{5}{8}$ inch rod set in a mound of stone at the North most Southeast corner of Parcel of land conveyed to Wayne C Hall and Helen E Hall and recorded in Clackamas County Deed Records in Book 546, page 288;

Thence N $89^{\circ} 13' 00''$ W, 500.04 feet to $\frac{5}{8}''$ iron rod;

Thence N $89^{\circ} 13' 00''$ W, 197.71 feet to $\frac{5}{8}''$ iron rod;

Thence S $12^{\circ} 49' 21''$ W, 306.64 feet to $\frac{5}{8}''$ iron rod;

Thence S $27^{\circ} 12' 06''$ E, 533.04 feet to $\frac{1}{2}''$ iron rod;

Thence S $0^{\circ} 46' 57''$ W, 480.44 feet to a $\frac{5}{8}''$ iron rod;

Thence S $0^{\circ} 46' 16''$ W, 410.31 feet to $\frac{5}{8}''$ iron rod;

Thence S $0^{\circ} 46' 16''$ W, 570.00 feet to a $\frac{5}{8}''$ iron rod set at the South most Southeast corner of said Hall tract;



CITY OF OREGON CITY

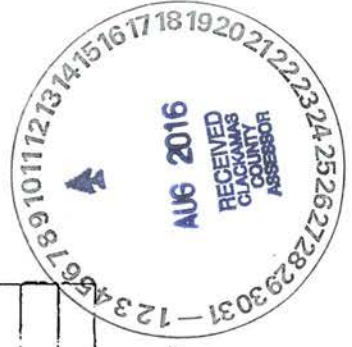
ANNEXATION PETITION

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

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

SIGNATURE	PRINTED NAME	I AM A *		ADDRESS	LOT #	PROPERTY DESCRIPTION		PRECINCT #	DATE
		PO	RV			1/4 SEC	TOWNSHIP		
<i>Rosemary Holden</i>	Rosemary Holden			20130 S Beaver Creek	202	Map 3 2E 15A			July 15, 2016
<i>William F. Holden</i>	William F. Holden	X		1616 3rd St. DC	202	Map 3 2E 15A			July 15, 2016
<i>Herberger Family Trust (1)</i>	Herberger Family Trust (1)	X		2314E WOODDA RD. #201	201	Map 3 2E 15A			7-15-16
<i>Herberger Family Trust (2)</i>	Herberger Family Trust (2)	X		16112 W ADAMS ST. GOODYEAR, AZ. 85338	201	Map 3 2E 15A			8-4-16
<i>Herberger Family LP</i>	Herberger Family LP	X		20124 S. Beaver Creek	290	Map 3 2E 15A			7-15-16
<i>Herberger Family LP</i>	Herberger Family LP	X		20124 S. Beaver Creek	3500	Map 3 2E 10B			7-15-16
<i>Russel Spohn</i>	Russel Spohn		X	20130 S Beaver Creek					7-15-16
<i>Carolyn A. Herberger</i>	Carolyn A. Herberger		X	20118 S Beaver Creek					7-15-16
<i>Anthony Herberger</i>	Anthony Herberger		X	20118 S Beaver Creek					7-15-16
<i>John A. Herberger</i>	John A. Herberger		X	20118 S Beaver Creek					7-15-16
<i>Krystal E. Herberger</i>	Krystal E. Herberger		X	20118 S Beaver Creek					7-15-16
(1) MayRose Herberger, Trustor/Trustee									
(2) Tresa E. Lematta, Successor Co-Trustee									

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



BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

- A. General location East of South Beaver Creek Rd., east and south of city limits
- B. Land Area: Acres 117 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).
Slopes ranging from 1-8%, some areas of steeper slopes (15%)
Natural resource areas associated with Thimble exist along the eastern portion of subject site
- D. Describe land uses on surrounding parcels. Use tax lots as reference points.
North: Natural resource areas, Thimble Creek, some single-family dwellings
East: Natural resource areas, Thimble Creek, residential subdivision
South: Single-family dwellings
West: Mostly undeveloped, two dwellings, private airport
- E. Existing Land Use:
Number of single-family units 2 Number of multi-family units 0
Number commercial structures 0 Number industrial structures 0
Public facilities or other uses Club house
What is the current use of the land proposed to be annexed: two dwellings and
the Oregon City Golf Course, club house and 18-hole golf course
- F. Total current year Assessed Valuation \$ \$ 3,387,749.00
- G. Total existing population 6

III. LAND USE AND PLANNING

- A. What is the applicable County Planning Designation? FU-10 and TBR
What City Planning Designation is being sought? None at this time

- B. What is the zoning on the territory to be served?
County FU-10 and TBR
What zoning designation is being sought? None at this time

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

- D. Generally describe the anticipated development (building types, facilities, number of units).
Property will ultimately be developed with a mix of housing types consistent
with the Beaver Creek Road Concept Plan. No development proposed at this time.

- E. Can the proposed development be accomplished under current county zoning?
☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No ☐ City has no Plan for the area.

Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

☐ City Planning Commission ☒ City Planning Staff
☐ City Council ☐ City Manager

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

Held a pre-application conference with planning staff on June 29, 2016

- 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)	City	June 29, 2016	
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.

See the annexation request narrative included with this submittal.

- 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.

Caufield Neighborhood Association, Mike Mermelstein Co-Chair, email: mike1376@aol.com

Hamlet of Beavercreek, Tammy Stevens Chair, P.O. Box 587, Beavercreek, Oregon 97004

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

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

16-inch public water line in South Beavercreek Road

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

2,400-foot trunk sewer line in South Beavercreek Road, north of subject site.

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

A storm detention basin is located west of the subject site, across S. Beaver Creek Rd.

4. The time at which services can be reasonably provided by the city or district.
Public facilities plans have been updated to plan for service to subject area.

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

Cost estimates are provided in the public facilities plans adopted by the city.

SDCs have been updated to reflect improvements needed to serve subject area.

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

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City _____

Rural Fire Dist. Clackamas Fire District #1

County Service Dist. _____

Sanitary District _____

Hwy. Lighting Dist. _____

Water District Clackamas River Water Dist.

Grade School Dist. Oregon City

Drainage District _____

High School Dist. Oregon City

Diking District _____

Library Dist. Oregon City

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.

Clackamas River WD currently provides water to site.

APPLICANT'S NAME Brownstone Development, Inc.

MAILING ADDRESS 47 South State Street

PO Box 2375

Lake Oswego, OR 97934

TELEPHONE NUMBER (503) 358-4460 (Work)

(Res.)

REPRESENTING

DATE:

Herberger Property Description

Part of the South $\frac{1}{2}$ of Section 10 and of the North $\frac{1}{2}$ of Section 15 Township 3 South, Range 2 East of the Willamette Meridian, County of Clackamas, State of Oregon, and further described as follows:

Beginning at the most northwesterly corner of the duly recorded plat of Saddle Hill Estates at Beavercreek (County Plat No. 3149), thence East along portions of the North line of said Saddle Hill Estates at Beavercreek and being the Urban Growth Boundary line 1740 Feet more or less to a point being 1320 feet North and 1320 feet West of the one-quarter corner between sections 14 and 15, Township 3 South, Range 2 East of the Willamette Meridian;

Thence North $0^{\circ} 30'$ West tracing the Urban Growth Boundary Line 540 feet more or less, to a point of deflection of the Urban Growth Boundary line;

Thence Northwesterly, tracing the Urban Growth Boundary Line, a distance of 1110 feet, more or less, to a point on the Southerly boundary of Section 10, Township 3 South, Range 2 East of the Willamette Meridian;

Thence East, tracing the Southerly boundary line of said Section 10 and the Urban Growth Boundary line a distance of 840 feet more or less to a point in the east line of the parcel described in Deed Book 564, pages 638-640, Clackamas County Deed Records and the West boundary of that parcel of land described in Clackamas County Recorder's Fee No. 78-18499;

Thence North $0^{\circ} 30'$ West 1320 feet along said line and the Urban Growth Boundary to the Southeast corner of Government Lot 2 in Section 10 of Township 3, Range 2 East of the Willamette Meridian;

Thence West following the South boundary of said Lot 2 and the Urban Growth Boundary to the Southwest corner of said Lot 2, a distance of 1330.56 feet;

Thence North $0^{\circ} 13'$ East 378 feet along the West line of said Lot 2 and the Urban Growth Boundary to a 5/8 inch rod set in a mound of stone at the North most Southeast corner of Parcel of land conveyed to Wayne C Hall and Helen E Hall and recorded in Clackamas County Deed Records in Book 546, page 288;

Thence N $89^{\circ} 13' 00''$ W, 500.04 feet to 5/8" iron rod;

Thence N $89^{\circ} 13' 00''$ W, 197.71 feet to 5/8" iron rod;

Thence S $12^{\circ} 49' 21''$ W, 306.64 feet to 5/8" iron rod;

Thence S $27^{\circ} 12' 06''$ E, 533.04 feet to 1/2" iron rod;

Thence S $0^{\circ} 46' 57''$ W, 480.44 feet to a 5/8" iron rod;

Thence S $0^{\circ} 46' 16''$ W, 410.31 feet to 5/8" iron rod;

Thence S $0^{\circ} 46' 16''$ W, 570.00 feet to a 5/8" iron rod set at the South most Southeast corner of said Hall tract;



Thence S 87° 11' 21" W along the South line of said Hall tract, 445.92 feet to the South most Southwest corner of said Hall tract; and being on the Easterly right-of-way line of Beaver creek Road;

Thence South 40° 37' East along the Easterly right-of-way of said Beaver creek Road 70 feet, more or less, to a point which bears Northeasterly from the most Northerly corner of Tract "G" of the duly recorded plat of Three Mountains-Randall (County Plat No. 2482);

Thence Southwesterly, crossing said Beaver creek Road at right angles, a distance of 60 feet to the Southwesterly right-of-way of said Beaver creek Road;

Thence following said Southwesterly right-of-way of said road South 40° 37' East 810 feet, more or less, to a point on the Westerly extension of the Northerly line of the duly recorded plat of Saddle Hill Estates at Beaver creek (County Plat No. 3149);

thence Easterly along the said Westerly extension of Northerly line of said Saddle Hill Estates at Beaver creek and crossing Beaver creek Road to the point of beginning.

