



### NOTICE OF ANNEXATION PUBLIC HEARING

Mailed to all Owners within 300 feet of the Subject Property on or before: October 4<sup>th</sup>, 2016

(Notices to affected parties & agencies, DLCD, Neighborhoods, and Newspaper provided separately)

COMMENT DEADLINE:	On <b>Monday, October 24<sup>th</sup>, 2016</b> , the <b>Planning Commission</b> will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On <b>Wednesday, November 16<sup>th</sup>, 2016</b> , the <b>City Commission</b> will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior to the close of the hearing.
FILE NUMBER:	AN-16-0003: Annexation of Oregon City Golf Course and Abutting ROW
APPLICANT:	Brownstone Development, Inc., 47 South State St, Lake Oswego, OR 97934
OWNER:	Herberger Fam Ltd Ptnrshp / Herberger May Rose Co-Trste / Rosemary S Holden
REPRESENTATIVE:	DOWL, 720 SW Washington Street, Ste. 750, Portland, OR 97205
REQUEST:	Annexation of Oregon City Golf Course (117 acres) and approximately 2000 square feet of Abutting Beaver Creek Road Right-of-Way into Oregon City. (See attached map.) The 117 acre site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of FU- Future Urban. The property is within the area of the Beaver Creek Road Concept Plan. No zone change is proposed at this time, and no changes in use are proposed or will be authorized by this application.
WEBPAGE:	<a href="https://www.orcity.org/planning/project/16-0003">https://www.orcity.org/planning/project/16-0003</a>
LOCATION:	No Situs Address, APN 3-2E-10D -03500 (63.82 ac); 20124 S Beaver Creek Rd, APN 3-2E-15A -00290 (50.87 ac); 20118 S Beaver Creek Rd, APN 3-2E-15A -00201 (0.25 ac); and 20130 S Beaver Creek Rd, APN 3-2E-15A -00202 (0.29 ac) (See attached map.)
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: <a href="mailto:pwalter@orc.org">pwalter@orc.org</a>
NEIGHBORHOOD ASSOC. / CPOs:	City - Caufield N.A. (Upon Annexation) County - Hamlet of Beaver Creek CPO
CRITERIA:	Oregon City Comprehensive Plan Chapters 11 and 14, Metro Code 3.09 - <i>Local Government Boundary Changes</i> , Oregon City Municipal Code (OCMC) Title 14 - <i>Annexations</i> , ORS 222 - <i>City Boundary Changes</i> , the Land Use Chapter of the <i>Clackamas County Comprehensive Plan</i> , and the <i>City/County Urban Growth Boundary Management Agreement (UGMA)</i> .

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30am to 3:30pm Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection 7 days prior to the hearings. Copies of these materials may be obtained for a reasonable cost in advance.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the City Commission hearing, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The City Commission will make a determination as to whether the application has or has not complied with the factors set forth in section 14.04.060 of the Oregon City Municipal Code.