



NOTICE OF ANNEXATION PUBLIC HEARING

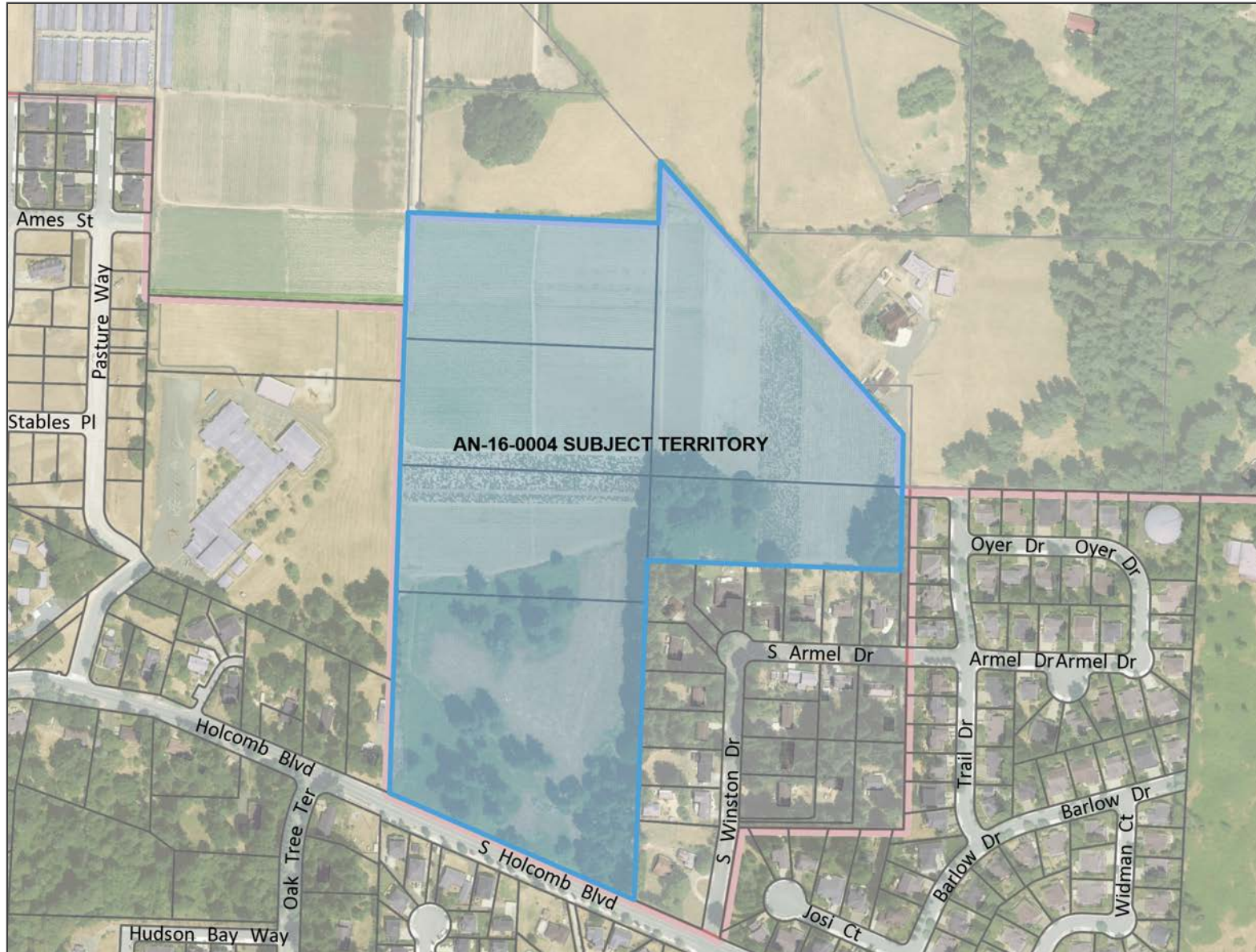
Emailed to Affected Agencies, Special Districts, Utilities, and Affected Parties – October 7, 2016

COMMENT DEADLINE:	On Monday, November 14th, 2016 , the Planning Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On Wednesday, December 7th, 2016 , the City Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior to the close of the hearing.
FILE NUMBER:	AN-16-0004: Annexation of 35.65 acres into Oregon City limits
APPLICANT:	Serres Family H, LLC, 15207 S Forsythe Rd, Oregon City, OR 97045
OWNER:	Same as Applicant
REPRESENTATIVE:	Rick Givens, 18680 Sunblaze Dr, Oregon City, OR 97045
REQUEST:	Annexation of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. (See attached map.) The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. No zone change is proposed at this time, and no changes in use are proposed or will be authorized by this application.
WEBPAGE:	https://www.orcity.org/planning/project/16-0004
LOCATION:	Six tax lots - No Situs Address - APN 2-2E-28A, Tax Lots 500, 580, and 590 and APN 2-2E-21D, Tax Lots 2100, 2190 & 2100 (See attached map.)
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: pwalter@orcity.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Park Place N.A. (Upon Annexation) County – Holcomb-Outlook 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.







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Oregon City GIS Map



Legend

All Streets (labels only) - 4800 - RLIS

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

Notes

Overview Map



0 400 800 Feet

1: 4,800

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Map created 10/4/2016

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



From: Pete Walter
To: [Aleta Froman-Goodrich](#); ["baldwinb@tri-met.org"](#); ["Betty Johnson"](#); ["Bill Clark"](#); ["Bob George"](#); ["Boll, Heather"](#); ["Boumann, Mike"](#); ["BRUMLEY Seth A"](#); ["Central Point/Leland Road CPO"](#); ["Central Point/Leland Road CPO 2"](#); [Chris Wadsworth](#); ["Dawn Hickson"](#); [Denise Conrad](#); ["Dorothy Dahlsrud"](#); ["Doug Neeley"](#); [Eric Underwood](#); ["Ginger Redlinger"](#); ["Grant O'Connell \(o'connelg@trimet.org\)"](#); ["Hamlet of Beavercreek"](#); ["Holcomb Outlook CPO"](#); [James Band](#); ["Jeffrey Raker"](#); ["Jennifer Stephen \(jennifer.stephens@pgn.com\)"](#); ["Jerry Herrmann"](#); [Jim Williams](#); ["John Collins \(johnc@sfbw.org\)"](#); [John Knapp](#); [John M. Lewis](#); ["John Replinger \(replinger-associates@comcast.net\)"](#); ["Jonathan Stone"](#); ["Katie Durfee \(kdurfee@orcify.org\)"](#); ["Kent, Ken"](#); [Martin Montalvo](#); [Matthew Palmer](#); ["Mike Boumann"](#); [Mike Roberts](#); ["Mike.Livingston@pgn.com"](#); ["Neighborhood Association Chairs"](#); ["ODOT Development Review \(region1devrevapplications@odot.state.or.us\)"](#); [Scott Archer](#); ["TAYAR Abraham * Avi"](#); ["Tim Finlay \(timfin@co.clackamas.or.us\)"](#); ["Trent Warness"](#); ["Ugo DiLullo \(ugodil@co.clackamas.or.us\)"](#); [Wendy Marshall](#); ["Wes Rogers, OC School District"](#)
Subject: Notice of City of Oregon City Annexation Proposal AN-16-0004
Date: Friday, October 07, 2016 10:32:00 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[AN 16-0004 300 ft Notice and Map.pdf](#)

Please see attached Notice of Annexation Public Hearing for AN-16-0004.



Pete Walter, AICP, Planner
pwalter@orcify.org
Community Development Department
Planning Division

221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045
503-496-1568 Direct
503-722-3789 Front Desk
503-722-3880 Fax
Website: www.orcify.org
New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F

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

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

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



AFFIDAVIT OF POSTING OF LAND USE NOTICE

Applicant:

Serres Family H, LLC
15207 S Forsythe Rd,
Oregon City, OR 97045

Owners:

Same as Applicant

Representative:

Rick Givens, Planning Consultant
18680 Sunblaze Dr
Oregon City, OR 97045

Project:

AN-16-0004: Annexation of approx. 35.6 acres on the N. side of Holcomb Blvd to the City of Oregon City

Clackamas County Tax Lot / Address

No Situs Address APN 2-2E-28A -00500 (3.3 ac)

No Situs Address APN 2-2E-28A -00580 (9.7 ac)

No Situs Address APN 2-2E-28A -00590 (4.9 ac)

No Situs Address APN 2-2E-21D -02100 (5.0 ac)

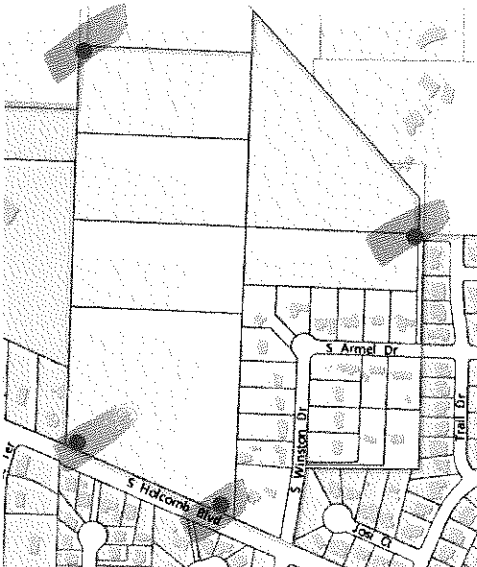
No Situs Address APN 2-2E-21D -02190 (5.0 ac)

No Situs Address APN 2-2E-21D -02200 (7.2 ac)

Application Submitted: Sept 2nd, 2016

Application Complete: Sept 30th, 2016

Public Hearings: PC Nov. 14th, 2016 / CC Dec. 7th, 2016



A land use action requires the posting of 4 signs prior to public hearings. It is your responsibility to post and maintain the signs, which may be obtained at the Oregon City Department of Community Development. **Failure to post the signs by the date specified may result in a continuation of the Public Hearings.**

The signs shall be posted by **October 26, 2016** so that they are clearly visible along the streets fronting the property (see attached map) and shall remain up until the end of the public hearings.

The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that is clearly visible. The notice shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material.

Please remove all signs after closure of the Public Hearings. If you have any questions please contact me at (503) 496-1568 or via Email at pwalter@orc.org.

Pete Walter, AICP, Planner

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 10/26/16, I posted the required notices on the subject site. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.


Applicant or Representative

10/26/16
Date



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

FOR DLCD USE

File No.:

Received:

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

Jurisdiction: **CITY OF OREGON CITY**Local file no.: **AN-16-0004**

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

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

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

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

Street address: 221 Molalla Ave, Ste. 200 City: Oregon Cty Zip: 97215

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

Annexation of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. (See attached map.) The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR - Low Density Residential. No zone change is proposed at this time, and no changes in use are proposed or will be authorized by this application.

Date of first evidentiary hearing: 11/14/2016

Date of final hearing: N/A

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

Check all that apply:

- ☐ Comprehensive Plan text amendment(s)
- ☐ Comprehensive Plan map amendment(s) – Change from _____ to _____
Change from _____ to _____
- ☐ New or amended land use regulation
- ☐ Zoning map amendment(s) – Change from _____ to _____
Change from _____ to _____
- ☐ An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- ☐ Acres affected by map amendment:

Location of property, if applicable (site address and T, R, Sec., TL): (See attached Notice and Map)

List affected state or federal agencies, local governments and special districts: Metro, Clackamas County, Clackamas Fire District #1 (CFD#1), South Fork Water Board (SFWB), Clackamas River Water (CRW), Oregon City School District (OCSD), Water Environment Services (WES), Tri-Met, Tri-City Sewer District (TCSD)

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

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

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

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

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

This form is available here:

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

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

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

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

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

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

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

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

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

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

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

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

<http://www.oregon.gov/LCD/Pages/forms.aspx>

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

Notice checklist. Include all that apply:

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

From: Pete Walter
To: ["Barclay Hills - Tony Uzuegbunam"](#); ["Canemah - Linda Baysinger"](#); ["Caufield - Mike Mermelstein"](#); ["Caufield Co-Chair Gary Davis \(davisgj2@comcast.net\)"](#); ["Gaffney Lane Chair - Amy Willhite "](#); ["Hillendale Vice Chair: Roy Harris \(royandanna@centurylink.net\)"](#); ["McLoughlin Chair and LU Chair Denyse McGriff "](#); ["Park Place Chair - Bob La Salle "](#); ["Rivercrest Chair - Harris Gwinn"](#); ["South End Chair - Bill McConnel "](#); ["Two Rivers Chair: Bryon Boyce "](#)
Subject: FW: Notice of City of Oregon City Annexation Proposal AN-16-0004
Date: Friday, October 07, 2016 10:32:00 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[AN 16-0004 300 ft Notice and Map.pdf](#)

From: Pete Walter

Sent: Friday, October 07, 2016 10:32 AM

To: Aleta Froman-Goodrich <froman-goodrich@ci.oregon-city.or.us>; 'baldwinb@tri-met.org' <baldwinb@tri-met.org>; 'Betty Johnson' <bjohnson@crwater.com>; 'Bill Clark' <salmoclarki@stinkingdesert.com>; 'Bob George' <bgeorge@crwater.com>; 'Boll, Heather' <BollH@trimet.org>; 'Boumann, Mike' <mike.boumann@ClackamasFire.com>; 'BRUMLEY Seth A' <Seth.A.BRUMLEY@odot.state.or.us>; 'Central Point/Leland Road CPO' <johnbev@aracnet.com>; 'Central Point/Leland Road CPO 2' <militante@att.net>; Chris Wadsworth <cwadsworth@orcity.org>; 'Dawn Hickson' <dhickson@clackamas.us>; Denise Conrad <dconrad@orcity.org>; 'Dorothy Dahlsrud' <dorothydahlsrud@gmail.com>; 'Doug Neeley' <intstats@sbcglobal.net>; Eric Underwood <eunderwood@ci.oregon-city.or.us>; 'Ginger Redlinger' <ginger.redlinger@ortrail.k12.or.us>; 'Grant O'Connell (o'connelg@trimet.org)' <o'connelg@trimet.org>; 'Hamlet of Beavercreek' <info@beavercreek.org>; 'Holcomb Outlook CPO' <allen.taylor@ieee.org>; James Band <jband@orcity.org>; 'Jeffrey Raker' <Jeffrey.Raker@oregonmetro.gov>; 'Jennifer Stephen (jennifer.stephens@pgn.com)' <jennifer.stephens@pgn.com>; 'Jerry Herrmann' <riversoflifecenter@gmail.com>; Jim Williams <jwilliams@ci.oregon-city.or.us>; 'John Collins (johnc@sfbw.org)' <johnc@sfbw.org>; John Knapp <jknapp@ci.oregon-city.or.us>; John M. Lewis <jmlewis@ci.oregon-city.or.us>; 'John Replinger (replinger-associates@comcast.net)' <replinger-associates@comcast.net>; 'Jonathan Stone' <jon@downtownoregoncity.org>; 'Katie Durfee (kdurfee@orcity.org)' <kdurfee@orcity.org>; 'Kent, Ken' <KenKen@co.clackamas.or.us>; Martin Montalvo <mmontalvo@ci.oregon-city.or.us>; Matthew Palmer <mpalmer@ci.oregon-city.or.us>; 'Mike Boumann' <mike.boumann@ClackamasFire.com>; Mike Roberts <mroberts@ci.oregon-city.or.us>; 'Mike.Livingston@pgn.com' <Mike.Livingston@pgn.com>; 'Neighborhood Association Chairs'; 'ODOT Development Review (region1devrevapplications@odot.state.or.us)' <region1devrevapplications@odot.state.or.us>; Scott Archer <sarcher@ci.oregon-city.or.us>; 'TAYAR Abraham * Avi' <Abraham.TAYAR@odot.state.or.us>; 'Tim Finlay (timfin@co.clackamas.or.us)' <timfin@co.clackamas.or.us>; 'Trent Warness' <twarness@gmail.com>; 'Ugo DiLullo (ugodil@co.clackamas.or.us)' <ugodil@co.clackamas.or.us>; Wendy Marshall <wmarshall@ci.oregon-city.or.us>; 'Wes Rogers, OC School District' <wes.rogers@orecity.k12.or.us>

Subject: Notice of City of Oregon City Annexation Proposal AN-16-0004

Please see attached Notice of Annexation Public Hearing for AN-16-0004.

pjw1



Pete Walter, AICP, Planner

pwalter@orcity.org

Community Development Department

Planning Division

221 Molalla Avenue, Ste. 200

Oregon City, Oregon 97045

503-496-1568 Direct

503-722-3789 Front Desk

503-722-3880 Fax

Website: www.orcity.org

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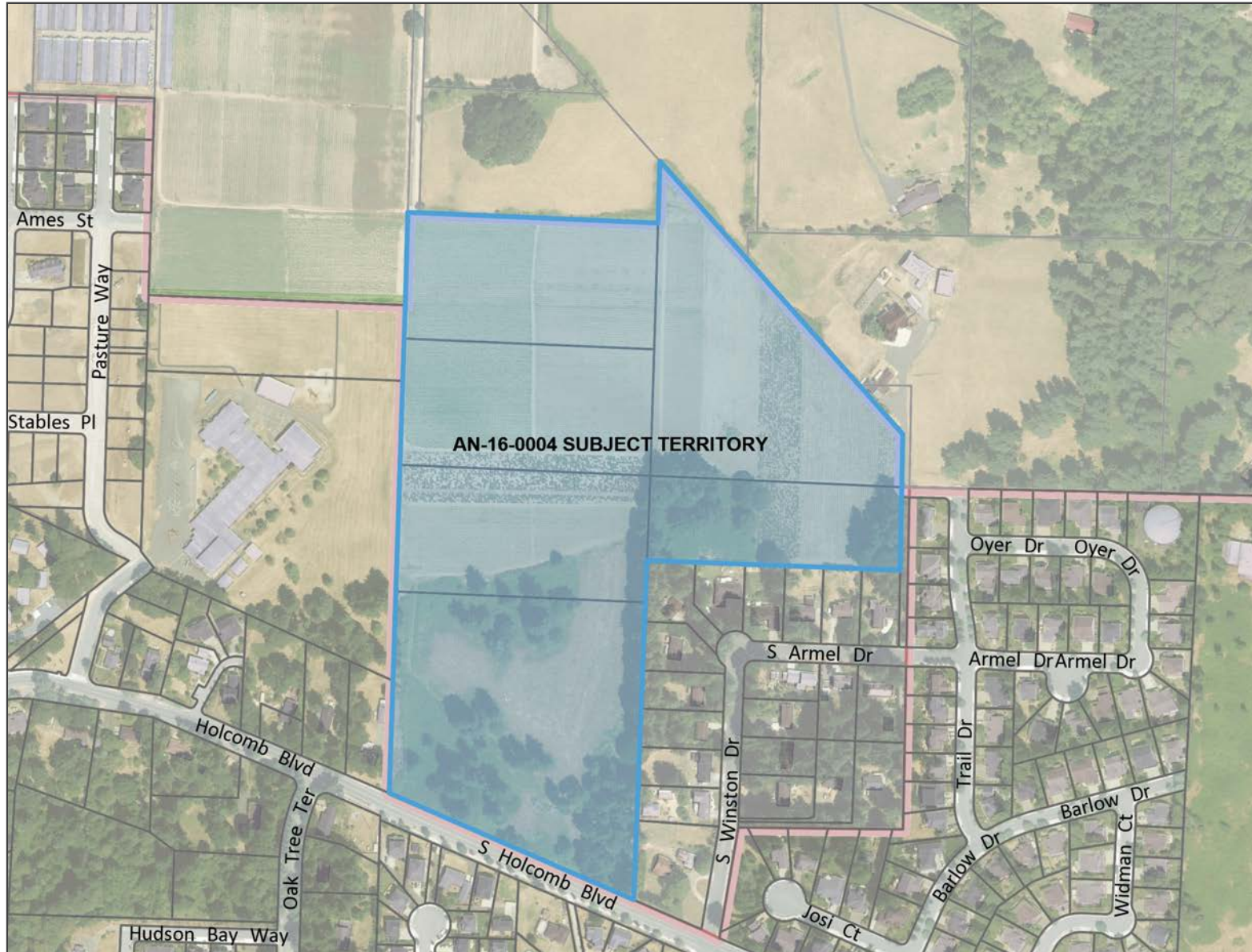
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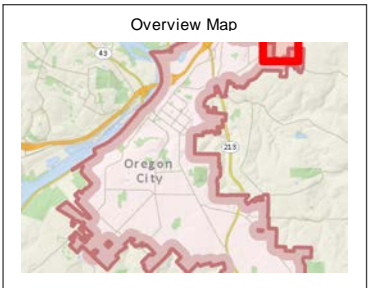
Oregon City GIS Map



Legend

- All Streets (labels only) - 4800 - RLIS
- Taxlots
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Notes



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Map created 10/4/2016



0 400 800 Feet



1: 4,800

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625 Center St
Oregon City
OR 97045
(503) 657-0891
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NOTICE OF ANNEXATION PUBLIC HEARING

Mailed to all Owners within 300 feet of the Subject Property on or before: October 25th, 2016

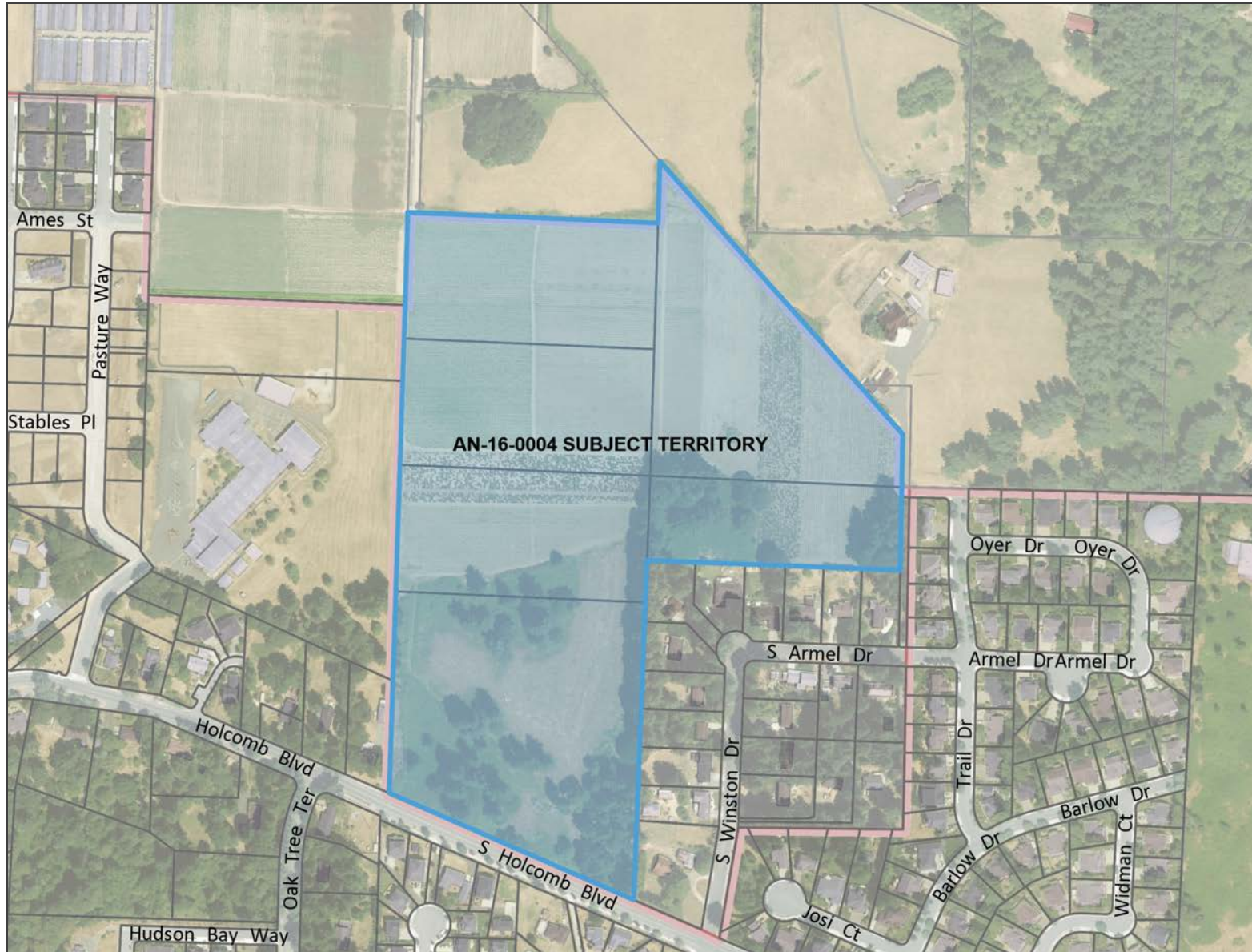
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NEIGHBORHOOD ASSOC. / CPOs:	City – Park Place N.A. (Upon Annexation) County – Holcomb-Outlook CPO
CRITERIA:	Oregon City Comprehensive Plan Chapters 11 and 14, Metro Code 3.09 - <i>Local Government Boundary Changes</i> , Oregon City Municipal Code (OCMC) 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> .

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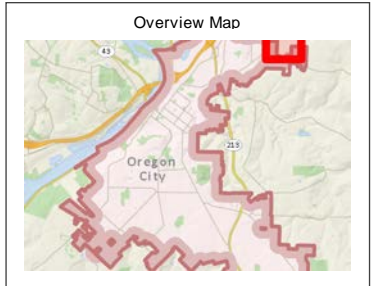
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NOTICE OF ANNEXATION PUBLIC HEARING

MAILING DATE TO PROPERTIES OUTSIDE UGB: 10/26/2016

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STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: pwalter@orcify.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Park Place N.A. (Upon Annexation) County – Holcomb-Outlook 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.

2-2E-21D -01900
SERRES EDWARD J TRUSTEE
15207 S FORSYTHE RD
OREGON CITY, OR 97045

2-2E-21D -02000
HERBST ALBERT MARTIN SR CO-
TRUSTEE
14712 S GERKMAN RD
OREGON CITY, OR 97045

2-2E-21D -00302
ROGERS DONALD E TRUSTEE
14740 S GERKMAN RD
OREGON CITY, OR 97045

2-2E-22C -02401 + 2-2E-22C -02400
CHARRIERE JAMES G & LYNNE
15998 S UMBER VIEW LN
OREGON CITY, OR 97045



NOTICE OF ANNEXATION PUBLIC HEARING

Mailed to all Owners within 300 feet of the Subject Property on or before: October 25th, 2016

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

COMMENT DEADLINE:	On Monday, November 14th, 2016 , the Planning Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045, and; On Wednesday, December 7th, 2016 , the City Commission will conduct a public hearing at 7:00 pm in the Commission Chambers at City Hall, 625 Center Street, Oregon City, Oregon 97045 on the following annexation application. Any interested party may testify at either or both of the public hearings or submit written testimony at the Planning Commission or City Commission hearings prior to the close of the hearing.
FILE NUMBER:	AN-16-0004: Annexation of 35.65 acres into Oregon City limits
APPLICANT:	Serres Family H, LLC, 15207 S Forsythe Rd, Oregon City, OR 97045
OWNER:	Same as Applicant
REPRESENTATIVE:	Rick Givens, 18680 Sunblaze Dr, Oregon City, OR 97045
REQUEST:	Annexation of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. (See attached map.) The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. No zone change is proposed at this time, and no changes in use are proposed or will be authorized by this application.
WEBPAGE:	https://www.orcity.org/planning/project/16-0004
LOCATION:	Six tax lots - No Situs Address - APN 2-2E-28A, Tax Lots 500, 580, and 590 and APN 2-2E-21D, Tax Lots 2100, 2190 & 2100 (See attached map.)
STAFF CONTACT:	Pete Walter, AICP, Associate Planner, (503) 496-1568. Email: pwalter@orcify.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Park Place N.A. (Upon Annexation) County – Holcomb-Outlook 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> .

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From: Pete Walter
To: ["plan.amendments@state.or.us"](mailto:plan.amendments@state.or.us)
Subject: Oregon City Notice of Proposed Annexation AN-16-0004 Form 1
Date: Friday, October 07, 2016 11:48:00 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[Attachments.html](#)

ShareFile Attachments	
Title	Size
AN 16-0004 Affected Parties Notice and Map.pdf	3.7 MB
AN-16-0004 DLCD Form 1.doc	105.5 KB
AN-16-0004 LU app.pdf	12.4 MB
Serres Property Annexation Narrative.pdf	574.2 KB
<div>Download Attachments</div> <div>Pete Walter uses ShareFile to share documents securely. Learn More.</div>	

Good morning – please see attached form 1 and annexation application.


Thanks,

Pete Walter



pjw1

Pete Walter, AICP, Planner
pwalter@orc.org
Community Development Department
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045
503-496-1568 Direct
503-722-3789 Front Desk
503-722-3880 Fax
Website: www.orcity.org
New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F



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

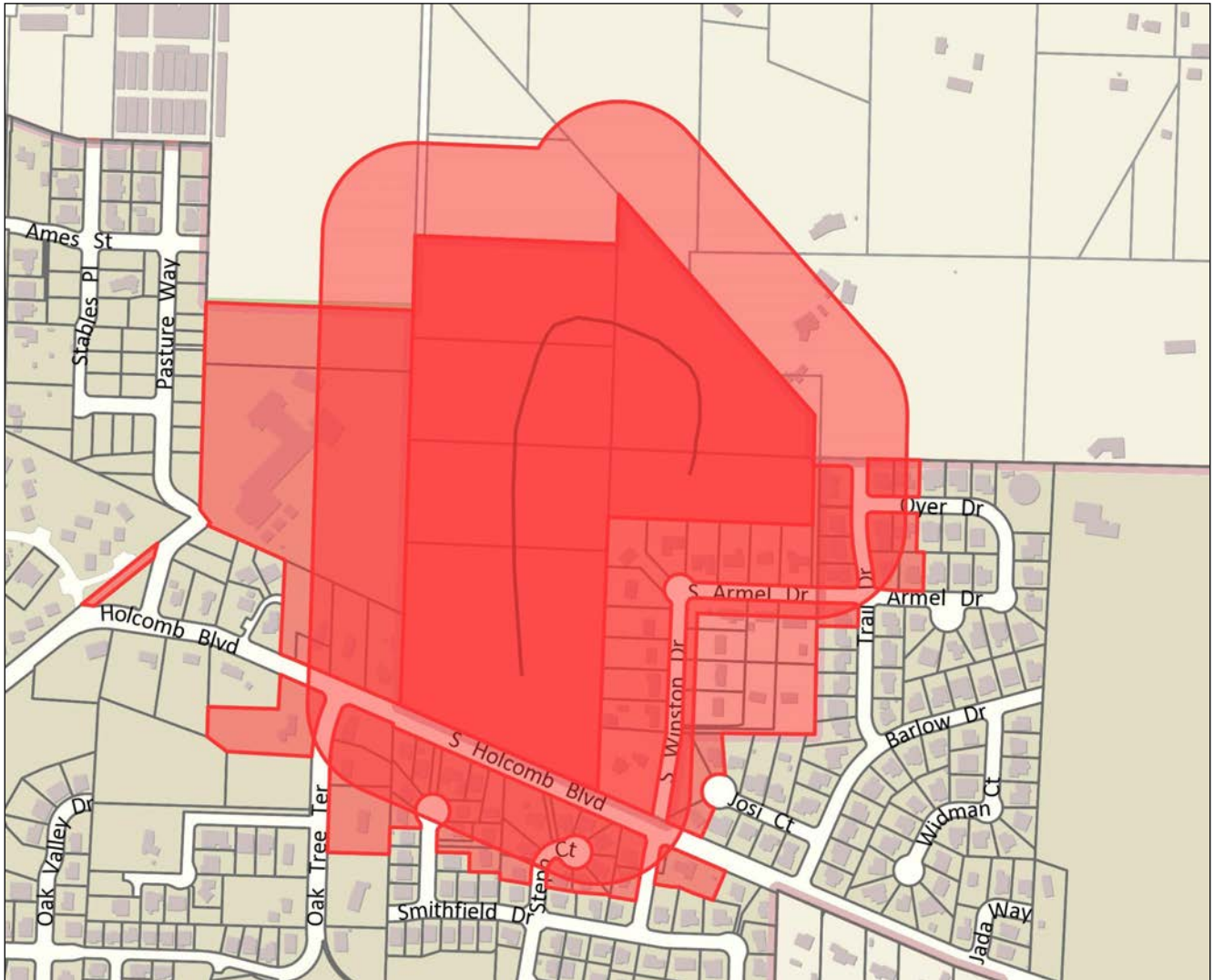
Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

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

Mailing Labels Report



Labels created:	10/4/2016 2:04 PM
Run by:	Pete Walter (pwalter@orccity.org)
Labels generated using:	User-defined Graphic
Use graphic or underlying taxlot(s)?	Underlying taxlot(s)
Buffer?	Yes
Buffer Distance:	300 Foot
Label type:	Taxpayers
Sort order:	By Name
Output format:	Pdf
# Taxlots used to create labels:	77
# Labels generated:	67

ALAN H & GAIL M SIMMONS
33705 J PL
OCEAN PARK, WA 98640

DAN D & SUZANNE L DOVE
16210 TRACEY LEE CT
OREGON CITY, OR 97045

ERIC & HEATHER PEDERSEN
15054 ARMEL DR
OREGON CITY, OR 97045

ALEX KOROVNIK
16201 TRACEY LEE CT
OREGON CITY, OR 97045

DANIEL GILL
16227 TRACEY LEE CT
OREGON CITY, OR 97045

FORREST M & CAROL M EVENS
16175 STEPH CT
OREGON CITY, OR 97045

ALEXANDER & LILIYA VASILCHENKO
14731 HOLCOMB BLVD
OREGON CITY, OR 97045

DARREN & ANGELA M LUCAS
16180 OAK TREE TER
OREGON CITY, OR 97045

GINA D LEATHERWOOD
16176 STEPH CT
OREGON CITY, OR 97045

ALLEN R BAYLESS
16023 TRAIL DR
OREGON CITY, OR 97045

DAVID D& MARJORIE B BENSON
14982 JOSI CT
OREGON CITY, OR 97045

HAYDON KATHLEEN A TRUSTEE
14991 S ARMEL DR
OREGON CITY, OR 97045

AMY L & JASON D TALLMADGE
16190 STEPH CT
OREGON CITY, OR 97045

DAVID M & LAURAL L LARSON
14911 S ARMEL DR
OREGON CITY, OR 97045

J PAUL STRAHM
16176 OAK TREE TER
OREGON CITY, OR 97045

BARRY D COOK
16226 TRACEY LEE CT
OREGON CITY, OR 97045

DENNIS AL TRUSTEE MAYERS
16048 TRAIL DR
OREGON CITY, OR 97045

JACQUELINE D SIEGEL
16234 TRACEY LEE CT
OREGON CITY, OR 97045

BARRY S & KATHY M LEGNER
16071 S WINSTON DR
OREGON CITY, OR 97045

DOLORES E RHODIG
16086 S WINSTON DR
OREGON CITY, OR 97045

JAMIE & HOLLIE BROOKS
16204 STEPH CT
OREGON CITY, OR 97045

BRYCE L & CHRISTINE BORISCH
15118 OYER DR
OREGON CITY, OR 97045

DONALD D & LINDA M CLARK
16189 STEPH CT
OREGON CITY, OR 97045

JEFFREY PAUL JONES
14737 HOLCOMB BLVD
OREGON CITY, OR 97045

CHARLES A & JUDY G BOTTITA
14100 S ARMEL DR
OREGON CITY, OR 97045

DOUGLAS E & REBECCA MINOR
16231 STEPH CT
OREGON CITY, OR 97045

JENNY MONNOT
16105 TRAIL DR
OREGON CITY, OR 97045

CITY OF OREGON CITY
PO BOX 3040
OREGON CITY, OR 97045

EMILY J & DAVID L ARTHERTON
16242 TRACEY LEE CT
OREGON CITY, OR 97045

JIMMY EDWARD & SUSAN STRINGHAM
14958 HOLCOMB BLVD
OREGON CITY, OR 97045

JOHN E & CAROLE E LIETZKE
15119 OYER DR
OREGON CITY, OR 97045

RALPH J & TERRI A CROSS
16101 S WINSTON DR
OREGON CITY, OR 97045

STACEY L HURRELBRINK
16267 WINSTON DR
OREGON CITY, OR 97045

JOHN P WARMAN
16081 S WINSTON DR
OREGON CITY, OR 97045

RICHARD W & SUZANNE ROTHER
14950 S ARMEL DR
OREGON CITY, OR 97045

STEVEN K DAVIS
PO BOX 2395
OREGON CITY, OR 97045

JOSPEH CHOI
16202 TRACEY LEE CT
OREGON CITY, OR 97045

ROBERT MERWIN
16211 TRACEY LEE CT
OREGON CITY, OR 97045

T TIMOTHY & MARY ANN SPREADBOROL
16111 S WINSTON DR
OREGON CITY, OR 97045

JULIA B & TRONG NGUYEN
16219 TRACEY LEE CT
OREGON CITY, OR 97045

ROBERT W BARNEY
14682 HOLCOMB BLVD
OREGON CITY, OR 97045

TED B MINTON
14711 HOLCOMB BLVD
OREGON CITY, OR 97045

KARL F & S F BACIGAL SCHICK
16053 TRAIL DR
OREGON CITY, OR 97045

ROSA CARLSON
16245 STEPH CT
OREGON CITY, OR 97045

THOMAS & GRETA BERGMANN
16110 S WINSTON DR
OREGON CITY, OR 97045

LYNDIE A HAMLIN
16218 TRACEY LEE CT
OREGON CITY, OR 97045

SCOTT J LECLAIR
14990 S ARMEL DR
OREGON CITY, OR 97045

TIMOTHY KERBER
16043 TRAIL DR
OREGON CITY, OR 97045

MARK B CARMAN
16250 TRACEY LEE CT
OREGON CITY, OR 97045

SCOTT T BROWN
14971 S ARMEL DR
OREGON CITY, OR 97045

TODD A & MISTY D JACKMAN
15115 OYER DR
OREGON CITY, OR 97045

MARK WETZEL
16200 OAK TREE TER
OREGON CITY, OR 97045

SERRES EDWARD J TRUSTEE
15207 S FORSYTHE RD
OREGON CITY, OR 97045

TRACY S & KIMBERLY D BURT
16203 STEPH CT
OREGON CITY, OR 97045

MICHAEL MARCHIONE
16061 S WINSTON DR
OREGON CITY, OR 97045

SHARON M BUCKLEY
16249 WINSTON DR
OREGON CITY, OR 97045

TRAILVIEW HOMEOWNERS ASSN
PO BOX 23099
TIGARD, OR 97281

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

SPENCER HAWKINS
14757 S HOLCOMB BLVD
OREGON CITY, OR 97045

TROY LAVOIE
15114 OYER DR
OREGON CITY, OR 97045

VICKY J & RICHARD E MCGAUGHEY
14931 S ARMEL DR
OREGON CITY, OR 97045

WARREN ROBERT E TRUSTEE
16106 S WINSTON DR
OREGON CITY, OR 97045

WESTON J & MICHELE R BONN
15710 SE WEBSTER RD
MILWAUKIE, OR 97267

WILBUR A & DONNA J MAXSON
14970 S ARMEL DR
OREGON CITY, OR 97045

WILLIAM K & SHIRLEY HALL
PO BOX 190
BEAVERCREEK, OR 97004

YAROSLAV KOMARINETS
16259 STEPH CT
OREGON CITY, OR 97045

ZIOLKO MICHAEL E TRUSTEE
16091 S WINSTON DR
OREGON CITY, OR 97045