



NOTICE OF ANNEXATION AND ZONE CHANGE (Revised Notice)

Emailed to Affected Agencies, Special Districts, Utilities, and Affected Parties – December 1, 2016

(List of Recipients is on file with Planning Division)

COMMENT DEADLINE:	On Monday, January 9th, 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, February 1st, 2017 , 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 ZC-16-0001: Zone Change from County FU-10 to City R-10 Single Family Dwelling
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 and Zone Change 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. Applicant has requested zone change to R-10 Single Family Residential.
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> , OCMC 17.50 <i>Administration and Procedures</i> , OCMC 17.68 <i>Zoning Changes and Amendments</i> , OCMC 17.06 <i>Zoning District Classifications</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.



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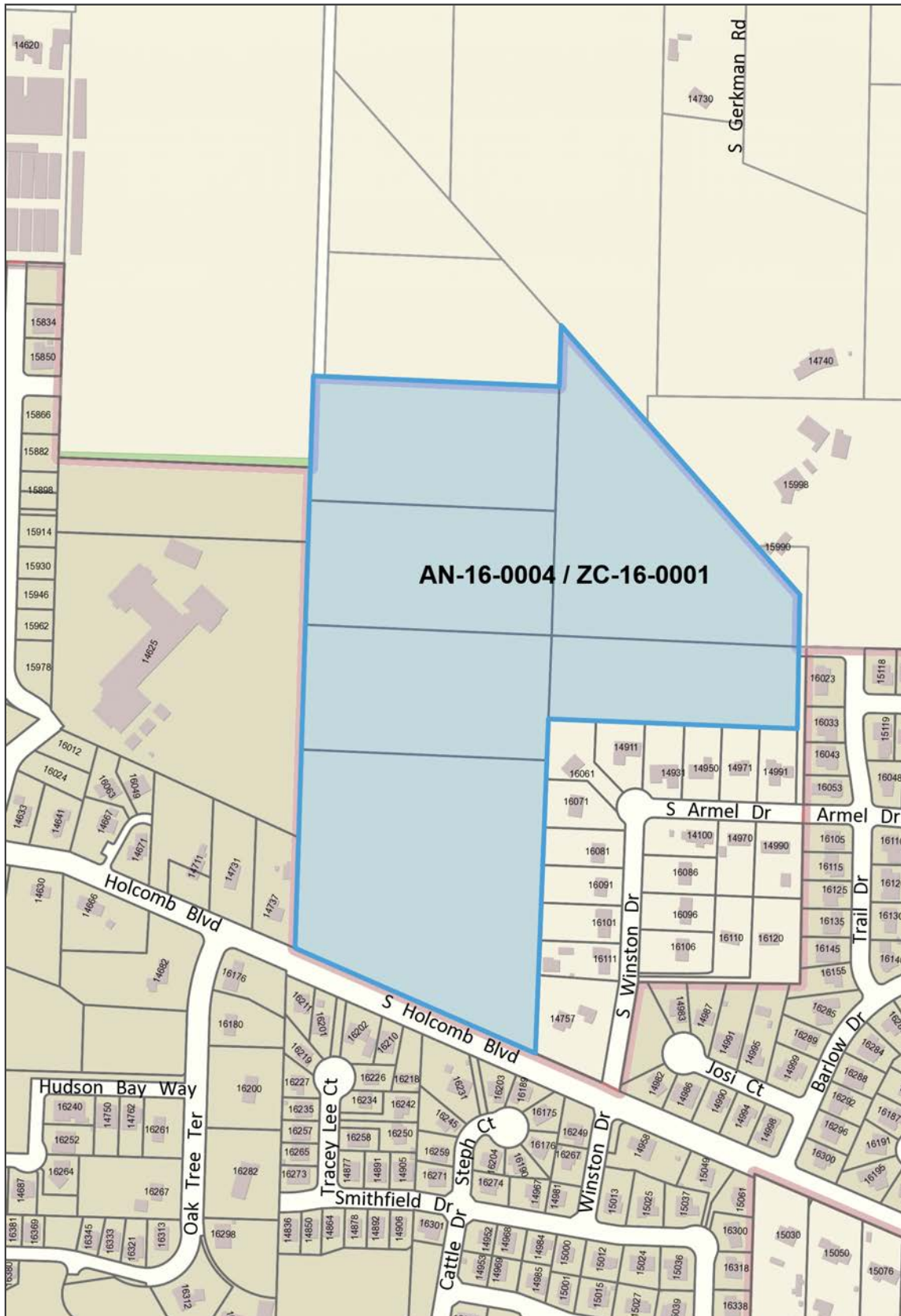
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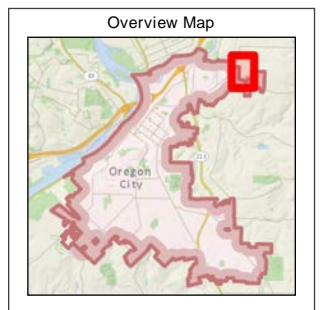
AN-16-0004 / ZC 16-0001



Legend

- All Streets (labels only) - 4800
- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

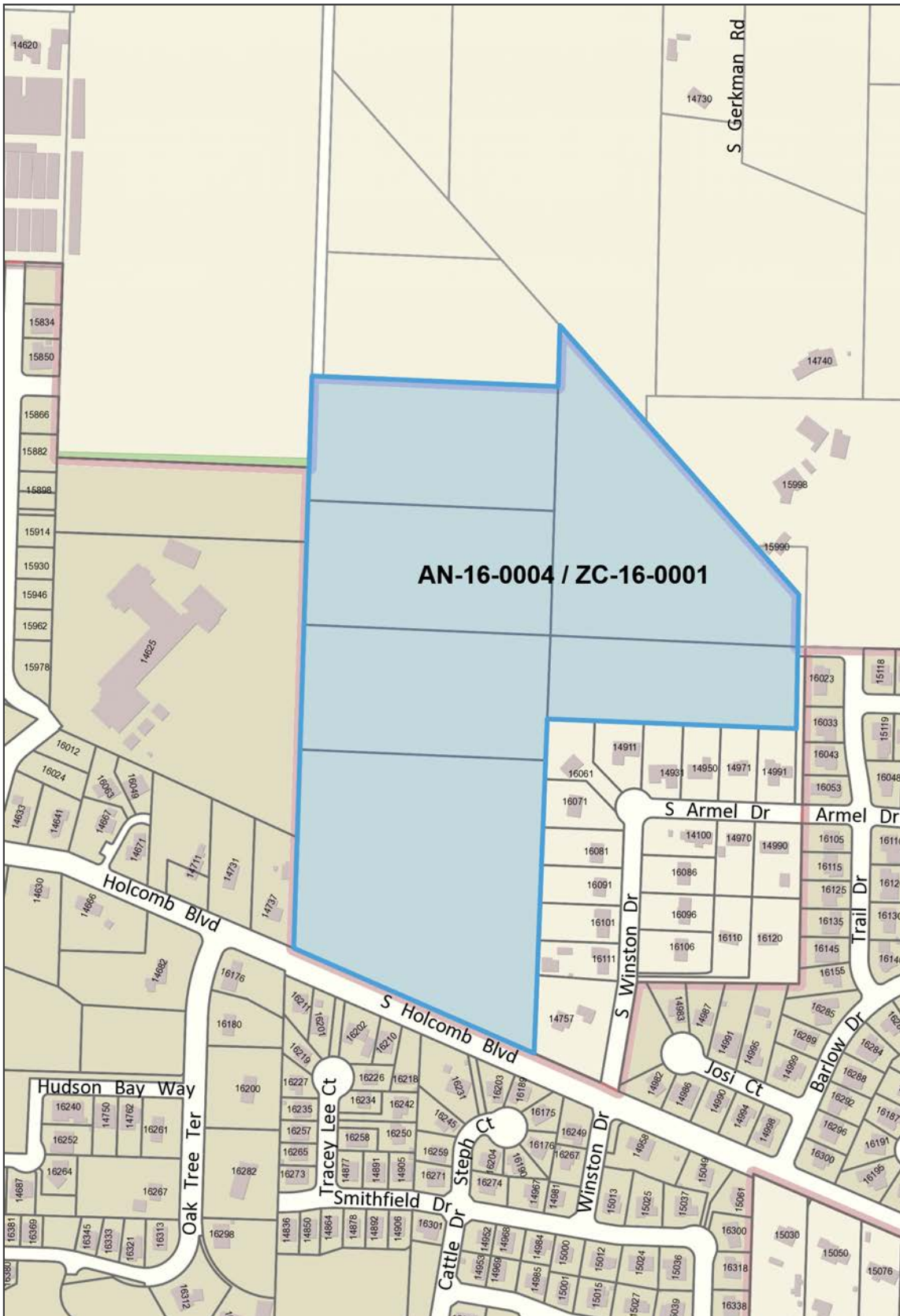


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1: 4,800

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



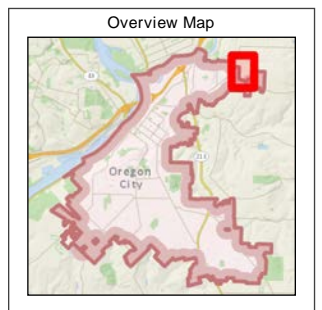
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From: [Pete Walter](#)
To: [Aleta Froman-Goodrich](#); ["baldwinb@tri-met.org"](#); ["Betty Johnson"](#); ["Bill Clark"](#); ["Bob George"](#); ["Boll, Heather"](#); ["Boumann, Mike"](#); ["BRUMLEY Seth A"](#); ["Central Point/Leland Road CPO"](#); ["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 \(johnc@sfwb.org\)"](#); [John Knapp](#); [John M. Lewis](#); ["John Replinger \(replinger-associates@comcast.net\)"](#); ["Jonathan Stone"](#); ["Katie Durfee \(kdurfee@orcity.org\)"](#); ["Kent, Ken"](#); [Martin Montalvo](#); ["Matthew Palmer"](#); ["Mike Boumann"](#); [Mike Roberts](#); ["Mike.Livingston@pgn.com"](#); ["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"](#)
Cc: ["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"](#); [Nancy Broshot](#)
Bcc: [rickgivens@gmail.com](#); ["Robinson, Michael C. \(Perkins Coie\)"](#); [Handris@aol.com](#); ["Darren Gusdorf"](#); [Carrie Richter \(crichter@batemanseidel.com\)](#)
Subject: Revised Notice of City of Oregon City Annexation Proposal AN-16-0004 / ZC-16-0001
Date: Thursday, December 01, 2016 4:14:00 PM
Attachments: [image001.png](#)
[AN-16-0004 ZC-16-0001 Affected Agency Notice and Map.pdf](#)

Please see attached Revised Notice of Annexation and Rezoning Public Hearing for AN-16-0004 / ZC-16-0001.



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
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](#)



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

From: Pete Walter
To: [Louise Faxon \(lfaxon@pamplinmedia.com\)](mailto:lfaxon@pamplinmedia.com)
Subject: Oregon City Public Notice
Date: Thursday, December 01, 2016 4:05:00 PM
Attachments: [image001.png](#)
[AN 16-0004 ZC-16-0001 Newspaper.docx](#)

Good afternoon Louise,

Please public the attached notice in the Clackamas Review / OC News at your earliest convenience.
Thanks,

Pete Walter



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



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