



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

ZC-16-0001: Zone Change from County FU-10 to City R-10 Single Family Dwelling

Clackamas County Tax Lot / Address

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

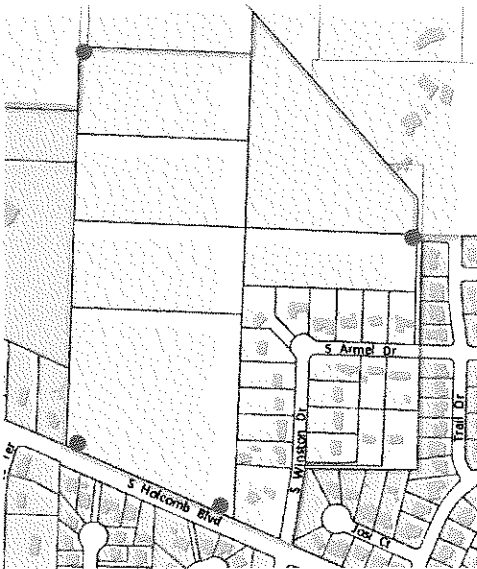
No Situs Address APN 2-2E-28A -00580 (9.7 ac)

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)



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 **December 12, 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.

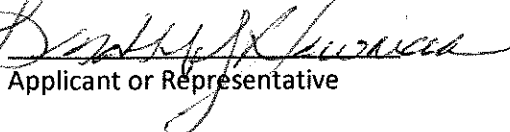
The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that is clearly visible. The notice shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material.

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) 12.12.16, 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

12.7.16
Date



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

AFFIDAVIT OF PUBLICATION

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

City of Oregon City

Notice of Public Hearing – AN16-0004; ZC16-0001
CLK15874358

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

1

week in the following issue:

December 7, 2016

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
December 7, 2016.

Pete Walter

NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

Acct #500291

Attn: Pete Walter

City of Oregon City

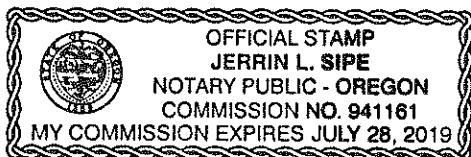
PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 6.66"

Amount Due: \$157.84*

*Please remit to address above.



NOTICE OF ANNEXATION AND ZONE CHANGE (Revised Notice) December 1, 2016

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.oregoncity.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

STAFF CONTACT: Pete Walter, AICP, Planner, (503) 496-1568. Email: pwalter@oregoncity.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 - Local Government Boundary Changes, Oregon City Municipal Code (OCMC) Title 14 - Annexations, OCMC 17.50 Administration and Procedures, OCMC 17.68 Zoning Changes and Amendments, OCMC 17.06 Zoning District Classifications, ORS 222 - City Boundary Changes, the Land Use Chapter of the Clackamas County Comprehensive Plan, and the City/County Urban Growth Boundary Management Agreement (UGMA).

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. Publish 12/07/2016.

CLK15874358

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NOTICE OF ANNEXATION AND ZONE CHANGE (2nd Revised Notice)

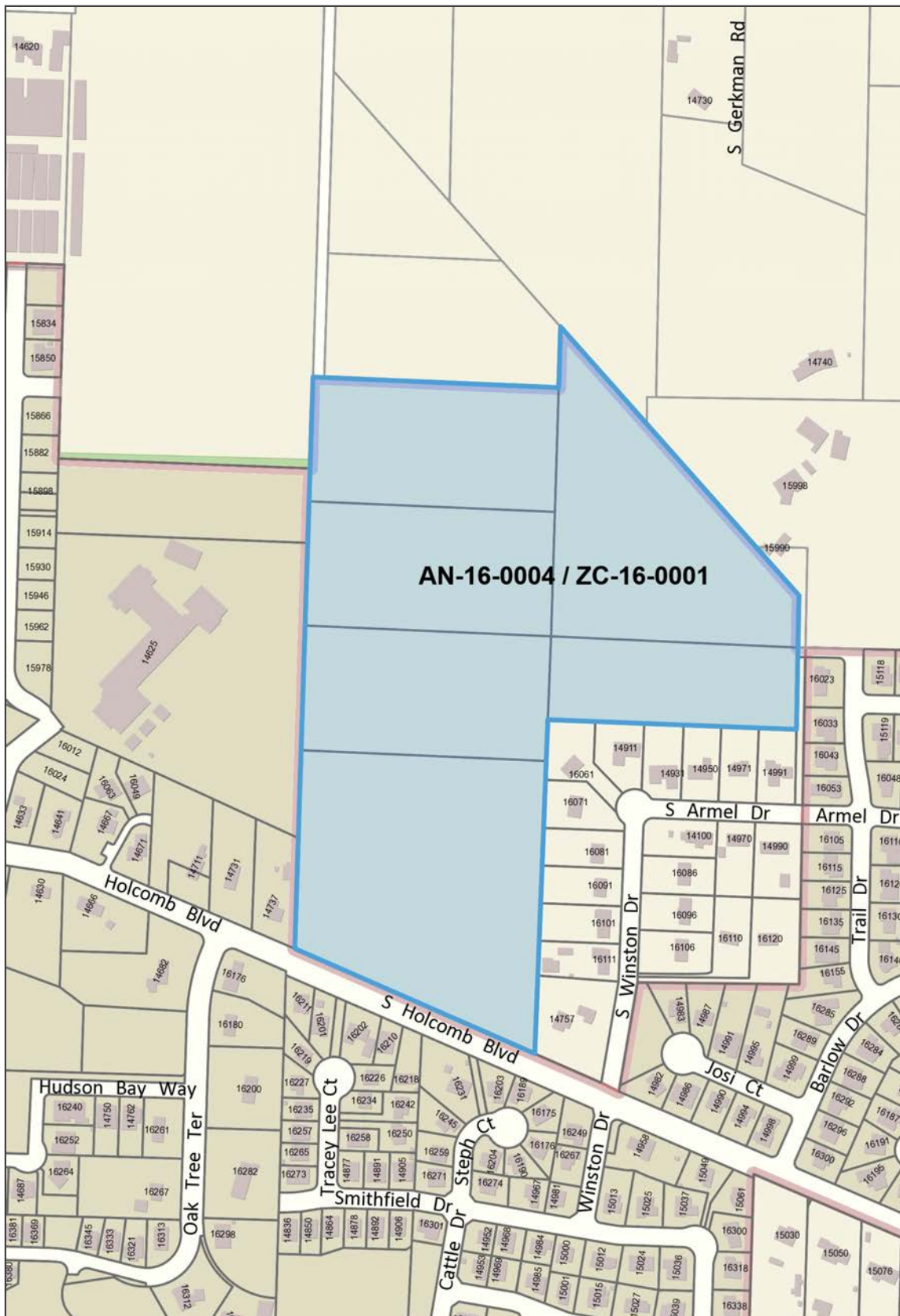
Emailed to Affected Agencies, Special Districts, Utilities, and Affected Parties – December 5, 2016

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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

Overview Map



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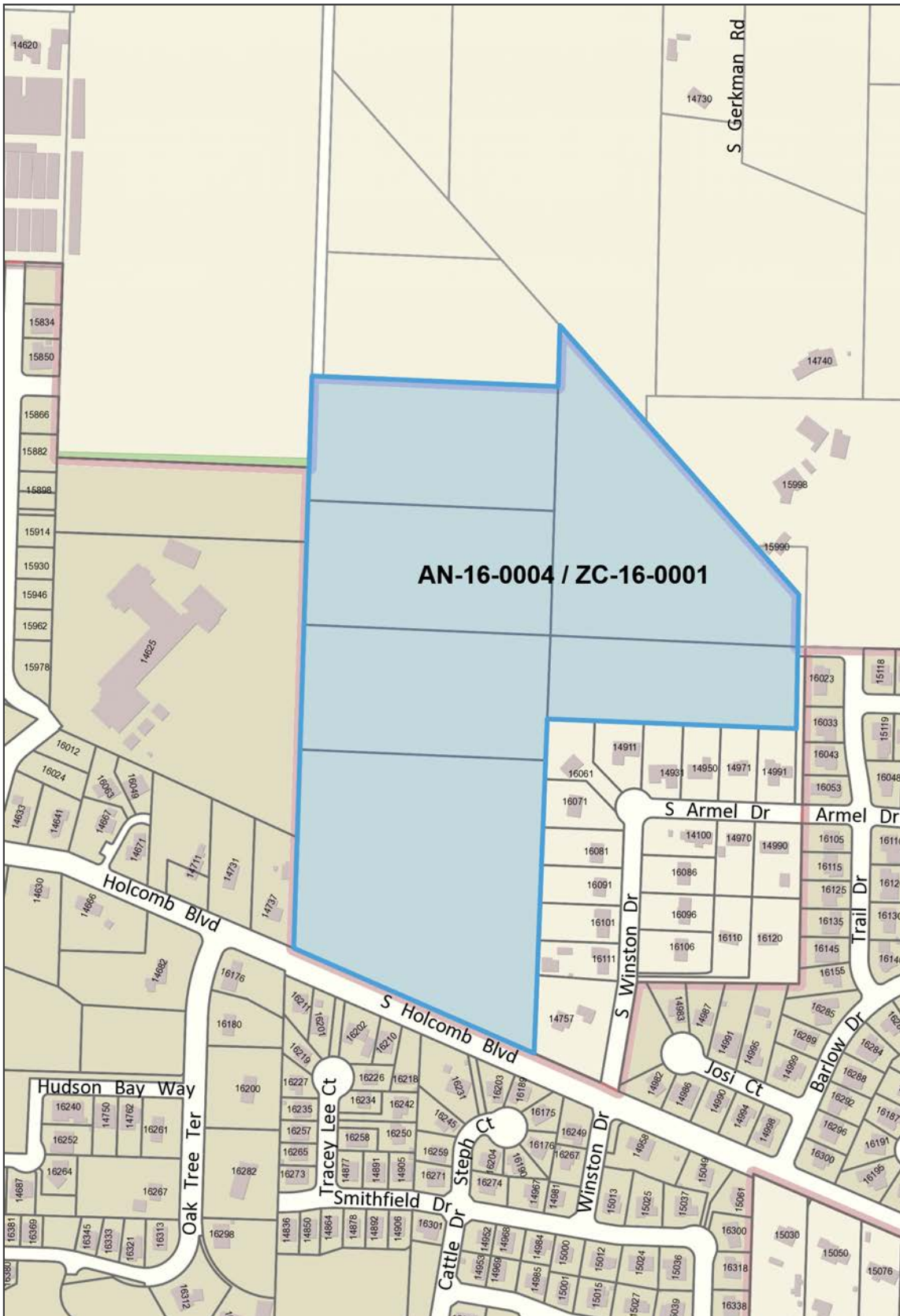


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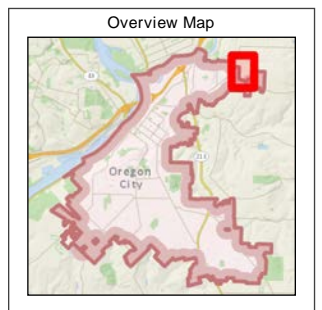
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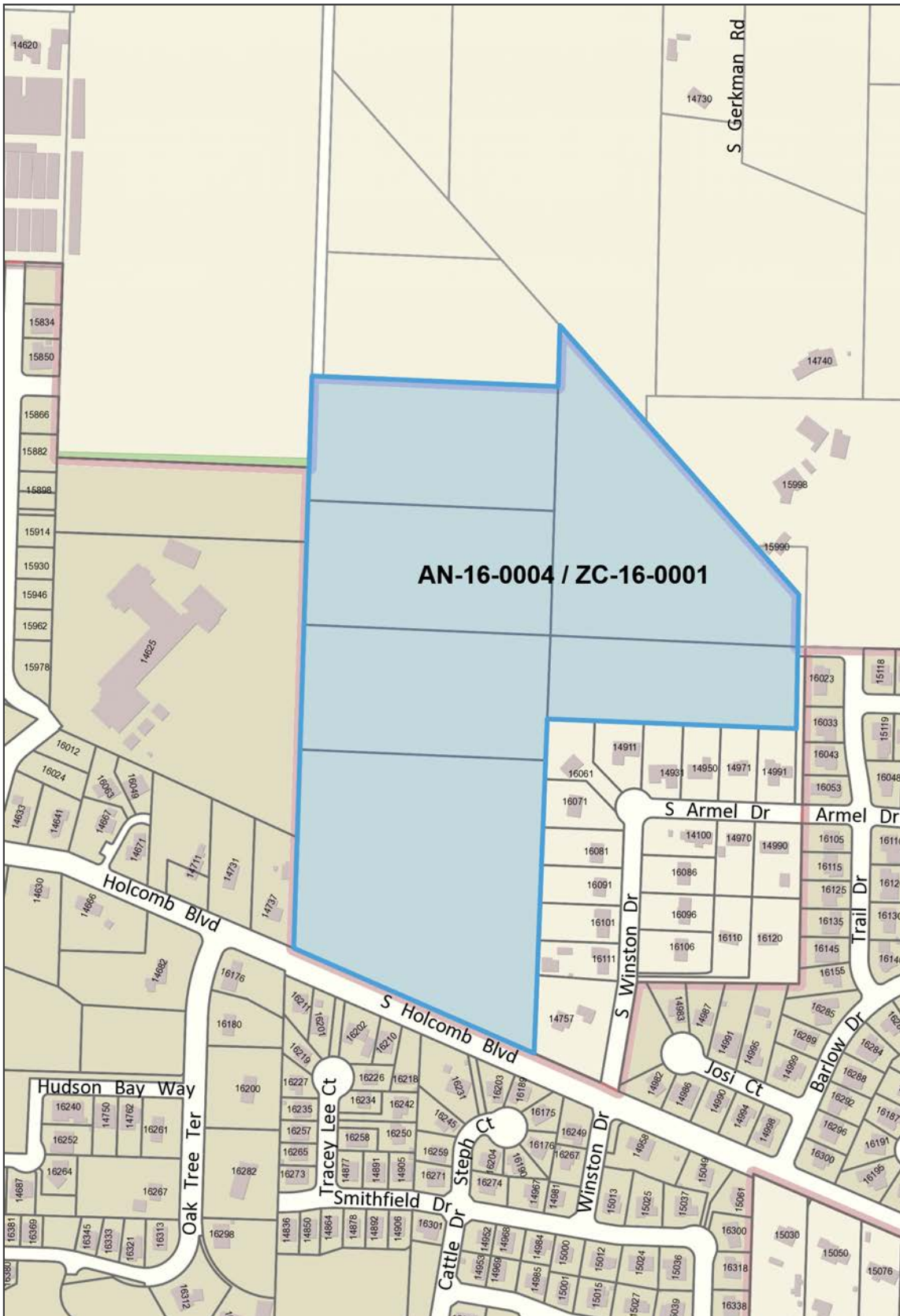
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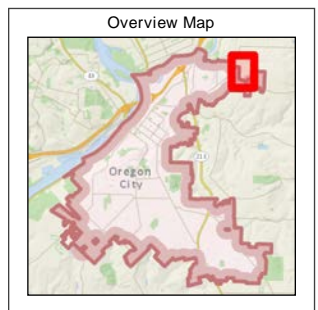
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AN-16-0004 / ZC 16-0001



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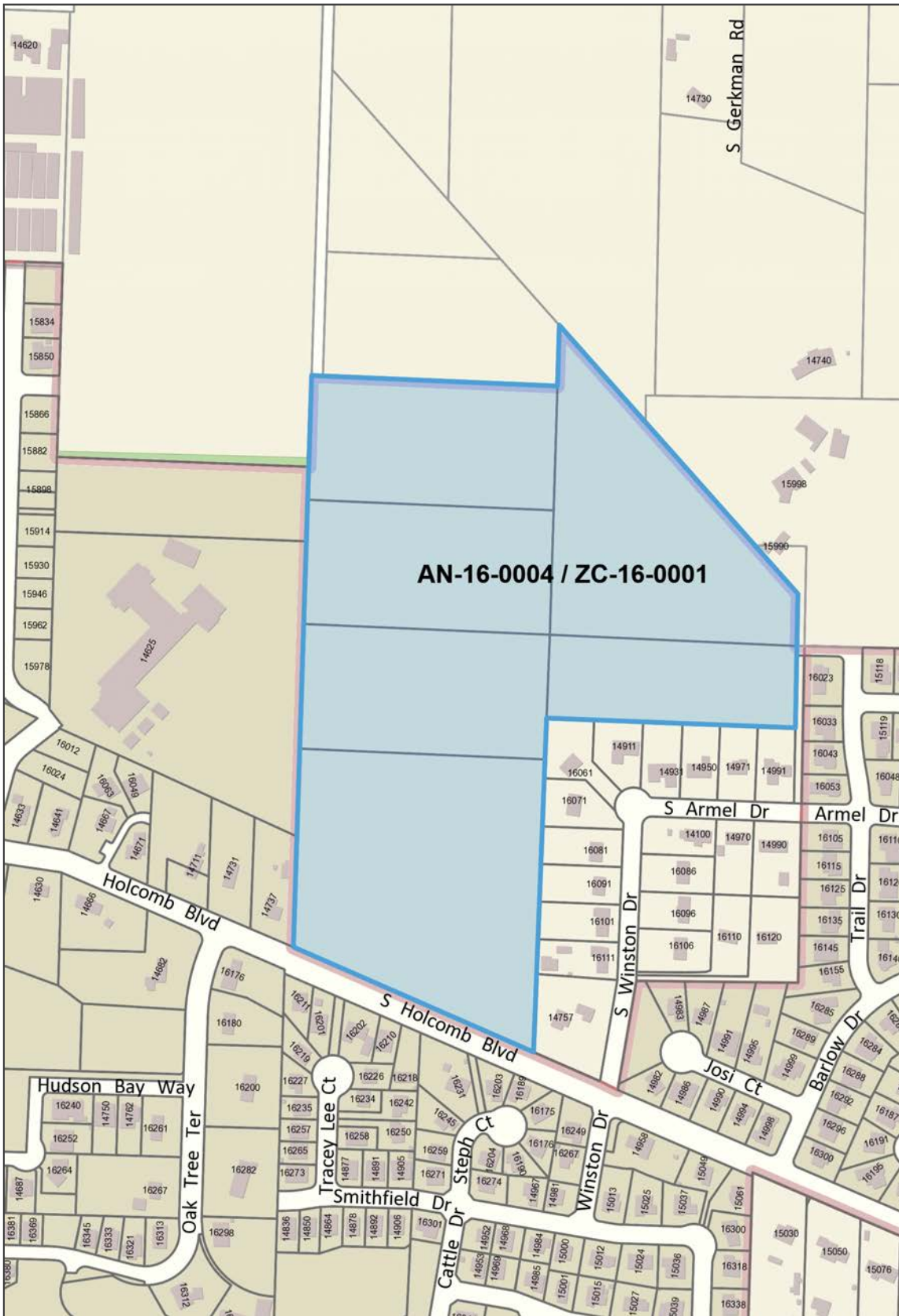


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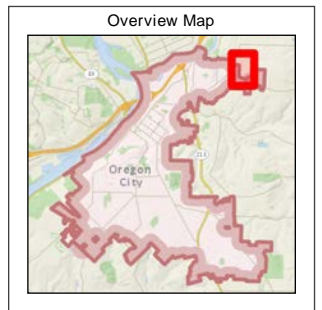
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From: Laura Terway
Bcc: Pete Walter; Carrie Richter (crichter@batemanseidel.com); Aleta Froman-Goodrich; "baldwinb@tri-met.org"; "Barclay Hills - Tony Uzuegbunam"; "Betty Johnson"; "Bob George"; "Bob Knorr"; "Boll, Heather"; "Boumann, Mike"; "BRUMLEY Seth A"; "Caufield - Mike Mermelstein"; "Caufield - Robert Malchow "; "Central Point/Leland Road CPO"; "Central Point/Leland Road CPO 2"; Chris Wadsworth; "Dawn Hickson"; "ddehart@onemain.com"; Denise Conrad; "Dorothy (Didi) Dahlsrud - NRC"; Eric Underwood; "Gaffney Lane Chair - Amy Willhite "; "Gail Curtis (region1devrevapplications@odot.state.or.us)"; "Ginger.Redlinger@orecity.k12.or.us"; "Grant O'Connell (o'connelg@trimet.org)"; "Hamlet of Beavercreek"; "Hillendale Vice Chair: Roy Harris (royandanna@centurylink.net)"; "Holcomb Outlook CPO"; "intstats@sbcglobal.net"; James Band; "Jeffrey Raker"; "Jennifer Stephen (jennifer.stephens@pgn.com)"; Jerry Herrmann; Jim Williams; "John Collins (johnc@sfbw.org)"; John Knapp; John M. Lewis; "John Replinger (replinger-associates@comcast.net)"; "Jonathan Stone"; "Katie Durfee (kdurfee@orcity.org)"; "Kent, Ken"; Mario De La Rosa; Martin Montalvo; "McLoughlin Chair and LU Chair Denyse McGriff "; Mike Roberts; "Mike.Livingston@pgn.com"; "Park Place Chair - Bob La Salle "; "Paulette Copperstone - Metro"; Phil Lewis; "richard.e.craven@gmail.com"; "Rivercrest Chair - Harris Gwinn"; "Rob Lorey"; "roberth@clackamas.us"; "salmoclarki@stinkingdesert.com"; "South End Chair - Bill McConnel "; "TAYAR Abraham * Avi"; "Tim Finlay (timfin@co.clackamas.or.us)"; "Tower Vista - Vern Johnson"; "Trent Warness - NRC"; "Two Rivers Chair: Bryon Boyce "; "Ugo DiLullo (ugodil@co.clackamas.or.us)"; Wendy Marshall; "Wes Rogers, OC School District"
Subject: Land Use Review: Annexation and Zone Change AN 16-04 and ZC 16-01
Date: Monday, December 05, 2016 2:22:37 PM

Good Afternoon,

The City is reviewing an application for an Annexation and Zone Change of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. Please review the proposed development posted [here](#).

HEARING BODY: On Monday, January 9th, 2017, 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

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Direct - 503.496.1553
Planning Division - 503.722.3789
Fax 503.722.3880

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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: [Laura Terway](#)
Subject: Land Use Review: Annexation and Zone Change AN 16-04 and ZC 16-01
Date: Monday, December 05, 2016 2:22:40 PM

Good Afternoon,

The City is reviewing an application for an Annexation and Zone Change of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. Please review the proposed development posted [here](#).

HEARING BODY: On Monday, January 9th, 2017, 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

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FILE # & TYPE: 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

PLANNER: Pete Walter, AICP, Planner (503) 496-1568. Email: pwalter@orcity.org

APPLICANT: Serres Family H, LLC

REQUEST: Annexation and Zone Change of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City. 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.

LOCATION: APN 2-2E-28A, Tax Lots 500, 580, and 590 and APN 2-2E-21D, Tax Lots 2100, 2190 & 2100



Laura Terway, AICP
Community Development Director
Planning Division
City of Oregon City
PO Box 3040
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045
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OREGON CITY

Community Development – Planning

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

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

ZC-16-0001: Zone Change from County FU-10 to City R-10 Single Family Dwelling

Clackamas County Tax Lot / Address

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

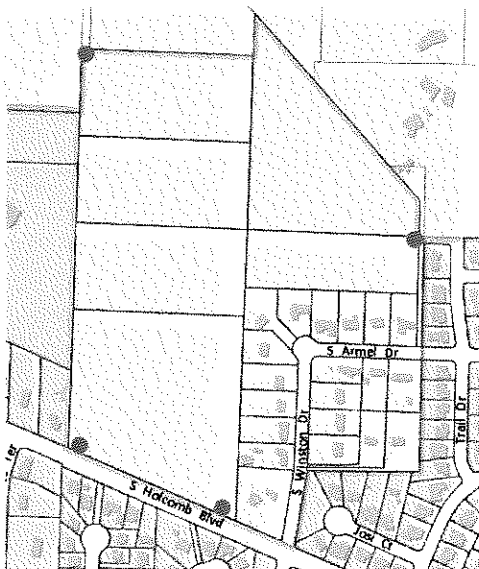
No Situs Address APN 2-2E-28A -00580 (9.7 ac)

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)



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 **December 12, 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) 12.12.16, 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

12.7.16
Date



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

AFFIDAVIT OF PUBLICATION

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

City of Oregon City

Notice of Public Hearing – AN16-0004; ZC16-0001
CLK15874358

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

1

week in the following issue:

December 7, 2016

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
December 7, 2016.

Pete Walter

NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

Acct #500291

Attn: Pete Walter

City of Oregon City

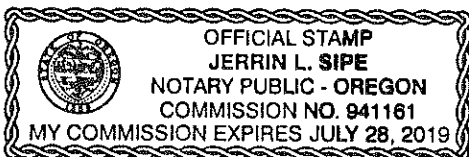
PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 6.66"

Amount Due: \$157.84*

*Please remit to address above.



NOTICE OF ANNEXATION AND ZONE CHANGE (Revised Notice) December 1, 2016

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.oregoncity.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

STAFF CONTACT: Pete Walter, AICP, Planner, (503) 496-1568.

Email: pwalter@oregoncity.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 - Local Government Boundary Changes, Oregon City Municipal Code (OCMC) Title 14 - Annexations, OCMC 17.50 Administration and Procedures, OCMC 17.68 Zoning Changes and Amendments, OCMC 17.06 Zoning District Classifications, ORS 222 - City Boundary Changes, the Land Use Chapter of the Clackamas County Comprehensive Plan, and the City/County Urban Growth Boundary Management Agreement (UGMA).

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.

Publish 12/07/2016.

CLK15874358

From: [Laura Terway](#)
To: plan.amendments@state.or.us
Cc: [Pete Walter](#); [Carrie Richter \(crichter@batemanseidel.com\)](mailto:Carrie.Richter@batemanseidel.com)
Subject: Notice of Proposed Amendment: AN-16-04 and ZC 16-01
Date: Monday, December 05, 2016 2:38:57 PM
Attachments: [image002.jpg](#)

ShareFile Attachments

Expires June 05, 2017

032s2e21d.pdf	629.4 KB
032s2e21dpdf.pdf	624.7 KB
2s2e28a.pdf	970.3 KB
2s2e28apdf.pdf	966.1 KB
AN 16-0004 ZC-16-0001 Notice Affect...ies.pdf	154.9 KB
AN-16-0004 ZC-16-0001 Vicinity Map.pdf	2.6 MB
AN-16-0004 LU app.pdf	12.4 MB
An-16-0004 Submitted.pdf	11.3 MB
AN-16-0004 Tax Maps.pdf	543.2 KB
AN-16-0004 ZC-16-0001 DLCD Form 1...te).doc	105.5 KB
Scanned App Forms.pdf	12.4 MB
Serres Annexation Site Plan.pdf	1.1 MB
Serres Property Annexation Zone Cha...ive.pdf	1.4 MB
Serres Property Annexation Narrative.docx	438.5 KB

ZC 16-01 Application.pdf	2 MB
ZC 16-01 Cov Let Givens.pdf	312.4 KB
ZC 16-01 LU App.pdf	515.2 KB

[Download Attachments](#)

Laura Terway uses ShareFile to share documents securely. [Learn More.](#)

Afternoon,
Please see the attached notice for an upcoming annexation and zone change application.



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From: Laura Terway
Bcc: Pete Walter; Carrie Richter (crichter@batemanseidel.com); Aleta Froman-Goodrich; "baldwinb@tri-met.org"; "Barclay Hills - Tony Uzuegbunam"; "Betty Johnson"; "Bob George"; "Bob Knorr"; "Boll, Heather"; "Boumann, Mike"; "BRUMLEY Seth A"; "Caufield - Mike Mermelstein"; "Caufield - Robert Malchow"; "Central Point/Leland Road CPO"; "Central Point/Leland Road CPO 2"; Chris Wadsworth; "Dawn Hickson"; "ddehart@onemain.com"; Denise Conrad; "Dorothy (Didi) Dahlsrud - NRC"; Eric Underwood; "Gaffney Lane Chair - Amy Willhite"; "Gail Curtis (region1devrevapplications@odot.state.or.us)"; "Ginger.Redlinger@orecity.k12.or.us"; "Grant O'Connell (o'connelg@trimet.org)"; "Hamlet of Beavercreek"; "Hillendale Vice Chair: Roy Harris (royandanna@centurylink.net)"; "Holcomb Outlook CPO"; "intstats@sbcglobal.net"; James Band; "Jeffrey Raker"; "Jennifer Stephen (jennifer.stephens@pgn.com)"; Jerry Herrmann; Jim Williams; "John Collins (johnc@sfbw.org)"; John Knapp; John M. Lewis; "John Replinger (replinger-associates@comcast.net)"; "Jonathan Stone"; "Katie Durfee (kdurfee@orcity.org)"; "Kent, Ken"; Mario De La Rosa; Martin Montalvo; "McLoughlin Chair and LU Chair Denyse McGriff"; Mike Roberts; "Mike.Livingston@pgn.com"; "Park Place Chair - Bob La Salle"; "Paulette Copperstone - Metro"; Phil Lewis; "richard.e.craven@gmail.com"; "Rivercrest Chair - Harris Gwinn"; "Rob Lorey"; "roberth@clackamas.us"; "salmoclarki@stinkingdesert.com"; "South End Chair - Bill McConnel"; "TAYAR Abraham * Avi"; "Tim Finlay (timfin@co.clackamas.or.us)"; "Tower Vista - Vern Johnson"; "Trent Warness - NRC"; "Two Rivers Chair: Bryon Boyce"; "Ugo DiLullo (ugodil@co.clackamas.or.us)"; Wendy Marshall; "Wes Rogers, OC School District"
Subject: Land Use Review: Annexation and Zone Change AN 16-04 and ZC 16-01
Date: Monday, December 05, 2016 2:22:37 PM

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