

Annexations to OREGON CITY - Double Majority Method, 100% Owners Method

I. *Application Process for Property Owners and Registered Voters*

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Attached is a *Petition* form for your use. Please fill in the blanks on the first page, sign and fill in the requested information on the second page and insert or attach the legal description to the first two pages.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there is multiple ownership each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner.

After completing the petition, have the County Assessor's Office certify the property owner signatures using the attached *Certification of Property Ownership* form. While you are at the Assessor's Office show them your legal description, buy two 1/4 Section Maps showing the property to be annexed and have them certify the map and legal description using the attached *Certification Of Legal Description And Map* form. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form. Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If

the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

✓ Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicates the territory to be annexed. Outline the area to be annexed on the maps.

✓ Step 4. Notice List

You must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not. Additionally this list must include the names and addresses of all property owners within 300 feet of the outside edge of the territory to be annexed. Please submit this list on peel-off label sheets.

Step 5. Information Sheet

Complete the attached *Boundary Change Information Sheet*.

Step 6. Double Majority Work Sheet

A *Double Majority Worksheet* is attached for your convenience. This is to help verify that all double majority requirements are met.

Step 7. Submit Application To City

Submit all materials and the required filing fee (see attached schedule) to the City Manager or his designee at Oregon City City Hall, 320 Warner-Milne Rd., Oregon City, OR 97045.

II. City Review

Below is a summary of the steps which will be taken regarding annexations initiated by these two methods.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes, the Metro Code requirements and the City Code requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the Planning Commission and the City Commission. The setting of the hearing date for the City Commission must occur within 30 days of the day the proposal is judged to be complete.

Step 3. Public Hearing Notice

Notice of the public hearing by the Planning Commission and notice of the public hearing of the City Commission will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and/or around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area.

Step 5. Staff Study and Report

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc.. The report will also cover the approval criteria laid out in the Oregon City Municipal Code. This report will be made available to the public 7 days prior to the Planning Commission hearing and 15 days prior to the City Commission hearing.

Step 6. Public Hearings

The Planning Commission will hold its public hearing. After reviewing the proposal in light of the criteria in the City Code and the Metro Code, the Planning Commission will make a recommendation on the boundary change to the City Commission.

The City Commission holds a public hearing. At the hearing the City Commission will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. The City Commission

will also consider the 7 Annexation Factors contained in the City Municipal Code. At the conclusion of the public hearing the Commission determines whether the proposed annexation is consistent the Metro Code and with a positive balance of the factors in the City Code and if so schedules an annexation election.

If the Council approves the proposal and schedules it for election it must do so with an order containing findings and reasons. If there are no objections to the approval by another unit of government within 10 days then the issue proceeds to election. If the the decision is contested by a necessary party then the matter is transferred to the Metro Boundary Appeals Commission.

Step 7. Election

If the City Commission approves the annexation it will be scheduled for an election at one of the four regular state election dates (March, May, September and November). The applicant will be required to submit a deposit to cover any and all costs of the election. City and State required processes leading up to an election take a significant amount of time and should be allowed for in planning by the applicant.

After the election results are certified an order must be generated to officially change the boundary. The order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well. These notifications and official map changes are done by Metro. A separate fee for this operation will be collected at the time the proposed boundary change is first submitted to the City.

**PETITION OF OWNERS OF MAJORITY OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS**

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY , OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

(Insert Legal Description here OR attach it as Exhibit "A")

***PETITION OF OWNERS OF 100 % OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS***

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY , OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

(Insert Legal Description here OR attach it as Exhibit "A")

**CERTIFICATION OF PROPERTY OWNERSHIP OF
AT LEAST ONE-HALF LAND AREA
(City Double Majority 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 at least one-half of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME _____

TITLE _____

DEPARTMENT _____

COUNTY OF _____

DATE _____

* "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 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 TERY DONOVAN
TITLE GIS CARTOGRAPHER 2
DEPARTMENT ASSESSMENT & TAX
COUNTY OF CLACKAMAS
DATE 8/15/19

* "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.

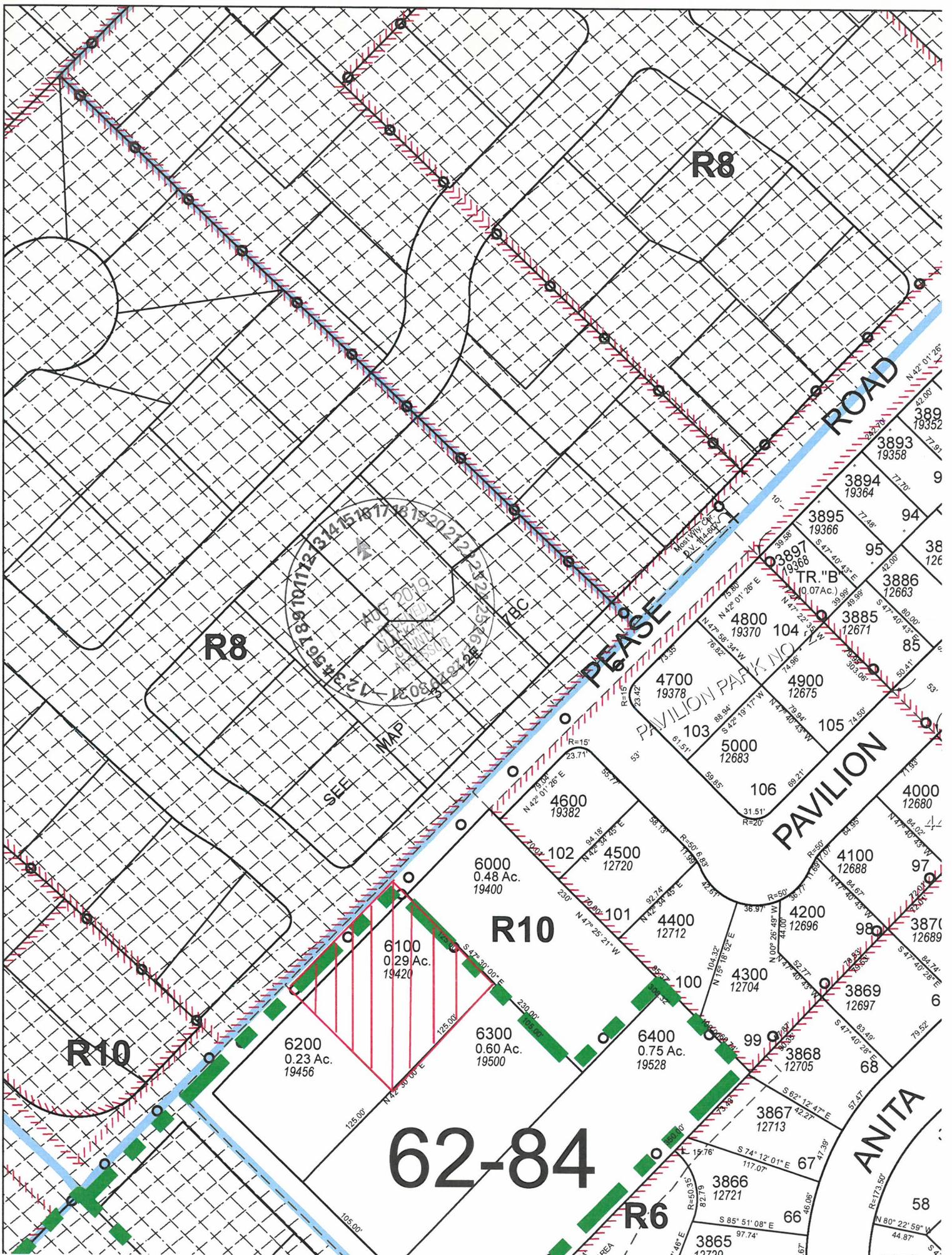


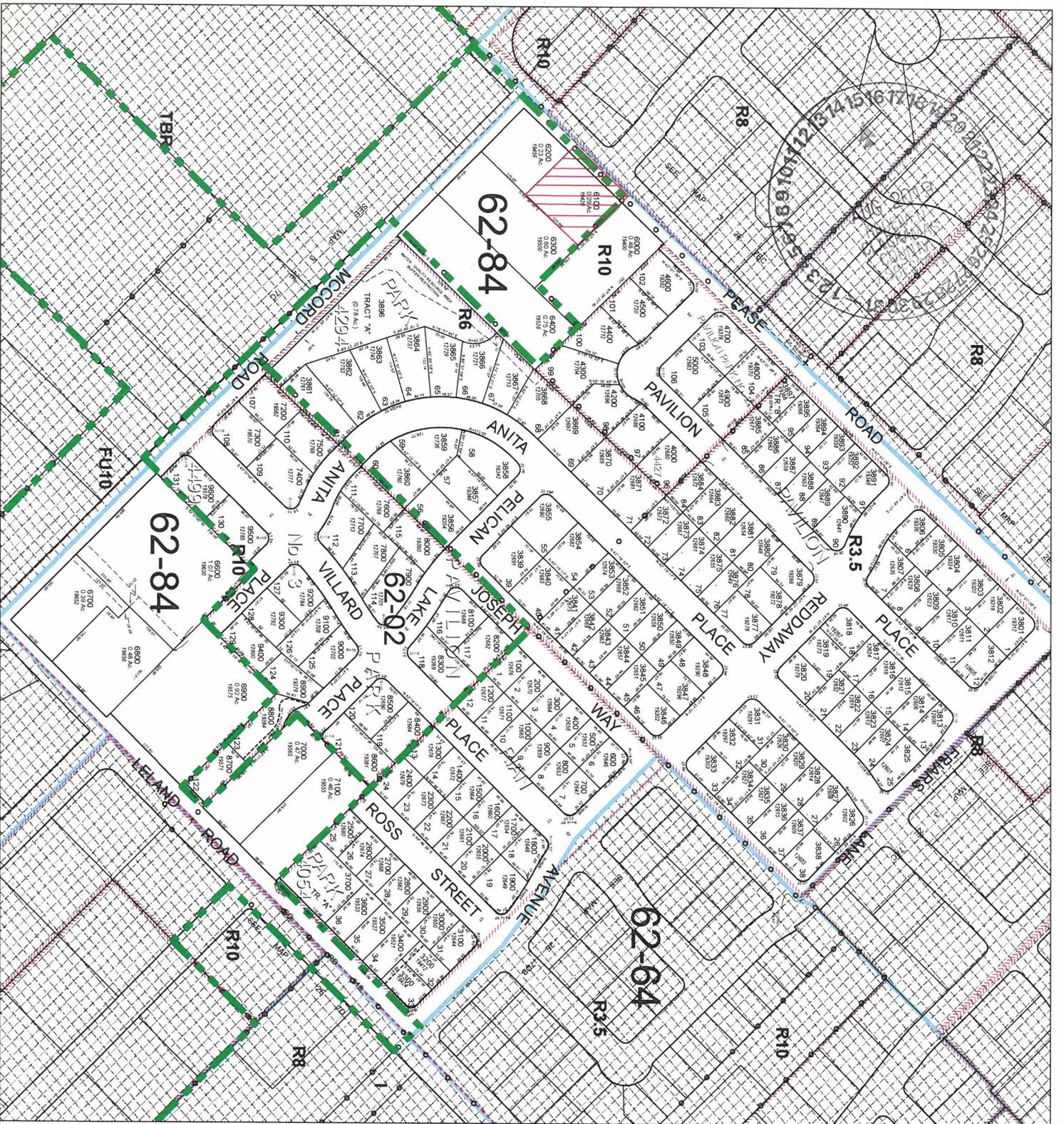
CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 352607 B D _____) 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 TERRY DONOVAN
TITLE GIS CARTOGRAPHER 2
DEPARTMENT ASSESSMENT & TAX
COUNTY OF CLACKAMAS
DATE 8/15/19





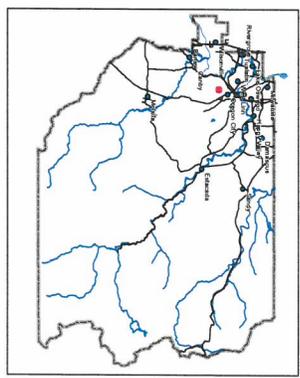


3 2 E 07BD
 OREGON CITY
 S.E. 1/4 N.W. 1/4 SEC. 7 T. 3S. R. 2E. W.M.
 CLACKAMAS COUNTY
 1" = 100'

D. L. C.
 JOHN HOWLAND NO. 45

Cancelled Taxes
 6500

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Water
- Map Index
- Waterlines
- Land Use Zoning
- Pits
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Mander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY



3 2 E 07BD
 OREGON CITY

3/21/2019



Hickman & Associates, Inc.

**EXHIBIT 'A'
ANNEXATION AREA**

The subject property as described in Document No. 2018-068691 of Clackamas County Deed Records, located in a portion of the S.S. White D.L.C. No. 41 in the northwest quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the most westerly corner of the Francis E. Hollingshead, et ux tract as described in Deed recorded as Book 600, Page 415 of Clackamas County Deed Records; thence following the southwesterly line of the said Hollingshead tract South 47°30' East a distance of 125.00 feet; thence following the southeasterly line of the Edgar F. Albee, Jr. tract as described in Book 671, Page 64 of Clackamas County Deed Records, North 42°30' East 125.00 feet the "TRUE POINT OF BEGINNING"; thence continuing along said southeasterly line of the Albee tract, North 42°30' East a distance of 125.00 feet to a point on the northeasterly line of the said Hollingshead tract; thence following the said northeasterly line, North 47°30' West and distance of 125.00 feet to the most northerly corner of the said Hollingshead tract; thence following the northwesterly line of the said Hollingshead tract, South 42°30' West a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet to the "TRUE POINT OF BEGINNING".

The described Annexation Area contains 15,625 square feet, more or less.

Subject to: 20.00 foot wide road right-of-way over the northwesterly 20.00 feet thereof.

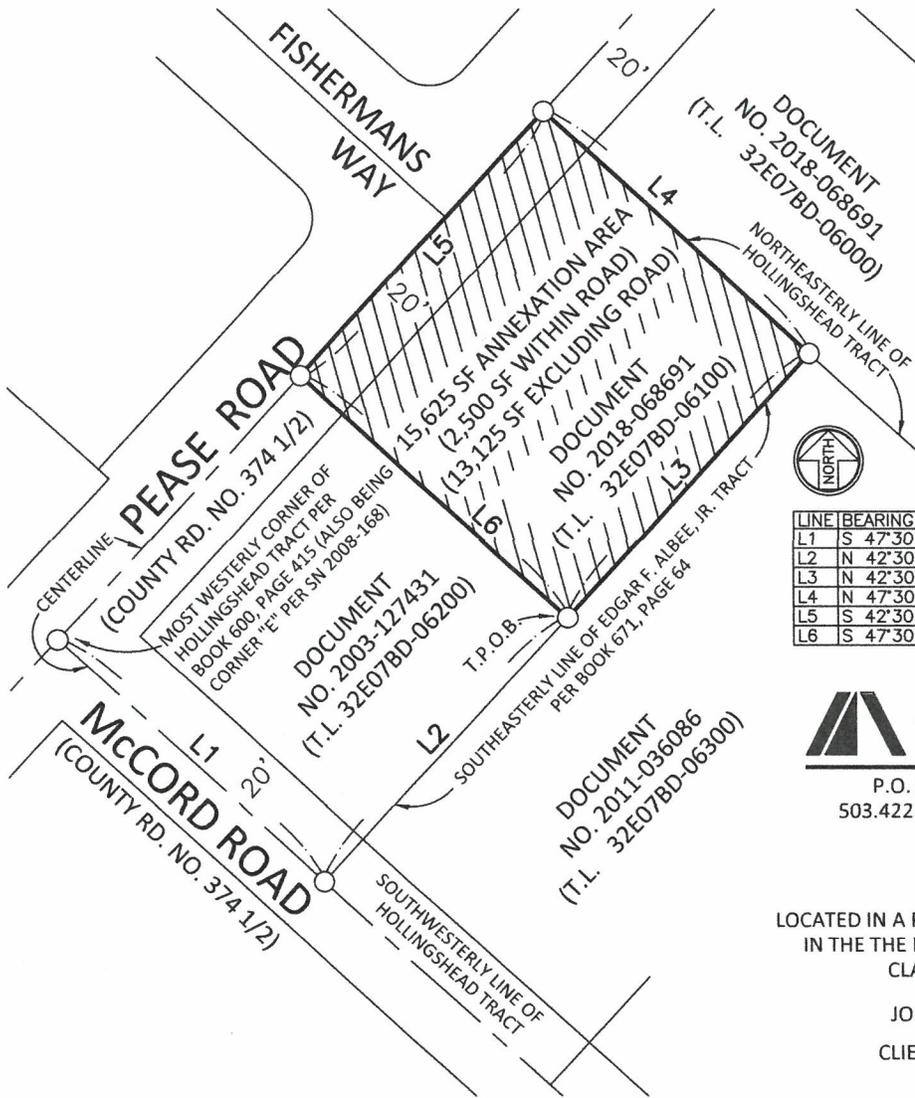
An EXHIBIT "B" sketch showing the Annexation Area accompanies this description, and by this reference is made apart hereof.

190501 Annexation Area Exhibit 'A'
Rev. date: 05/16/19 By: gwh



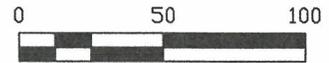
RENEWS: 06/30/19





LEGEND:

- ANNEXATION AREA
- T.P.O.B. TRUE POINT OF BEGINNING
- SF SQUARE FEET
- SN CLACKAMAS COUNTY SURVEY NUMBER
- L1 LINE TABLE ENTRY
- CALCULATED CORNER POSITION
- T.L. TAX LOT NUMBER



SCALE 1"=50'

LINE	BEARING	DISTANCE
L1	S 47°30'00" E	125.00'
L2	N 42°30'00" E	125.00'
L3	N 42°30'00" E	125.00'
L4	N 47°30'00" W	125.00'
L5	S 42°30'00" W	125.00'
L6	S 47°30'00" E	125.00'

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary W. Hickman

OREGON
JULY 14, 1978
GARY W. HICKMAN
1678

RENEWS: 06/30/19



HICKMAN & ASSOCIATES, INC
LICENSED LAND SURVEYOR

P.O. BOX 1099, CLACKAMAS, OR 97015
503.422.0233 - hickmansurvey@gmail.com

EXHIBIT 'B'

ANNEXATION AREA

LOCATED IN A PORTION OF THE S.S. WHITE D.L.C. NO. 41
IN THE THE NW 1/4 OF SECTION 7, T3S, R2E, W.M.,
CLACKAMAS COUNTY, OREGON.

JOB NO. 190501- DATE: 5/16/19

CLIENT: MOONCREEK HOMES, INC.



339210

KNOW ALL MEN BY THESE PRESENTS, THAT FRANCIS E. HOLLINGSHEAD and CAROLE K. HOLLINGSHEAD,

husband and wife, hereinafter called the grantor, in consideration of Ten and no/100 Dollars,

to grantor paid by EDGAR F. ALBEE, Jr. and ROSALIE A. ALBEE, husband and wife, hereinafter called the grantee,

do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, improvements and appurtenances thereto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A part of the R. S. White D. L. C. in sec. 7, T. 3 S., R. 2 E. of the W. M. in the county of Clackamas and state of Oregon more particularly described as follows, to-wit: Beginning at the most westerly corner of that certain tract conveyed to Francis E. Hollingshead, et ux, by deed recorded in Clackamas County Deed Book 600, page 415 and running thence south 47°30' E. tracing the southwesterly boundary of said Hollingshead tract, 125 feet to a point; thence N. 42°30' E. parallel with the southeasterly boundary of said Hollingshead tract 125 feet to a point, said point being the true place of beginning of the tract to be described herein; thence continuing N. 42°30' E. parallel with the southeasterly line of said Hollingshead tract 125 feet to a point in the northeasterly line thereof; thence N. 47°30' W. tracing the northeasterly line of Hollingshead tract, 125 feet to the most northerly corner of said Hollingshead tract; thence southwesterly tracing the northwesterly boundary of Hollingshead tract 125 feet to a point; thence southeasterly 125 feet to the point of beginning.

To Have and to Hold the above described or granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In witnessing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand and seal this 22nd day of March, 19 66.

Francis E. Hollingshead (Seal)
Carole K. Hollingshead (Seal)
(Seal)
(Seal)



STATE OF OREGON, County of Clackamas) ss. March 22, 19 66
Personally appeared the above named Francis E. Hollingshead and Carole K. Hollingshead, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 11/3/68

WARRANTY DEED

Hollingshead, et ux

to Albee, et ux

Edgar F. Albee, Jr.
825 B Street
Oregon City, Oregon, 97055

DEED
1966 MAR 25 PM 2 09

JUNE 671 AM 64

Notary Public for Oregon

4764

671 PM 64

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5513007260
APN:00862347

WHEN RECORDED MAIL TO
Moon Creek Homes, Inc.
10940 SW Barnes Rd, PMB340
Portland, OR 97225

MAIL TAX STATEMENT TO
Moon Creek Homes, Inc.
19420 S. Pease Road
Oregon City, OR 97045

Clackamas County Official Records Sherry Hall, County Clerk	2018-068691
	11/09/2018 12:10:03 PM
D-D Cnt=1 Stn=74 LESLIE	
\$15.00 \$16.00 \$10.00 \$62.00	\$103.00

SPACE ABOVE RESERVED FOR RECORDER'S USE

ORTC 5513007260

WARRANTY DEED

Charles L. Dennis, Trustee of the Revocable Living Trust of Charles L. Dennis, UDT July 13, 2010, Grantor, conveys and warrants to Moon Creek Homes, Inc., Grantee, the following described real property in the County of Clackamas, State of Oregon, described as follows:

A part of the S.S. White D.L.C. in Section 7, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon more particularly described as follows, to-wit:

Beginning at the most Westerly corner of that certain tract conveyed to Francis E. Hollingshead, et ux., by Deed recorded in Clackamas County Deed Book 600, page 415 and running thence South 47°30' East tracing the Southwesterly boundary of said Hollingshead tract, 125 feet to a point; thence North 42°30' East parallel with the Southeasterly boundary of said Hollingshead tract 125 feet to a point, said point being the true place of beginning of the tract to be described herein; thence continuing North 42°30' East parallel with the Southeasterly line of said Hollingshead tract 125 feet to a point in the Northeasterly line thereof; thence North 47°30' West tracing the Northeasterly line of Hollingshead tract, 125 feet to the most Northerly corner of said Hollingshead tract; thence Southwesterly tracing the Northwesterly boundary of Hollingshead tract 125 feet to a point; thence Southeasterly 125 feet to the point of beginning.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$210,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

Dated this 8 day of November, 2018.

Revocable Living Trust of Charles L. Dennis,
UDT July 13, 2010

Charles L. Dennis
Charles L. Dennis, Trustee

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on this 8th day of November, 2018 by Charles L. ~~Dennis~~ as Trustee of the Revocable Living Trust of Charles L. Dennis.
Dennis

Janet Lynn Martin
Notary Public for Oregon
My Commission Expires:

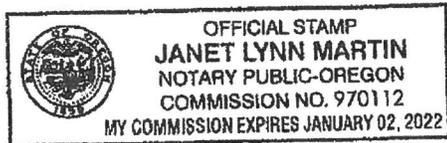


EXHIBIT A

A part of the S.S. White D.L.C. in Section 7, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon more particularly described as follows, to-wit:

Beginning at the most Westerly corner of that certain tract conveyed to Francis E. Hollingshead, et ux., by Deed recorded in Clackamas County Deed Book 600, page 415 and running thence South 47°30' East tracing the Southwesterly boundary of said Hollingshead tract, 125 feet to a point; thence North 42°30' East parallel with the Southeasterly boundary of said Hollingshead tract 125 feet to a point, said point being the true place of beginning of the tract to be described herein; thence continuing North 42°30' East parallel with the Southeasterly line of said Hollingshead tract 125 feet to a point in the Northeasterly line thereof; thence North 47°30' West tracing the Northeasterly line of Hollingshead tract, 125 feet to the most Northerly corner of said Hollingshead tract; thence Southwesterly tracing the Northwesterly boundary of Hollingshead tract 125 feet to a point; thence Southeasterly 125 feet to the point of beginning.

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of Oregon City contains the names of at least a majority of the electors registered in the territory to be annexed.

There are no registered voters at this address.

NAME Rebekah Stern Doll
TITLE Deputy Clerk
DEPARTMENT Elections
COUNTY OF Clackamas
DATE 8/9/19



NOTICE LIST

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTERS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA. ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE OUTSIDE BOUNDARY OF THE AREA TO BE ANNEXED.

NAME OF OWNER/VOTER	ADDRESS	PROPERTY DESIGNATION <small>(Indicate tax lot, section number, Township and Range)</small>
(1) Charles Flaxel	19420 Pease Rd	3-2E -07BD -06100
(2)		
(3)		
(4)		
(5)		
(6)		

(7) _____

(8) _____

(9) _____

(10) _____

(11) _____

(12) _____

(13) _____

(14) _____

(15) _____

(16) _____

(17) _____

(18) _____

BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

A. General location 19420 Pease Rd. Oregon City OR 97045

B. Land Area: Acres 29 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).

The property gently slopes away from Pease road. The site is generally clear of vegetation except for a few trees in SE corner.

D. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: 1 Parcel R10

East: 1 Subdivision R6

South: County F010

West: 1 Subdivision R8 (Chinook Landing)

E. Existing Land Use:

Number of single-family units 1 Number of multi-family units 0

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses N/A

What is the current use of the land proposed to be annexed: SFR

F. Total current year Assessed Valuation \$ 159,833

G. Total existing population 0 (as of now)

II. REASON FOR BOUNDARY CHANGE

A. The City Code (Section 6) and the Metro Code (3.09.050 (d) & (e)) spell out criteria for consideration (see copies attached). Please provide a narrative which addresses these criteria. With regard to the City criteria, please provide a narrative statement explaining the conditions surrounding the proposal and addressing the factors in Section 6, as relevant, including:

1. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;
2. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;
3. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;
4. Statement outlining method and source of financing required to provide additional facilities, if any;
5. Statement of overall development concept and methods by which physical and related social environment of the site, surrounding area and community will be enhanced;
6. 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;
7. 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.

B. Please submit 25 copies of a site plan, drawn to scale (not greater than 1" = 50') indicating:

1. The location of existing structures (if any);
2. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed.
3. 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 flooding data showing elevations of all property subject to inundation in the event of one-hundred year flood shall be shown;
4. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands) wooded areas, isolated preservable trees (trees with trunks over 6" in diameter- -as measured 4 feet above the ground) and significant areas of vegetation.
5. General land use plan indicating the types and intensities of the proposed or potential development;

III. LAND USE AND PLANNING

A. What is the applicable County Planning Designation? FU 10 LDR
What City Planning Designation is being sought? FU 10 LDR

B. What is the zoning on the territory to be served?
FU 10

What zoning designation is being sought? None (No changes proposed)

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

D. Generally describe the anticipated development (building types, facilities, number of units).
N/A

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. N/A

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.

Five, No changes proposed

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)	PA-19 05		
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.

Yes

- 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.

Vern Johnson, Tulee Vista HOA

verndonnajohnson@yahoo.com

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

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

Exists already & is connected on Pease Rd
(8" ductile)

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

Exists on Pease Rd (10" PVC)

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area Two storm sewer catch inlets exist across the street from the subject property on the SW corner of the intersection of Pease Rd and Fisherman's Way, Clackam Five District No 1, Station 16 at 19340 S. Molalla Ave. exists 2.2 miles from the subject property. Oregon City Police Station at 320 Warner Milne Rd. exists 1.5 miles from the subject property

4. The time at which services can be reasonably provided by the city or district.
Immediately

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)
None. Water service already exists. Storm service is not required for the amount of impervious surface. Sanitary service will cost about \$25,000 at property owners expense

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

None. All additional services are accounted for in section 5 above.

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 <u>None</u>	Rural Fire Dist <u>Clackamas</u>
County Service Dist. <u>Clackamas County Sheriff</u>	Sanitary District <u>No</u>
Hwy. Lighting Dist. <u>None</u>	Water District <u>Clackamas River Water Dist</u>
Grade School Dist. <u>OCSD</u>	Drainage District <u>None</u>
High School Dist. <u>OCSD</u>	Diking District <u>None</u>
Library Dist. <u>OCLD</u>	Park & Rec. Dist. <u>None</u>
Special Road Dist. <u>None</u>	Other Dist. Supplying Water Service <u>None</u>

C. If the territory is proposed to be served by any of the above units or any other units of government please note. Law enforcement will shift to the Oregon City P.P.

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.

Currently the property is hooked up to public wastewater service

APPLICANT'S NAME Charles Flaxel

MAILING ADDRESS 10940 SW Barnes Rd
PMB 340
Portland, OR 97225

TELEPHONE NUMBER 503-314-3841 (Work)
____ (Res.)

REPRESENTING Moon Creek Homes, Inc.

DATE: April 5, 2019

DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings).

PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition (Y/N)
06100	Moon Creek Homes, Inc	.29	159,833	X
TOTALS				

