

Final Documents

For

Annexation to the
City of Gladstone

CL2006

Ordinance 1376

DOR: 3-1738-2006

Sec. State: AN-2006-0217

Property Information:

6825 Jennings Ave (22E17BA03400)



July 3, 2006

Metro
Robert Knight
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed, as of July 3, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 1376 (City of Gladstone)	AN 2006-0217

For your records please verify the effective date through the application of ORS 199.519.

Our assigned file number(s) are included in the above information.

Sincerely,

Linda Bjornstad
Official Public Documents

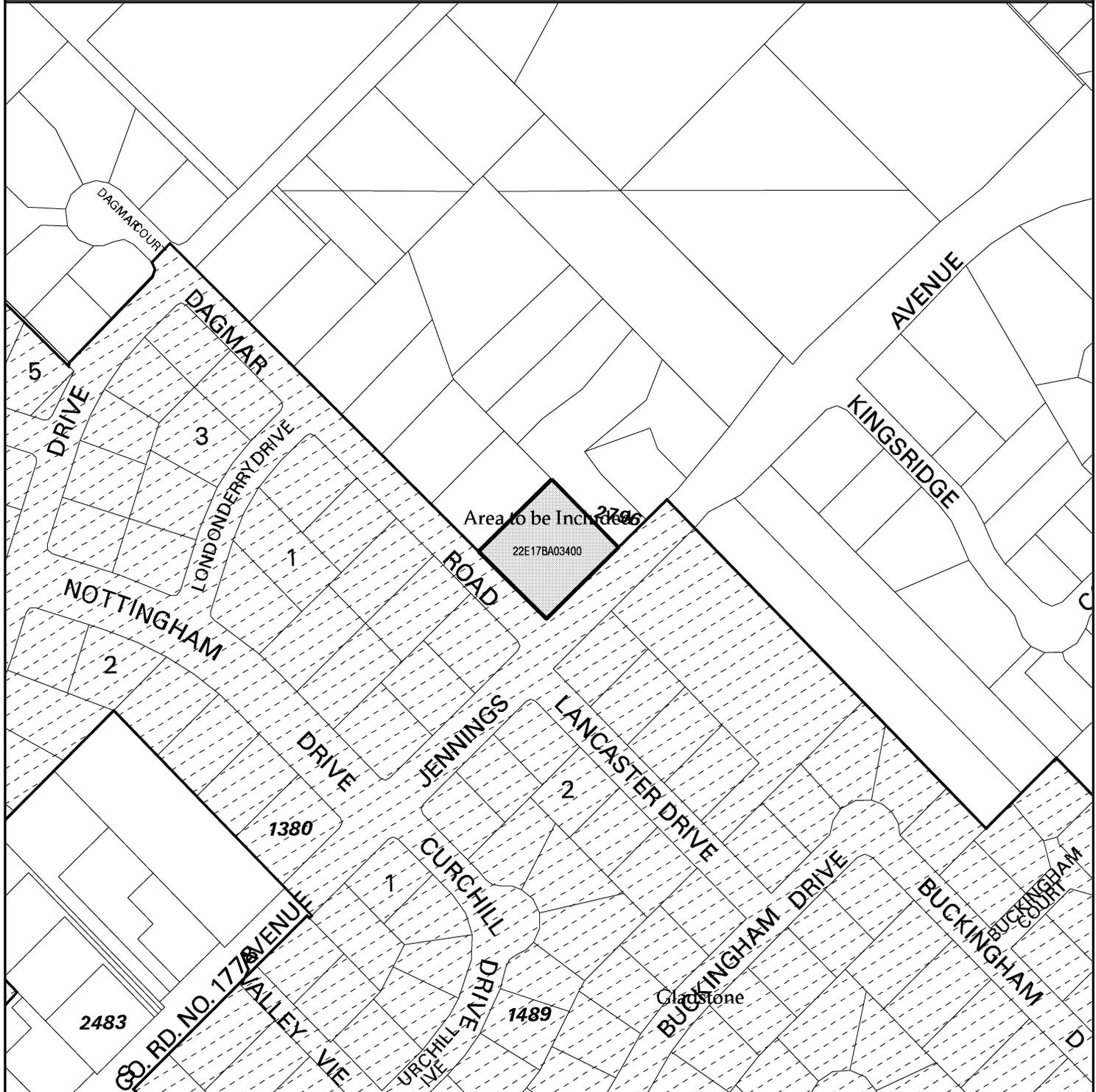
cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center

Proposal No. CL2006

2S2E17BA

Annexation to the City of Gladstone

Clackamas Co.



R L I S
REGIONAL LAND INFORMATION SYSTEM



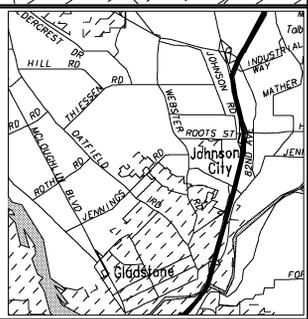
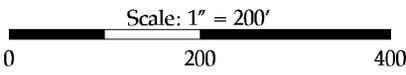
600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email drc@metro-region.org

METRO

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

-  County lines
-  City
-  Annexation boundary
-  Urban Growth Boundary

Proposal No. CL2006
CITY OF GLADSTONE
Figure 1



Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Gladstone
Budget Officer
525 Portland Ave.
Gladstone, OR 97027

Description and Map Approved
June 29, 2006
As Per ORS 308.225

Description Map received from: METRO
On: 6/21/2006

This is to notify you that your boundary change in Clackamas County for

ANNEX TO CITY OF GLADSTONE; WITHDRAW FROM SEVERAL DISTRICTS
(Z0077-06-CP AND Z0076-06-Z)

ORD. #1376 (CL2006)

has been: Approved 6/29/2006
 Disapproved

Notes:

Department of Revenue File Number: 3-1738-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: Change Proposed Change
The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

ORDINANCE 1376

AN ORDINANCE APPROVING A FINAL ANNEXATION ORDER AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL, R-15, TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL, R7.2, OF A CERTAIN PARCEL LOCATED AT THE NORTH EAST CORNER OF THE JENNINGS AVENUE AND DAGMAR ROAD INTERSECTION, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP AND DECLARING AN EMERGENCY.

WHEREAS, the City of Gladstone, Oregon received a petition for annexation and application for zone change and Comprehensive Plan amendment dated February 8, 2006 from the owner of property at 6825 Jennings Avenue, which is described as tax lot 3400 of Clackamas County Assessor Map 2 2E 17BA (Property); and

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices pursuant to Chapter 3.09 of the Code of the Metropolitan Service District and Title 17 of the Gladstone Municipal Code conducted a public hearing on April 18, 2006 and recommended approval of the petition and application; and

WHEREAS, the Gladstone City Council following proper publication, posting and mailing of notices conducted a public hearing on June 13, 2006; and

WHEREAS, the Property's owner has consented in writing to the Property's annexation to the City of Gladstone; and

WHEREAS, the City of Gladstone's charter does not require the annexation proposal to be submitted to Gladstone's electors for approval or rejection.

NOW THEREFORE, the City of Gladstone ordains as follows:

Section 1. The Property is annexed into the City of Gladstone. The Property's legal description is attached as Exhibit A and incorporated into this ordinance by reference.

Section 2. This Final Annexation Order shall be forwarded to the Metropolitan Service District, which will distribute the Final Annexation Order to the Oregon Secretary of State, Department of Revenue and other agencies.

Section 3. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Property's Comprehensive Plan designation from Clackamas County Low Density Residential to City of Gladstone Low Density Residential.

Section 4. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the Property's zoning designation from Clackamas County Low Density Residential, R-15, to City of Gladstone Low Density Residential, R7.2.

Section 5. The Final Annexation Order, Comprehensive Map amendment and Zoning Map amendment are based on the Planning Staff Report and its findings, attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Pursuant to ORS 222.180, the Property's annexation shall be effective on the date the annexation records are filed with the Oregon Secretary of State.

Section 7. Pursuant to ORS 221.111(4), the Property is withdrawn from the Clackamas River Water District, Clackamas County Enhanced Law Enforcement District, Clackamas County Fire District No. 1 and North Clackamas Park and Recreation District on the annexation's effective date. Upon annexation the Property will be served by City of Gladstone Water, by the City of Gladstone Police Department and by the City of Gladstone Fire Department.

Section 8. The Comprehensive Plan amendment and zone change approved herein are effective upon the annexation's effective date.

Section 9. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

Section 10. In order to protect the peace, health and welfare of the City of Gladstone and its citizens, and emergency is declared and this ordinance shall be effective upon its passage.

This ordinance adopted by the Common Council and approved by the Mayor this 13th day of June, 2006.

Attest:

Wade Byers

Mayor

Jonathan Black

City Recorder

Exhibit A
Ordinance 1376

Legal Description for 6825 Jennings Avenue
Tax lot 3400 of 2 2E 17BA

Part of Tract 33, Moore Tracts, in the County of Clackamas and State of Oregon described as follows:

Beginning at the South corner of Tract 33, Moore Tracts; thence North $44^{\circ}42'$ West along the boundary line of Dagmar Road, 135.36 feet; thence North $45^{\circ}50'20''$ East, 144 feet; thence South $44^{\circ}42'$ East, 135 feet, more or less, to the boundary of the public road; thence, South $45^{\circ}50'20''$ West along the boundary line of the public road, 144 feet to the point of beginning.

City of GLADSTONE

PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

Files: Z0077-06-CP & Z0076-06-Z

I. GENERAL INFORMATION

- A. PROPOSAL: This is a request for an annexation, comprehensive plan designation and a zone change to apply the City's Low Density Residential Plan designation and the R-7.2 Zoning District.
- B. Legal Description: T2, R2E, Section 17BA, Tax Lot 3400
- C. East of Dagmar Road, at the intersection with Jennings Avenue.
- D. Clackamas County zoning: R-15, Low Density Residential
- E. Clackamas County Comprehensive Plan: Low Density Residential
- F. Site Description: The .45 acre site is located at 6825 SE Jennings Avenue. It is contiguous to the City of Gladstone. Surrounding properties to the north and east are in Clackamas County, while properties to the south and west are within City of Gladstone. The existing site contains a single family dwelling. The site slopes gently from west to east. Deciduous and evergreen trees are included on the site.
- G. Background: The applicant is requesting annexation so that the parcel can be divided and a new single family dwelling to be constructed on the new lot.

II. FINDINGS

This request is subject to the applicable provisions of Chapter 3.09.050 of the Metro Code which provides the criteria of approval of boundary changes within the Metro Urban Growth boundary and Chapter 17.68, Amendments and Zone Changes, of Title 17 of the Gladstone Municipal Code.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438
E-Mail: qiref@lincc.lib.or.us

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

III. CONCLUSIONS

The Planning Commission has reviewed this request in reference to the applicable provisions of the Metro Code and the GMC. Based upon this review, the Planning Commission makes the following conclusions:

A. Annexation:

Metro Code 3.09.050 (D) Minimum Annexation Approval Criteria

1. *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065.*

Pursuant to ORS 195.065, at this time there are no agreements in place between Gladstone and any service provider. **This criterion is not applicable.**

2. *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.*

Gladstone entered into an urban Growth Management Agreement with Clackamas County, effective May 8th, 1986. Per this agreement, the subject property is designated as being in the "Dual Interest Area" as shown on the Comprehensive Plan Map. The agreement indicates in Section 4B that the City is responsible for "the functions of planning, planning implementation, and coordination of the provision of urban facilities and service" after annexation has occurred. Annexations within the Dual Interest Area are consistent with the Urban Growth Management Agreement. **This criterion is met.**

3. *Consistency with specific directly applicable standards for boundary changes contained in comprehensive land use plans and public facility plans.*

The Urban Growth Management Agreement between Clackamas County and the City of Gladstone has been adopted as part of the Comprehensive Plan. The subject property is in the Dual Interest Area shown on the Comprehensive Plan Map. Gladstone will assume responsibility for planning and coordination of urban facilities and services after the annexation has occurred. Section 3A of the agreement requires the City to convert the County Plan and Zoning Classifications of the annexed area to City Plan and Zoning Classifications. The applicant is applying to the City to convert the County R-15 (Low Density Residential) Plan and Zone designation to a City R-7.2 (Low Density Residential) designation, upon approval of the annexation. Annexation is allowed under the provision of the Urban Growth Management Agreement. **This criterion is met.**

4. *Consistency with specific directly applicable standards of criteria for boundary changes contained in the Regional Framework plan or any functional plan.*

Beyond the criteria of Metro Code 3.09.050 (d) addressed herein, the Regional Framework Plan and Functional Plan have no other specific

requirements of applicants for annexation requests within the Metropolitan Service District boundary. **This criterion is met.**

5. *Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services.*

The subject parcel is located in an area where surrounding properties are already developed. Properties to the south and west are within the City of Gladstone and are served by public utilities located in Jennings Avenue and Dagmar Road adjacent to the site. The proposed annexation will promote the timely and orderly provision of water service to the area. The City of Gladstone will be benefited by the project which will pay SDCs for any new development. The property can be served from a city water main in Dagmar Road. Annexation will promote the timely, orderly and economic provisions of services. **This criterion is met.**

6. *The territory lies within the Urban Growth Boundary; and*

The property lies entirely within the Metro Urban Growth Boundary. **This criterion is met.**

7. *Consistency with other applicable criteria for the boundary change in question under state and local law.*

No other criteria have been determined to be applicable. **This criterion is met.**

B. Comprehensive Plan Amendment and Zone Change

1. Chapter 17.68 establishes the approval criteria for a zone change. Policy 5(c) of the Plan Evaluation and Update chapter of the Comprehensive Plan states, "An amendment to this plan shall be treated like a zone change. The same procedure for a zone change shall be adopted." Thus, Chapter 17.68 of the GMC applies to the Comprehensive Plan amendment as well as the zone change. Chapter 17.68 requires that the applicant "must show by a preponderance of the evidence" the following:

17.68.050(1) Granting the request fulfills a public need, the greater departure from present development policies or land use patterns, the greater the burden of the applicant.

The applicant is not requesting to deviate from present development policies or land use patterns. The property is currently zoned R-15 (Low Density Residential) in Clackamas County. The applicant is requesting that the property be converted to the equivalent City of Gladstone Plan and Zone district (R-7.2, Low Density Residential). Once annexed, the property may be allowed to be partitioned. Granting this request will fulfill the public need for low density residential development and expansion of the City's tax base. **This criterion is met.**

17.68.050(2) *The public need is best carried out by granting the petition for the proposed action, and that need is best served by granting the petition at this time.* The need for additional low density development will be fulfilled by this request. Surrounding properties are developed under the Low Density Residential designation. Applying a different zoning district, other than R-7.2 (Low Density Residential) would not fit the pattern of land uses in the area. **This criterion is met.**

17.68.050(3) *The proposed action is consistent with the Comprehensive Plan and Metro's Functional Plan (Metro Code 3.07).*

The proposed zone change is consistent with the Land Use chapter of the Plan because it allows for additional residential development. It is consistent with the Residential Use chapter objective, "To have a choice from a variety of housing densities, costs and types".

The Functional Plan provisions which are relevant to this proposal are met as follows:

Title 1: The zone change will not impact on the city's ability to meet Metro's housing targets.

Title 2: The zone change will not alter the city's parking standards.

Title 3: The zone change will not affect the city's water quality, flood management or fish and wildlife conservation measures.

Title 4: The subject property is designated as low density residential area. The proposed Plan Amendment and Rezone of the property complies with the City of Gladstone Comprehensive Plan.

Title 5: This Title establishes Metro policy regarding areas outside the Metro urban growth boundary and has no effect in Gladstone.

Title 6: The zone change will not amend the city's street design, connectivity or transportation performance standards.

Title 7: This Title is advisory only.

Title 8: This Title establishes procedures for Metro to require compliance with the Functional Plan.

Title 9: This Title establishes performance measures to evaluate progress in implementation of the Functional Plan.

Title 10: This Title contains definitions only.

Title 11: This Title pertains to areas added to the urban growth boundary. Gladstone is entirely surrounded by land within the urban growth boundary, so this Title is inapplicable.

This criterion is met.

17.68.050(4) *Proof of significant change in a neighborhood or community or a mistake in the planning or zoning for the property under consideration, when relevant.* This criterion is largely irrelevant to this proposal. As noted by the applicant, the choice to zone the subject site R-7.2 is reasonable due to the fact that it is currently similarly zoned in the County and it is in keeping with the Urban Growth Management Agreement. **This criterion is not relevant.**

17.68.050(5) *The property and affected area is presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.* City water is available to the property. **This criterion is met.**

2. Findings are required concerning the Comprehensive Plan amendment's compliance with the Statewide Planning Goals and Guidelines.
 - a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of properties within 250 feet of the subject property, thereby satisfying Goal 1.
 - b. Goal 2 - "Land Use Planning" – Goal 2 requires local jurisdictions to adopt comprehensive plans and ordinances to implement those plans. This process for Comprehensive Plan amendment is consistent with the Gladstone Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.
 - c. Goal 3 - Agricultural Lands – Gladstone has no agricultural lands. This goal is inapplicable.
 - d. Goal 4 – Forest Lands – Gladstone has no forest lands. This goal is inapplicable.
 - e. Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources – Goal 5 requires local jurisdictions to inventory a dozen types of natural and cultural resources, such as wetlands and wildlife habitat; determine which sites are significant; and undertake an evaluation to determine which sites will be protected and to what extent. The subject property has not been inventoried by the city under Goal 5.
 - f. Goal 6 – Air, Water and Land Resources Quality – This Goal requires the Comprehensive Plan and implementing ordinances to be consistent with state and federal pollution standards. This Goal

is inapplicable to the proposed Plan amendment because the amendment does not seek to change the city's pollution standards.

- g. Goal 7 – Areas Subject to Natural Disasters and Hazards – This Goal covers development in areas subject to natural disasters and hazards, such as floods or landslides. The proposed Plan amendment will have no impact on the city's regulations pertaining to natural disasters and hazards. The subject property has not been identified as being at risk for a natural disaster or hazard that would be a basis for preventing the residential development allowed by the new Plan designation.
- h. Goal 8 – Recreational Needs – This Goal requires the city to plan for recreation needs. The Comprehensive Plan does not designate Jennings Avenue east of Oatfield Road as a Gladstone bikeway route.
- i. Goal 9 – Economy of the State – Goal 9 requires the city to plan and zone for an adequate supply of commercial and industrial land. The proposal does not impact commercial or industrial land.
- j. Goal 10 – Housing – Goal 10 requires local jurisdictions to inventory residential lands and to accommodate an adequate supply of a variety of housing types. The proposed zone change will increase the city's supply of residential land by possibly one lot.
- k. Goal 11 – Public Facilities and Services – This Goal requires local jurisdictions to plan for such public facilities and services as water, sewer and fire protection. Public Facilities and Services are available to serve this property.
- l. Goal 12 – Transportation – Goal 12 requires the city to adopt a transportation system plan (TSP) that provides for a variety of types of transportation facilities. The proposed Plan amendment will have no impact on the city's adopted TSP.
- m. Goal 13 – Energy Conservation – This Goal requires land use to maximize energy conservation. The proposed zone change will have no impact on the city's plan policies or implementing regulations regarding energy conservation.
- n. Goal 14 – Urbanization – This Goal requires the establishment of urban growth boundaries and planning for sufficient land to meet urban needs. This Goal is inapplicable to Gladstone because the city is within the Metro urban growth boundary and all lands bordering the city are already urban lands.
- o. Goal 15 – Willamette Greenway – This Goal establishes procedures for administering the greenway that protects the

Willamette River. The subject property is not within the greenway; therefore, this Goal is inapplicable.

- p. Goals 16 through 19 pertain to coastal jurisdictions only and are inapplicable to Gladstone.

IV. RECOMMENDATION

The Planning Commission is authorized to make a recommendation to the City Council on annexation requests, zone changes and Comprehensive Plan amendments pursuant to Subsections 17.94.060(1)(b) and (c) of the GMC. The Planning Commission recommends to the City Council to approve the annexation, Comprehensive Plan amendment and Zone designation, based on the submitted application materials.

Approved on April 18, 2006

Signed this 21 day of April, 2006

A handwritten signature in cursive script that reads "Len Nelson". The signature is written in black ink and is positioned above a solid horizontal line.

Len Nelson, Planning Commission Chair



LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.

Submit all land use applications and correspondence to:

Clackamas County Planning Division, 9101 SE Sunnybrook Blvd., Clackamas, OR 97015

Phone: 503-353-4518 Fax: 503-353-4550 E-Mail: jenniferh@co.clackamas.or.us

• FOR STAFF USE ONLY •

- 20077-06 CP
 COMPREHENSIVE PLAN AMENDMENT VARIANCE (V)
 ZONE CHANGE (Z) 2007606- LOT LINE ADJUSTMENT
 CONDITIONAL USE (C) 2 INTERPRETATION
 SUBDIVISION SHORT (1-10)(SS) ALTERATION/EXPANSION OF NCU
 SUBDIVISION LONG (11+)(SL) DESIGN REVIEW
 PARTITION (M)

20076-06-2 & 2007706 CP
File No: _____

Pre-app: Staff _____ Date _____

Date Received: 2/2/06 Fee \$ 3800

Hearing Date: _____

Staff Member: *JP*

Zone: _____

Comp. Plan: _____

V - NONE

DV0010-06

PRO21606
Annexation Request

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

WHAT IS PROPOSED to annex property from Clackamas County into the city of Gladstone

NAME OF APPLICANT Peloquin Raymond
LAST FIRST

MAILING ADDRESS PO BOX 429 CITY Gladstone ST OR ZIP 97027

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERSON (If other than applicant) _____

MAILING ADDRESS OF CONTACT _____ ZIP _____

PHONE NUMBERS OF: APPLICANT: WK ⁵⁰³ 6594754 ^{503 (cell)} 9691842 CONTACT PERSON: WK _____ HM _____

SITE ADDRESS 6825 SE Jennings TOTAL LAND AREA: 1.45 acre

LEGAL DESCRIPTION: T 210-01 R 2E SECTION 17BA TAX LOT(S) 03400

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

PRESENT USE OF PROPERTY: single family dwelling

METHOD OF SEWAGE DISPOSAL: Clackamas sewer district

WATER SUPPLY: Clackamas water district

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Raymond J. Peloquin
OWNER'S SIGNATURE

Raymond J. Peloquin
OWNER'S NAME (Print)

February 2, 2006
DATE

Raymond J. Peloquin
APPLICANT'S SIGNATURE

APPLICANT'S NAME (Print)

DATE

GladLandUseApp (Rev. 2/01)

PLOT PLAN

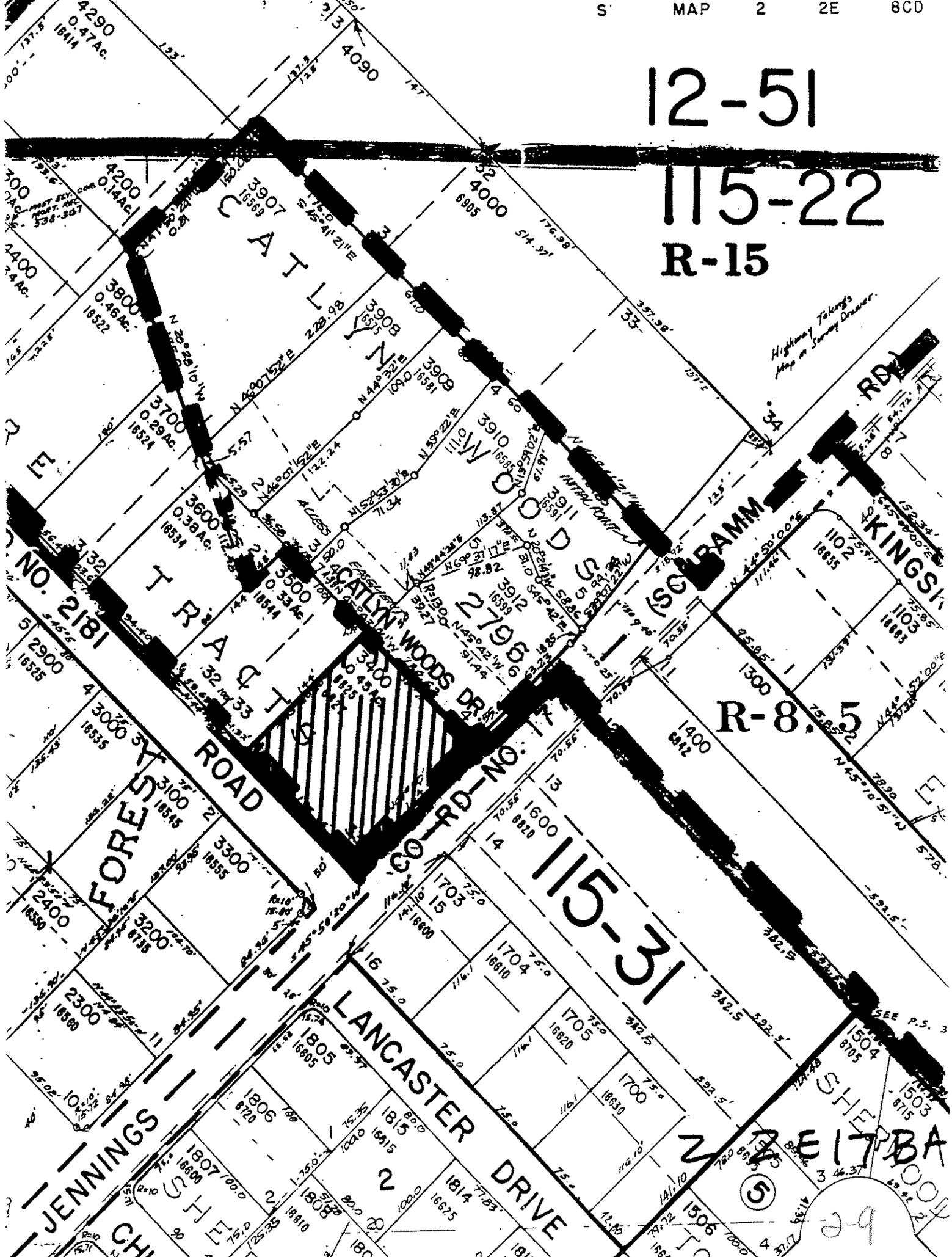
ASSESSOR MAP

SUPPLEMENTAL FORMS CHECKED

2-8

12-51

115-22
R-15



29

PETITION TO ANNEX TO THE CITY OF GLADSTONE

To the Council of the City of Gladstone, Oregon

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition for and give consent to, annexation of said property to the City of Gladstone.

The consent for annexation is the following described property:		
<u>6825 SE Jennings</u>		
Street address of property (if address has been assigned)		
<u>510 Moore Tracts PT LOT 33</u>		
Subdivision name, lot number(s), block number(s)		
<u>22E17BA</u>	<u>03400</u>	<u>Clackamas</u>
Map & tax lot number(s)		County

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<u>[Signature]</u>	<u>[Initials]</u>	<u>[Initials]</u>	<u>Feb 08 06</u>
Signature	Owner Initial	Voter Initial	Date
<u>[Signature]</u>	<u>[Initials]</u>	<u>[Initials]</u>	<u>Feb 08, 06</u>
Signature	Owner Initial	Voter Initial	Date

<u>[Signature]</u>	<u>[Initials]</u>	<u>[Initials]</u>	<u>[Date]</u>
Owner Authorized Signature	Owner Initial	Voter Initial	Date
<u>6825 SE Jennings</u>		<u>503 6594754</u>	<u>503 9691842</u>
Street Address		Telephone	Alternate #
<u>PO Box 429</u>	<u>Gladstone, OR</u>	<u>97027</u>	
Mailing Address	City, State, ZIP		

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than one year. Therefore, we agree to waive the one year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective [] indefinitely [] until _____

Office Use Only

Date Received: _____

Ownership Checked: _____

By: _____

If you have any questions, call _____

Signature Date

Signature Date

CITY OF GLADSTONE

ANNEXATION PROPERTY INFORMATION SHEET

1. EXISTING CONDITIONS IN AREA TO BE ANNEXED

A. Land Area: 1.45 acre

B. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).

site has existing single family structure of 1120 square feet sitting on oversized lot with single car garage. Site slopes down from west to east. Variety of evergreen & deciduous trees included on site

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

North: 22E17BA 03500 - single family dwelling

South: 22E17BA 01703 - single family dwelling

East: 22E17BA 03912 - single family dwelling

West: 22E17BA 03100 single family dwelling

D. EXISTING LAND USE:

No. of single-family units: 1 No. of multi-family units: 0

No. of commercial structures: 0 No. of industrial structures: 0

Public facilities or other uses: 0

What is the current use of the land proposed to be annexed: single family dwelling

E. Total current year Assessed Valuation - Land: \$ 104,699 Structures: \$ 31,570

F. Total existing population: _____

- G. Is the territory contiguous to the City Limits? Yes
- H. Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary?
The property is inside the Metro UGB

II. CRITERIA FOR APPROVAL OF BOUNDARY CHANGES

The following are the criteria used in making a decision to annex property to the City of Gladstone. **Please address each of these in narrative form.** Be as thorough and complete with your answers as possible. Please see the attached "Criteria Guidelines" sheet for further clarification of the criteria. If you have any questions or need assistance, please contact the City of Gladstone Planning Division.

A. Metro Code 3.09.050(d) states that a boundary change proposal shall address the following minimum criteria:

1. Consistency with directly applicable provision in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;
2. Consistency with directly applicable provisions in an urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;
3. Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;
4. Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;
5. Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;
6. If the proposed boundary change is for annexation of territory to Metro, a determination by the Metro Council that the territory should be included in the Urban Growth Boundary shall be the primary criterion for approval;
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

B. If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City: _____

County: Clackamas

Highway Lighting District: Clackamas County

Rural Fire District: Clackamas County

Sanitary District: Clackamas

Water District: Clackamas
Grade School District: Gladstone - John Wetten Elementary
High School District: Gladstone High School
Library District: Clackamas County
Drainage District: Clackamas
Parks & Recreation District: North Clackamas
Other: _____

11. Criteria of Approval of Boundary Changes

- A. 1. Change from Clackamas County R-10 to city of Gladstone R-7.2 low density residential
2. Granting request will not deviate from present landuse pattern. Convert equivalent zone in Clackamas county to residential zone in city of Gladstone
3. Proposed zone change consistent with land use of plan providing low density residential development
4. The proposed plan will not impact Metro's need to meet housing targets
5. The zone change will not alter city parking standards. It will not affect water quality, flood management, fish/wildlife conservation measures.
6. The subject property designated for low density development. Rezone complies with the comprehensive plan of Gladstone. The property is already in the Urban Growth Boundary of Metro.
7. Gladstone is entirely surrounded by UGB
No other criteria determined to be applicable

**CITY OF GLADSTONE
APPLICATION FOR ANNEXATION**

PLEASE PRINT IN INK OR TYPE

Applicant's Name: Raymond Peloquin

Applicant's Address: PO Box 429 Gladstone, OR 97027
(Street) (City) (State) (ZIP)

Applicant is: Owner 2 Contract Purchaser _____ Developer _____ Agent-Other _____

Applicant Phone Number: 503 6594754 Applicant Fax Number: Cell # 503 969 1842

Applicant Signature: [Signature] Date: Feb 08, 06

Owner's Name: Raymond Peloquin Phone: 503 6594754
Cell # 503 969 1842

Owner's Address: PO Box 429 Gladstone, OR 97027
(Street) (City) (State) (ZIP)

Owner Phone Number: 503 6594754 Owner Fax Number: Cell # 503 969 1842

Owner recognition of application: _____

Signature of owner(s) (original required) _____ Date _____

Assessor's Map Number: 22E17BA Tax Lot Number(s) 03400
Assessor's Map Number: _____ Tax Lot Number(s) _____
Assessor's Map Number: _____ Tax Lot Number(s) _____

Address of Property: 6825 SE Jennings Lot Area: _____ acres

Current County Zoning: R-10 Proposed City Planning District: Gladstone R-7.2

Current Use: single family residential

Proposed Use: single family residential

Rights-of-Way to be included: none

As the person responsible for this application, I, the undersigned hereby acknowledge that I have read the above application and its attachments, understand the requirements described herein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Name: Raymond Peloquin Date: Feb 08, 06 Phone: 503 6594754

Address: 16908 SE Oatfield Rd Jennings Lodge, OR 97267
(Street) (City) (State) (ZIP)

FOR STAFF USE ONLY:
Case #: _____ Received by: _____
City Filing Fee: _____ Receipt #: _____
Date Received: _____ Complete Date: _____

City of Gladstone

CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Gladstone contains the names of the owners* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

NAME Mary Neigel
TITLE Cartographer II
DEPARTMENT Assessment + Tax
COUNTY OF Clackamas
DATE 02.02.2006



*Owner means the owner of the title to real property or the contract purchaser of the real property.

CERTIFICATION OF REGISTERED VOTERS

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

NAME FLOYD THOMAS
TITLE DEPUTY CLERK
DEPARTMENT ELECTIONS
COUNTY OF CLACKAMAS
DATE 2-2-2006



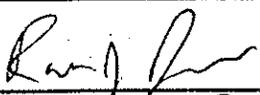
CLACKAMAS COUNTY ELECTIONS
825 PORTLAND AVENUE
GLADSTONE, OR 97027

CITY OF GLADSTONE

**REQUEST FOR EXPEDITED PROCEDURE FOR
ANNEXATION TO THE CITY OF GLADSTONE**

I (We), the undersigned Principle Petitioners, request this Annexation Proposal be approved in an expedited fashion. This request is made pursuant to ORS 222.125 and Metro Code 3.09.045.

This request is made in addition to and supplements all other requirements for filing an annexation petition.

Signature of Principal Petitioners	Address	Map and Tax Lot Number
1. 	6825 SE Jennings	22E17BA 03400
2. 	6825 SE Jennings	22E17BA 03400
3.		
4.		
5.		
6.		
7.		

This form is NOT a petition for annexation. It is only a request to expedite the process. This form must be accompanied by a regular petition and the other forms normally submitted to initiate a proposal.

EXHIBIT "ONE"

Part of Tract 33, MOORE TRACTS, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the South corner of Tract 33, MOORE TRACTS; thence North 44° 42' West along the boundary line of Dagner Road, 135.36 feet; thence North 45° 50' 20" East, 144 feet; thence South 44° 42' East, 135 feet, more or less, to the boundary of the public road; thence South 45° 50' 20" West along the boundary line of the public road, 144 feet to the point of beginning.

MNO

02.02.2006

