

Final Documents

For

Annexation to the
City of Oregon City

CL2201

DOR 3-1532-2002

Ordinance #01-1034

Secretary of State: AN-2002-0007

Final to DOR: _____

Signature:

 _____

Date of
Mailing: 12/26/01

Final to Secretary of State: _____

Signature:

 _____

Date of
Mailing: 01/02/02

CL2201

Sent

Received

DOR:

12/26/01

1/2/02

Sec. State:

1/2/02

Assessor:

1/2/02

Elections:

1/2/02

Mapped:

Yes

Posted to Web:

02/11/02

Addresses:

The attached address list is intended for the use of utilities and other interested parties to identify the properties covered by this annexation and is not a part of the annexation ordinance as passed by the City of Oregon City.

Notice to Taxing Districts

ORS 308.225



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

City of Oregon City
Finance Director
320 Warner-Milne Rd.
Oregon City, OR 97045

Description and Map Approved
January 3, 2002
As Per ORS 308.225

Description Map received from: METRO
On: 12/31/01

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

ANNEX TO THE CITY OF OREGON CITY & WITHDRAWAL FROM SEVERAL DIST.

ORD. #01-1034

has been: Approved 1/3/02
 Disapproved

Notes:

Department of Revenue File Number: 3-1532-2002

Prepared by: Jennifer Dudley, 503-945-8666

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

Office of the Secretary of State

Bill Bradbury
Secretary of State



Archives Division
ROY TURNBAUGH
Director

800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701

Facsimile (503) 373-0953

January 23, 2002

Metro
600 NE Grand Ave
Portland, OR 97232-2736

Dear Mr. Martin:

Please be advised that we have received and filed on January 10, 2002 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
01-1034	Oregon City	AN 2002-0007
01-1035	Oregon City	AN 2002-0009

All the above Final Order(s) determination of the effective date is subject to ORS199.461 and/or ORS 222.180 and/or ORS 222.750

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

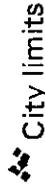
Sincerely,

Rita F. Mathews
Official Public Documents

cc: Clackamas County
ODOT/Highway Dept
PSU/Population ResearchCtr.
Revenue Cartography Section

Annexation AN 01-05

City of Oregon City
Parcels 1 and 2

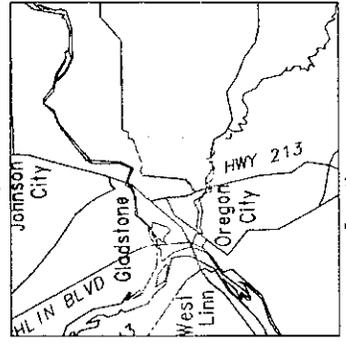


City limits

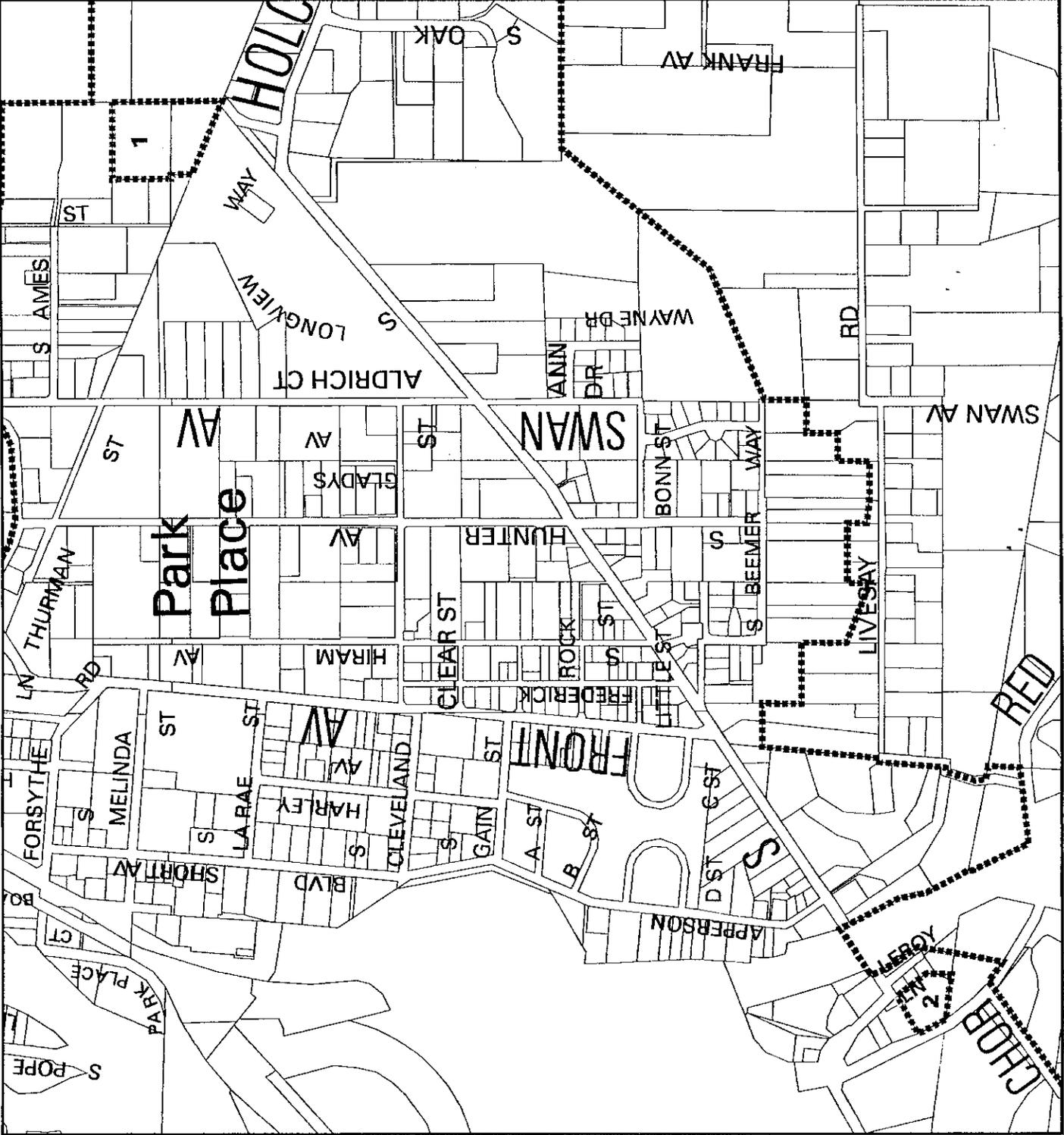


METRO

800 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email dro@metrodot.or.us

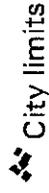


Location map



Annexation AN 01-05

City of Oregon City
Parcels 11 through 17



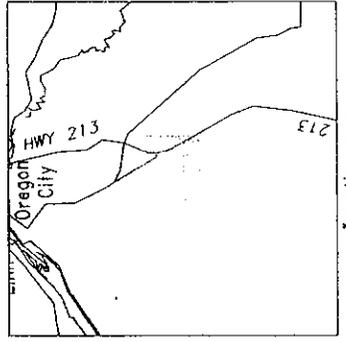
City limits

Scale: 1" = 750'

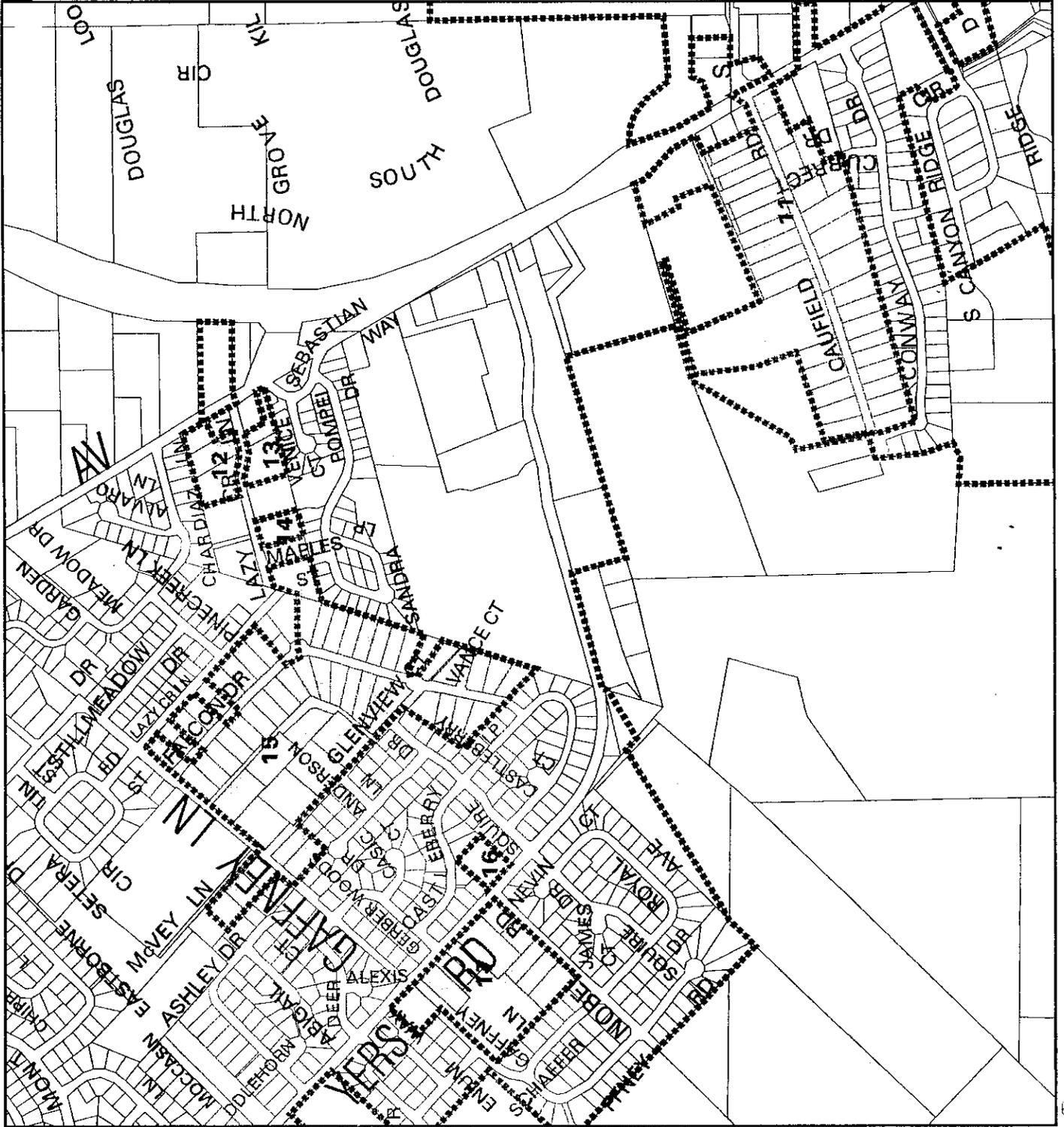


METRO

600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 787-1742
FAX 503 787-1909
Email dlr@metrotad.or.us

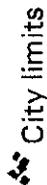


Location map



Annexation AN 01-05

City of Oregon City
Parcels 18 through 23



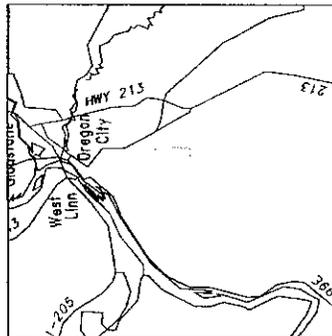
City limits

Scale: 1" = 750'

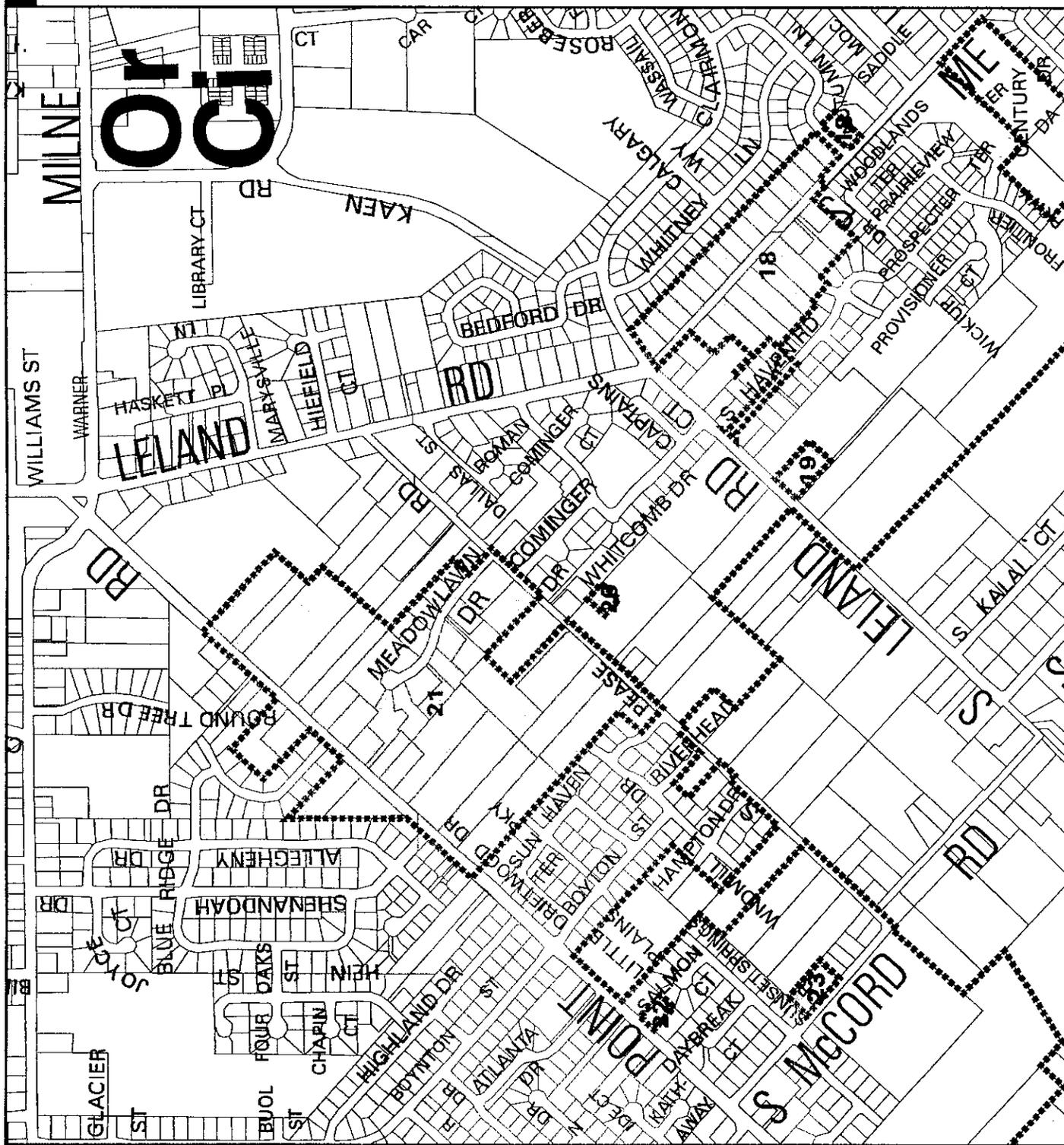


METRO

600 NE Grand Ave
Portland, OR 97232-2736
Voice 503 787-1742
FAX 503 787-1742
Email: dlr@metrodot.or.us

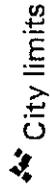


Location map



Annexation AN 01-05

City of Oregon City
Parcels 24 through 27, 29

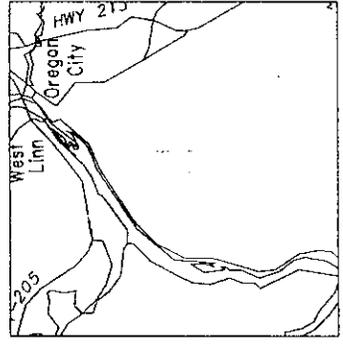


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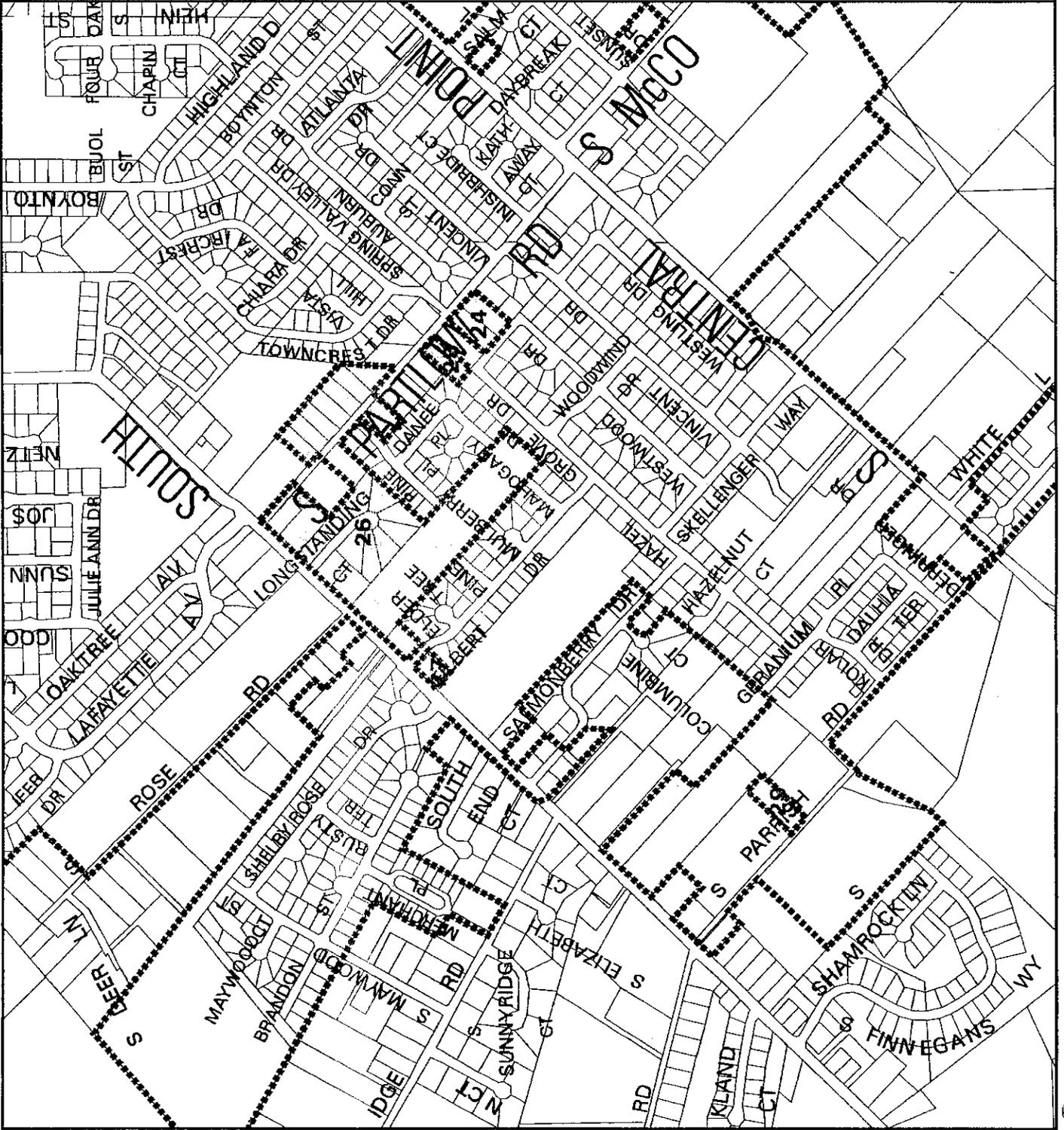


METRO

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Portland, OR 97232-2736
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Email grc@metrodot.or.us

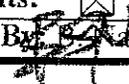


Location map



**COMMISSION REPORT: CITY OF OREGON CITY
TO THE HONORABLE MAYOR AND COMMISSIONERS**

320 Warner Milne Road----(503) 657-0891

 <p align="center">INCORPORATED 1844</p>	Agenda Item No.: 4.3	Topic: Proposed Ordinance No. 01-1034, An Ordinance Annexing Certain Property To The City Of Oregon City And Approving The Election Results For AN 01-05
	Report No.: 01-225	
	Agenda Type: DISCUSSION/ACTION	
	Meeting Date: December 5, 2001	
Prepared By: Bronson-Crelly	Reviewed By: B. Nakamura	Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Approved By:  Nakamura

RECOMMENDATION:

To implement this election, the Commission should approve first reading of Proposed Ordinance No: 01-1034.

REASON FOR RECOMMENDATION:

On Tuesday, November 6, 2001, Oregon City voters cast votes for **Ballot Measure 3-44**, which, asked the question, "Shall the City's boundaries include all property that is surrounded by City limits as of August 15, 2001?"

BACKGROUND:

The Oregon City Charter of 1982, Chapter 6, Elections, Section 27, Canvass of Returns, states in part the following:

"... The results of all elections shall be entered in the record of the proceedings of the Commission. The entry shall state the total number of votes cast at the election, the votes cast for each person and for and against each proposition..."

On the December 5, 2001, agenda is the Official Statement of Votes as prepared by the office of the County Clerk and which is on file with the City Recorder. The Official Statement of Votes shows the following:

Ballot Measure No. 3-44

Yes = 2296
No = 769

BUDGET IMPACT: FY(s): NA Funding Source: NA

- Attachment 1: Proposed Ordinance No. 01-1034 (and notice)
- Attachment 2: Certified Election Results (Ballot Measure 3-44)
- Attachment 3: Legal Descriptions for Areas #1 - 29 (Exhibit A)
- Attachment 4: Findings (Exhibit B)

ORDINANCE No. 01-1034

AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF OREGON CITY

OREGON CITY MAKES THE FOLLOWING FINDINGS:

WHEREAS, The City of Oregon City proposed that certain properties, more fully identified in Exhibit 'A' to this Ordinance, be annexed to the City; and

WHEREAS, the City found that the proposal complied with all applicable legal requirements, as detailed in the findings attached hereto and made a part of this ordinance as Exhibit 'B'; and

WHEREAS, Chapter I, section 3 of the Oregon City Charter of 1982 requires voter approval for annexations such as the one proposed; and

WHEREAS, the annexation of the identified properties was submitted to the voters of the City of Oregon City at a special election held on November 6, 2001; and

WHEREAS, the Clackamas County Clerk has returned the official figures indicating the results of the election held on November 6, 2001; and

WHEREAS, the official figures returned by the Clackamas County Clerk indicate that a majority of the voters of the City of Oregon City voted to approve the annexation of the identified properties; and

WHEREAS, the identified properties are currently in Clackamas County Rural Fire Protection District # 1; and

WHEREAS, the identified properties are currently within the Clackamas County Service District for Enhanced Law Enforcement; and

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. That all areas completely surrounded by the City limits, yet in unincorporated Clackamas County, as further identified in the legal description attached hereto as Exhibit "A", are hereby annexed to and made a part of the City of Oregon City.

Section 2. That the findings attached hereto as Exhibit 'B' are hereby adopted.

Section 3. That the territory identified above is hereby withdrawn from Clackamas County Rural Fire Protection District # 1.

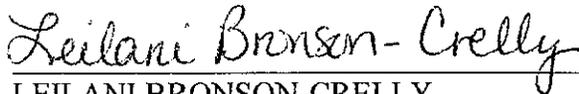
Section 4. That the territory identified above is hereby withdrawn from the Clackamas County Service District for Enhanced Law Enforcement.

Section 5. That the effective date for this annexation is the date this ordinance is submitted to the Secretary of State, as provided in ORS 222.180.

Read for the first time at a regular meeting of the City Commission held on the 5th day of Decemer2001, and the foregoing ordinance was finally enacted by the City Commission this 19th day of December 2001.


JOHN F. WILLIAMS, Jr.
Mayor

ATTESTED this 19th day of December 2001.


LEILANI BRONSON-CRELLY
City Recorder

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS
I, Leilani Bronson-Crelly, City recorder of the City of Oregon City do
hereby certify that the foregoing copy of _____
Ordinance No. 01-1034

has been by me compared with the original and that it is a
correct transcript therefrom, and the whole of such original, as
the name appears on file and of record in my office and in my
care and custody. IN TESTIMONY WHEREOF I have hereunto
set my hand this 21 day of Dec., 2001
Leilani Bronson-Crelly
City Recorder

ORDINANCE NO. 01-1034
Effective Date: January 18, 2002

NOTICE

NOTICE IS HEREBY GIVEN that first reading of an **ORDINANCE No. 01-1034**, of the City of Oregon City, Clackamas County, Oregon, three copies of which are available for inspection at the Office of the City Recorder, 320 Warner-Milne Road, Oregon City, Oregon.

Said Ordinance will be considered by the City Commission at its meeting on December 5, 2001, at 7:00 o'clock p.m.

The title of said Ordinance is as follows:

AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF OREGON CITY

All interested persons are invited to attend and provide input.

POSTED this 28th day of November 2001, by direction of the City Recorder.

Places of posting are as follows:

1. City Hall, 320 Warner-Milne Road, Oregon City, Oregon.
2. Municipal Elevator, 300 Seventh Street, Oregon City, Oregon.
3. Pioneer Community Center, 615 Fifth Street, Oregon City, Oregon.
4. Oregon City Library, 362 Warner-Milne Road, Oregon City.

For special assistance due to disability, please call City Hall at 503-657-0891, 48-hours prior to meeting date.

LEILANI BRONSON-CRELLY
City Recorder

PLEASE DO NOT REMOVE PRIOR TO December 6, 2001

Statement of Vote - Clackamas County Special Election - Nov. 6, 2001
 ** Oregon City - Measures 3-43 and 3-44 **

Page Number 2.002.001

	REG- ISTERED VOTERS	TURN- OUT	TURN- OUT PERCENTAGE	MEAS- URE 3- 43 OREGON CITY YES	MEAS- URE 3- 43 OREGON CITY NO	BLANKS	OVER- VOTES	MEAS- URE 3- 44 OREGON CITY YES	MEAS- URE 3- 44 OREGON CITY NO	BLANKS	OVER- VOTES
CONSOL PREC NO 001	1402	280	19.9%	190	88	2	0	197	81	2	0
CONSOL PREC NO 002	1535	311	20.2%	219	89	3	0	227	79	5	0
CONSOL PREC NO 003	1207	248	20.5%	185	60	2	1	182	64	2	0
CONSOL PREC NO 005	1322	192	14.5%	138	54	0	0	139	52	1	0
CONSOL PREC NO 006	1121	339	30.2%	251	87	1	0	250	87	2	0
CONSOL PREC NO 007	2164	571	26.3%	422	144	5	0	428	141	2	0
CONSOL PREC NO 008	2896	687	23.7%	514	166	7	0	514	169	4	0
CONSOL PREC NO 009	1012	178	17.5%	134	43	1	0	134	44	0	0
CONSOL PREC NO 010	125	51	40.8%	44	7	0	0	45	6	0	0
CONSOL PREC NO 011	1002	229	22.8%	187	37	5	0	180	46	3	0
**** T O T A L S ****	13786	3086	22.3%	2284	775	26	1	2296	769	21	0

Annex 29 Island
 Measure 3-44 / Oregon City
 Parcel into Oregon City
 Measure 3-44 / Oregon City

(3-44)

NOV 15 2001
 6:11 PM

CERTIFIED COPY OF THE ORIGINAL
 JOHN FOXAUFEMAN, COUNTY CLERK
 BY: *[Signature]*
 11/14/01

00004

EXHIBIT A

THE LEGAL DESCRIPTION FOR THIS ANNEXATION CONSISTS OF OVER 50 PAGES. AS A RESULT IT HAS NOT BEEN INCLUDED AS PART THE SCAN OF THIS DOCUMENT. IF YOU WISH A COPY OF THE LEGAL DESCRIPTION ONE WILL BE SUPPLIED ON REQUEST.

FINDINGS

Based on the study and the public hearing the Commission found:

1. The territory to be annexed consists of 29 parcels which contain 285.721 acres, an estimated population of 617 and are evaluated at \$46,328,600.
2. Normally under the City's Code the Planning Commission reviews an annexation proposal and makes a recommendation to the City Commission. In this case the Planning Commission review was excepted as allowed for by Section 12 of the City's annexation ordinance.
3. The City desires to rationalize its boundary and make the delivery of services in the area more efficient and equitable. The existence of islands means some City services, such as police patrols and parks are being provided to residents who are not sharing in the funding of those services. Islands also cause confusion about jurisdiction in terms of police protection, code enforcement, etc. Elimination of the islands will resolve this confusion and any potential legal problems that the confusion might cause.
4. This territory is inside Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).
5. The Legislature directed Metro to establish criteria that must be used by all cities within the Metro boundary. The Metro Code states that a final decision shall be based on substantial evidence in the record of the hearing and that the written decision must include findings of fact and conclusions from those findings. The Code requires these findings and conclusions to address the following minimum criteria:
 1. Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans.
 2. Consistency with directly applicable provisions of urban planning area agreements between the annexing entity and a necessary party.
 3. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.
 4. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.

5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. If the boundary change is to Metro, determination by the Metro Council that the territory should be inside the UGB shall be the primary criteria.
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

The Metro Code also contains a second set of 10 factors which are to be considered where: 1) no ORS 195 agreements have been adopted, and 2) a necessary party is contesting the boundary change. Those 10 factors are not applicable at this time to this annexation because no necessary party has contested the proposed annexation.

6. The law that requires Metro to adopt criteria for boundary changes specifically states that those criteria shall include ". . . compliance with adopted regional urban growth goals and objectives, functional plans . . . and the regional framework plan of the district [Metro]." The Regional Framework Plan, which includes the regional urban growth goals and objectives, the Growth Management Functional Plan and the Regional Transportation Plan were examined and found not to contain specific criteria applicable to boundary changes.
7. The Metro Code states that the Commission's decision on this boundary change should be ". . . consistent with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans, public facility plans, . . ."

The Clackamas County Comprehensive Plan is the currently applicable plan for these areas. The plan designation for Parcels 1-3, 5-9 and 11-29 is Future Urbanizable on the County's Northwest Urban Land Map (Map IV-1) and Low Density Residential (LDR) on the County's Oregon City Area Land Use Plan (Map IV-5). The Plan Designation for Parcels 4 and 10 on the County's Oregon City Area Land Use Plan (Map IV-5) is Industrial (I). Zoning on all of the parcels is FU-10, Future Urban, 10 acre minimum lot size.

Policy 5.0 of the Land Use Chapter provides that land is converted from "*Future Urbanizable to Immediate Urban when land is annexed to either a city or special district capable of providing public sewer.*" Policy 6.0 contains guidelines that apply to annexations, such as this one, that convert Future Urbanizable to Immediate Urban land:

- a. *Capital improvement programs, sewer and water master plans, and regional public facility plans should be reviewed to insure that orderly, economic provision of public facilities and services can be provided.*
 - b. *Sufficient vacant Immediate Urban land should be permitted to insure choices in the market place.*
 - c. *Sufficient infilling of Immediate Urban areas should be shown to demonstrate the need for conversion of Future Urbanizable areas.*
 - d. *Policies adopted in this Plan for Urban Growth Management Areas and provisions in signed Urban Growth Management Agreements should be met (see Planning Process Chapter.)*
8. The City and the County have an Urban Growth Management Agreement (UGMA), which is a part of their Comprehensive Plans. The territory to be annexed falls within the urban growth management boundary (UGMB) identified for Oregon City and is subject to the agreement. The County agreed to adopt the City's Comprehensive Plan designations for this area. The County adopted the City's Low Density Residential and Industrial plan designations.

Consequently, when property is annexed to Oregon City, it already has a City planning designation.

The Agreement presumes that all the urban lands within the UGMB will ultimately annex to the City. It specifies that the city is responsible for the public facilities plan required by Oregon Administrative Rule Chapter 660, division 11. The Agreement goes on to say:

4. *City and County Notice and Coordination*

* * *

D. *The CITY shall provide notification to the COUNTY, and an opportunity to participate, review and comment, at least 20 days prior to the first public hearing on all proposed annexations . . .*

* * *

5. *City Annexations*

A. *CITY may undertake annexations in the manner provided for by law within the UGMB. CITY annexation proposals shall include*

adjacent road right-of-way to properties proposed for annexation. COUNTY shall not oppose such annexations.

* * *

- C. *Public sewer and water shall be provided to lands within the UGMB in the manner provided in the public facility plan . . .*

* * *

The required notice was provided to the County at least 45 days before the City Commission hearing. All adjacent road rights-of-way are included in the various parcels.

9. Although the Oregon City acknowledged Comprehensive Plan does not cover this territory, the City prepared a plan for its surrounding area and the County has adopted its plan designations in this area. Certain portions of the City Plan have some applicability and these are covered here.

Chapter F of the City's Plan includes a section on Natural Hazards. The introduction to that section states:

Oregon City's location along major waterways, the existence of slopes, areas of unstable soils and areas of potential landslides and flooding result in sections of the City being susceptible to natural disasters and hazards. In order to protect life and property, developments subject to damage or that could result in loss of life should not be planned or located in known areas of natural disasters and hazards without appropriate safeguards.

Some of the areas proposed for annexation do contain high water tables. The plan requires the City to address this problem as part of its development review process.

The City's Hazard Mitigation Plan lists the City's Goals

Goal 2 Future development should be protected from natural hazards.

Objective 2.1 Land use plans and regulations (including Urban Growth Boundary and Urban Reserve Area delineation's) should designate the larger vacant and natural areas subject to the site-specific natural hazards of flooding and landslides as not available for intensive development.

Objective 2.2 Where areas are not set aside from development, appropriate investigations and protection measures should be required before development plans are approved.

Objective 2.3 New buildings and substantial improvements to existing buildings should incorporate all appropriate construction measures to protect them against failure or damage during an event.

Objective 2.4 Proposals for new subdivisions and other major developments should be reviewed to ensure that they do not cause problems to other properties due to stormwater runoff, inappropriate vegetation, inadequately stored hazardous materials, etc.

Chapter G of the Plan is entitled *Growth And Urbanization Goals And Policies*. Several policies in this section are pertinent to proposed annexations.

5. *Urban development proposals on land annexed to the City from Clackamas County shall be consistent with the land use classification and zoning approved in the City's Comprehensive Plan. Lands that have been annexed shall be reviewed and approved by the City as outlined in this section.*
6. *The rezoning of land annexed to the City from Clackamas County shall be processed under the regulations, notification requirements and hearing procedures used for all zone change requests, except in those cases where only a single City zoning designation corresponds to the Comprehensive Plan designation and thus the rezoning does not require the exercise of legal or policy judgement on the part of the decision maker. . . .*

Quasi-judicial hearing requirements shall apply to all annexation and rezoning applications.

These policies provide that the City's Comprehensive Plan designations will apply upon annexation, how zoning will be changed and that annexations are to be processed according to quasi-judicial procedures.

The *Community Facilities Goals And Services* Chapter of the Comprehensive Plan contains the following pertinent sections.

Goal

Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate community facilities.

Policies

1. *The City of Oregon City will provide the following urban facilities and services as funding is available from public and private sources:*
 - a. *Streets and other roads and paths*
 - b. *Minor sanitary and storm water facilities*
 - c. *Police protection*
 - d. *Fire protection*
 - e. *Parks and recreation*
 - f. *Distribution of water*
 - g. *Planning, zoning and subdivision regulation*

Policy one defines what services are encompassed within the term "urban service." The City's plan is more inclusive in its definition of what services are considered an "urban service" than is the Metro Code. The City's Plan adds fire protection and planning, zoning and subdivision regulation to the list of urban services that are to be considered by the Metro Code. The Metro Code also includes mass transit in addition to streets and roads.

* * *

3. *Urban public facilities shall be confined to the incorporated limits.*

Policy three prevents the City from extending services outside the City limits. Consequently, lands outside the City are required to annex to use urban public facilities.

* * *

5. *The City will encourage development on vacant buildable land within the City where urban facilities and services are available or can be provided.*
6. *The extension or improvement of any major urban facility and service to an area will be designed to complement the provision of other urban facilities and services at uniform levels.*

Policy five encourages development on sites within the City where urban facilities and services are either already available or can be provided. Policy six requires that the installation of a major urban facility or service should be coordinated with the

provision of other urban facilities or services. Read together these policies suggest that, when deciding to annex lands, the City should consider whether a full range of urban facilities or services are available or can be made available to serve the territory to be annexed. Oregon City has implemented these policies with its Code provisions on processing annexations, which requires the City to consider adequacy of access and adequacy and availability of public facilities and services.

Sanitary Sewers

* * *

4. *Urban development within the City's incorporated boundaries will be connected to the Tri-City sewer system with the exception of buildings that have existing sub-surface sewer treatment, if service is not available.*

* * *

Since all new development on annexed lands is required to connect to the sanitary sewer system, this policy suggests that a measure of the adequacy of the sanitary system should be whether it can serve the potential level of development provided for by the Comprehensive Plan and Zoning designations.

7. *The Tri-City Service District will be encouraged to extend service into the urban growth area concurrent with annexation approval by Oregon City.*

The Tri-City County Service District was provided notice of this annexation. Before sanitary sewers can be extended to lands annexed to the City those lands will need to annex to the District. Property owners may initiate those annexations after annexation to the City.

Fire Protection

2. *Oregon City will ensure that annexed areas receive uniform levels of fire protection.*

Because the City is required by this policy to provide the same level of fire protection to newly annexed areas that it provides to other areas within the City, it may consider whether it will be possible to do so when it decides an annexation proposal.

The findings below address each urban service to determine whether the services are currently available or can be made available at an adequate level to serve the

potential development of the property under the current planning designation and zoning that implements it.

Chapter M, of the City's Comprehensive Plan identifies land use types. Low Density Residential and Industrial are identified as follows:

- (3) *LOW DENSITY RESIDENTIAL [LR]: Areas in the LR category are largely for single-family homes or more innovative arrangements, such as low density planned development. Net residential density planned varies from a maximum density of 6,000 square feet for one dwelling unit (7.3 units/net acre) to as low as the density desired ("net acres" exclude the land devoted to roadways). This choice of lot sizes will occur as annexation or rezoning and will vary based on site-specific factors, including topography and adjoining development. In no case will more than 10,000 square feet be required if the home is connected to the sewer system and the site-specific factors would not preclude this density.*
- (10) *INDUSTRIAL [I]: Industrial areas are designated for uses related to manufacturing, processing and distribution of goods. Intense or heavy industrial uses are conditional uses. Commercial and office uses are permitted, but all residential uses are prohibited, except caretakers' quarters.*

The City/County urban growth management agreement specifies that the County's acknowledged Comprehensive Plan and implementing regulations shall apply until annexation and subsequent plan amendments are adopted by the City. The Oregon City Code requires the City Planning Department to review the final zoning designation within sixty days of annexation, utilizing a chart and some guidelines laid out in Section 17.06.050.

Those provisions specify that territory with a plan designation of Low Density Residential will be zoned R-10.

The industrially zoned land would need to go through a zone change proceeding subsequent to annexation as provided above.

The City's Code contains provisions on annexation processing. Section 6 of the new ordinance requires the City Commission "to consider the following factors, as relevant":

1. Adequacy of access to the site;

The sites' access is discussed below in Finding No. 18.

2. Conformity of the proposal with the City's Comprehensive Plan;

As demonstrated in this finding the annexation conforms to the City's Comprehensive Plan.

3. Adequacy and availability of public facilities and services to service potential development;

The findings below demonstrate that public facilities and services are available and are adequate to serve the areas to be annexed.

4. Compliance with applicable sections of Oregon Revised Statutes Chapter 222, and Metro Code 3.09;

The only criterion in ORS 222 is that annexed lands be surrounded by the City. These sites are surrounded. The Metro Code criteria are set out in Finding 5 above. These findings consider each factor and the Conclusions and Reasons below demonstrate that these criteria are satisfied.

5. Natural hazards identified by the City, such as wetlands, floodplains, and steep slopes;

There are few, if any, natural hazards identified by the City Comprehensive Plan located on or adjacent to the subject sites. Some of the parcels are within areas of known high water tables. Any future development in these affected areas would be dealt with through the development code.

6. Any significant adverse effects on specially designated open space, scenic historic or natural resource areas by urbanization of the subject property at the time of annexation;

There are no specifically designated open spaces, scenic historic or natural resource areas on or adjacent to the subject sites.

7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of annexation."

The Commission interprets the "community" as including the City of Oregon City and the lands within its urban service area. The City will obtain an increase in property tax revenues from adding additional assessed value to its tax roll as a result of annexing the territory. The additional revenues will pay for city services which the property owners will receive. The City will also obtain land use jurisdiction over the territory. Finally, it will have service responsibilities including

fire, police, parks, etc. The City delivers police, parks and other services to the unincorporated islanded areas in the course of providing those services to the incorporated area.

Before any additional development can occur the territory must also be annexed to the sewer district because new development is required to connect to sanitary sewers.

Section 8 of the Ordinance states that:

"The City Commission shall only set for an election annexations consistent with a positive balance of the factors set forth in Section 6 of this ordinance. The City Commission shall make findings in support of its decision to schedule an annexation for an election."

10. ORS 195 requires agreements among providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. There are no adopted urban service agreements in this part of Clackamas County.
11. The City of Oregon City provides sanitary sewer collector service. Service can be made available to each parcel as outlined in Exhibit A of the staff report which is included here by reference.

The Tri-City County Service District provides sewage transmission and treatment services to the cities of Oregon City, West Linn and Gladstone. Each city owns and maintains its own local sewage collection system. The District owns and maintains the sewage treatment plant and interceptor system. The three cities are in the District and as provided in the intergovernmental agreement between the District and the City, the District does not serve territories outside Oregon City, with one exception.

Before January 1, 1999, state statute (ORS 199) provided that when territory was annexed to a city that was wholly within a district, the territory was automatically annexed to the district as well. That statute no longer applies in this area. Therefore, each annexation to Oregon City needs to be followed by a separate annexation of the territory to the Tri-City Service District. This may happen incrementally over time as various property owners determine a need for sewers or it may be addressed as a single annexation proposal at some time subsequent to the approval of the City annexation.

12. Water service will be provided to each parcel as outlined in Exhibit A of the staff report which is included here by reference.

The areas to be annexed are in the Clackamas River Water District. Oregon City and the District have agreements for the transition of water systems from the District to the City as the City expands. They have agreed to jointly use certain of the District's mains and they jointly financed some mains crossing through unincorporated areas. They also agreed that the territory within the City's urban services boundary would receive all urban services from the City. In many places the District's water lines were too small to serve urban levels of development. In those places, such as in Central Point Road, the City has extended larger City water mains to serve the planned for urban development. Under the agreement, new connections of City territory are City customers. Where the District has adequate size water lines (which were identified in an agreement) the District's lines will transfer to the City when the City has annexed 75% of the frontage on both sides of specified water lines. Under the Agreement, Oregon City can withdraw territory from the District when the City provides direct water service to an area.

Oregon City, with West Linn, owns the water intake and treatment plant, which the two cities operate through a joint intergovernmental entity known as the South Fork Water Board (SFWB). The ownership of the Board is presently divided with Oregon City having 54 percent and West Linn 46 percent ownership of the facilities.

The water supply for the South Fork Water Board is obtained from the Clackamas River through an intake directly north of the community of Park Place. Raw water is pumped from the intake up to a water treatment plant located within the Park Place neighborhood. The treated water then flows south through a pipeline and is pumped to a reservoir in Oregon City for distribution to both Oregon City and West Linn. The SFWB also supplies surplus water to the Clairmont Water District portion of the Clackamas River Water District.

Both the river intake facility and the treatment plant have a capacity of twenty million gallons per day (MGD). There is an intertie with Lake Oswego's water system that allows up to five MGD to be transferred between Lake Oswego and SFWB (from either system to the other).

Oregon City has four functional reservoirs with a capacity of 16.0 million gallons, which is adequate to serve the city through the Water Master Plan planning period to year 2015 if other systems are not supplied.

13. Storm drainage will be provided to each parcel as outlined in Exhibit A of the staff report which is included here by reference.
14. This territory is currently within Clackamas County R.F.P. D. # 1. The Oregon City Fire Department provides service within the City under a contract with the Tualatin Valley Fire and Rescue District. A portion of the City's property tax levy goes

toward payment of this service. Oregon Revised Statute 222.120 (5) allows the City to specify that the territory be automatically withdrawn from Clackamas County RFPD #1 upon approval of the annexation to the City.

15. The Clackamas County Sheriff's Department currently serves the territory. Subtracting out the sworn officers dedicated to jail and corrections services, the County Sheriff provides approximately .5 officers per thousand population for local law enforcement services.

The area to be annexed lies within the Clackamas County Service District for Enhanced Law Enforcement, which provides additional police protection to the area. The combination of the county-wide service and the service provided through the Enhanced Law Enforcement CSD results in a total level of service of approximately 1 officer per 1000 population. According to ORS 222.120 (5) the City may provide in its approval ordinance for the automatic withdrawal of the territory from the District upon annexation to the City. If the territory were withdrawn from the District, the District's levy would no longer apply to the property.

Upon annexation the Oregon City Police Department will serve the territory. Oregon City fields approximately 1.22 officers per 1000 population. The City is divided into three patrol districts with a four-minute emergency response and a twenty-minute non-emergency response time.

16. The City provides parks and recreation services. The City has 20+ parks ranging in size from less than half an acre to 20 acres. Playgrounds, ball fields, bike paths, tennis & basketball courts and other facilities are available in various parks.
17. Transportation services service will be provided to each parcel as outlined in Exhibit A of the staff report which is included here by reference
18. On previous annexations the Commission has expressed interest in the ability of the City's street system to handle future traffic, particularly in the southeast part of the City. The following information was provided in response to that expression of interest.

The Level Of Service of the various intersections in the southeast part of the City were identified as follows: Meyers/213: B, Molalla/213: D-E, Meyers/Leland: A, Leland/Warner Milne C, Molalla/Bevercreek: C, Beaver creek/213: F, Glen Oak/213: F. It can be seen that some traffic from the potential future development of the area to be annexed would enter some of these intersections. It is important to note that the two intersections with the poorest LOS ratings are in fact slated for improvement, that the improvements for the worst intersection is funded and that the improvements for the second worst intersection are likely fundable through a

combination of off-site improvement requirements on the new high school and an L.I.D.

The current traffic situation in the southeast part of the City would be unaffected by annexation itself since the annexation decision is separate from future development decisions.

19. Planning, building inspection, permits, and other municipal services will be available to the territory from the City upon annexation.
20. The City requested information on the financial impacts of annexing the island areas. This information was been provided separately by the consulting firm of Cogan Owens Cogan but should be considered to be a part of these findings by reference.
21. Extensive notice was given on this annexation proposal. In addition to legal advertisements in the local newspaper and posting of notices at 61 sites, notice was provided to each property owner within each of the parcels and to every property owner within 400 feet of any of the parcels. The annexation staff received 18 calls in response to these notices and other city staff may have been contacted as well. Some callers just wanted information - "Am I in the proposed annexation?", "What will it cost?", "Are they going to fix my street?", etc. Information was given or in some cases callers were referred to a specific City department. The most commonly asked question was whether sewers would be forced on the newly annexed areas. The answer given was that it has not been City policy to require newly annexed existing homes to hook up to sewers unless there is a health hazard. Finally there was a fair amount of straight opposition. These callers were encouraged to express their views orally at the hearing or through letters.

CONCLUSIONS AND REASONS FOR DECISION

Based on the Findings, the City Commission determined:

1. The Metro Code calls for consistency of the annexation with the Regional Framework Plan or any functional plan. Because there were no directly applicable criteria for boundary changes found in the Regional Framework Plan, the Urban Growth Management Function Plan or the Regional Transportation Plan (see Finding No. 6) the Commission concludes the annexation is not inconsistent with this criterion.
2. Metro Code 3.09.050(d)(1) requires the Commission's findings to address consistency with applicable provisions of urban service agreements or annexation plans adopted pursuant to ORS 195. As noted in Finding No. 10 there are no such plans or agreements in place. Therefore the Commission finds that there are no inconsistencies between these plans/agreements and this annexation.
3. The Metro Code, at 3.09.050(d)(3), requires the City's decision to be consistent with any "directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans." The Commission concludes this annexation is consistent with the very few directly applicable standards and criteria in the Clackamas County Comprehensive Plan.

This annexation would "encourage development in areas where adequate public services and facilities can be provided in an orderly and economic way." The Commission considered the four conversion criteria in Policy 6.0. As Findings 11 through 21 show, all public facilities are available to serve this site.

4. The Commission concludes that the annexation is consistent with the City's Plan. The full range of urban services can only be obtained from Oregon City after annexation. (Policy 3, Chapter I). As the Findings on facilities and services demonstrate, the City has urban facilities and services available to serve the property.

The territory is not within the Tri-City Service District, which provides sanitary sewer services to lands within Oregon City. There is no provision for automatic annexation to the Tri-City Service District concurrent with annexation to the City. Therefore, each annexation to Oregon City needs to be followed by a separate annexation of the territory to the Tri-City Service District. As the property owners

determine they want sanitary treatment services they will pursue annexation to the District.

5. The Commission notes that the Metro Code also calls for consistency of the annexation with urban planning area agreements. As stated in Finding No. 8, the Oregon City-Clackamas County Urban Growth Management Agreement specifically provides for annexations by the City.
6. Metro Code 3.09.050(d)(5) states that another criterion to be addressed is "Whether the proposed change will promote or not interfere with the timely, orderly and economic provision of public facilities and services." The Commission concludes that the City's services are adequate to serve this area, based on Findings 11 through 21 and that therefore the proposed change generally promotes the timely, orderly and economic provision of services.
7. The City may withdraw the territory from the Clackamas River Water District at a future date, consistent with the terms of agreements between the City and the District.
8. The Oregon City Code contains provisions on annexation processing. Section 6 of the new ordinance requires that the City Commission consider six factors if they are relevant. These factors are covered in Finding # 9 and on balance the Commission believes they are adequately addressed to justify approval of this annexation. Particularly the Commission notes with regard to Factor # 7 that: 1) The consultant's study demonstrated that there would not be a significant negative economic impact on the City or the existing city residents; 2) that while the annexed property owners would pay more in taxes than they are currently paying, this amount represents those owners' fare share of services already being received or which will be received upon annexation.
9. The City may specify in its annexation Ordinance that the territory will be simultaneously withdrawn from Clackamas RFPD #1. The City's general property tax levy includes revenue for City fire protection. To prevent the property from being taxed by both the District and the City for fire services, the territory should be simultaneously withdrawn from the Fire District.
10. The City may specify in its annexation Ordinance that the territory will be simultaneously withdrawn from the Clackamas County Service District for Enhanced Law Enforcement. Upon annexation the City's Police Department will be responsible for police services to the annexed territory. The City's general property tax levy includes revenue for City police services. To prevent the property from being taxed by both the District and the City for law enforcement services, the territory should be withdrawn from the County Service District.

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Address List

	Taxlot ID	Site Address
1.	22E21D 01702	No Site Address
2.	22E29DC00400	13702 S HOLCOMB BLVD
3.	22E29DC00590	No Site Address
4.	22E28A 01301	14591 S HOLCOMB BLVD
5.	31E01AB00100	915 3RD AVE
6.	31E01AB00200	No Site Address
7.	31E01AB00300	No Site Address
8.	32E06DC00200	18788 S CENTRAL POINT RD
9.	32E06CD00300	18837 S CENTRAL POINT RD
10.	32E06DC00300	18796 S CENTRAL POINT RD
11.	32E06DC00400	18800 S CENTRAL POINT RD
12.	32E06CD00400	18847 S CENTRAL POINT RD
13.	32E06DC00500	18834 S CENTRAL POINT RD
14.	32E06CD00600	18913 S CENTRAL POINT RD
15.	32E06DC00600	18844 S CENTRAL POINT RD
16.	32E06DC00700	18868 S CENTRAL POINT RD
17.	32E06CD00700	18925 S CENTRAL POINT RD
18.	32E06DC00800	18890 S CENTRAL POINT RD
19.	31E12AA05300	11710 S PARTLOW RD
20.	31E12AA05200	19060 S SOUTH END RD
21.	31E12AA04300	11711 S PARTLOW RD
22.	31E12AA04200	11721 S PARTLOW RD
23.	31E12AA08900	11711 S LONGSTANDING CT
24.	31E12AA04100	11805 S PARTLOW RD
25.	31E12AA04000	11813 S PARTLOW RD
26.	31E12AA09800	11710 S LONGSTANDING CT
27.	31E12AA09000	11731 S LONGSTANDING CT
28.	31E12AA03900	No Site Address
29.	31E12AA05500	11720 S PARTLOW RD
30.	31E12AA09900	19124 S SOUTH END RD
31.	31E12AA03800	11835 S PARTLOW RD
32.	31E12AA09700	11730 S LONGSTANDING CT
33.	31E12AA09100	11751 S LONGSTANDING CT
34.	31E12A 02300	No Site Address
35.	31E12AA03700	11841 S PARTLOW RD
36.	31E12AA09600	11750 S LONGSTANDING CT
37.	31E12AA05600	11836 S PARTLOW RD
38.	31E12AA09200	11771 S LONGSTANDING CT
39.	31E12AA09500	11770 S LONGSTANDING CT
40.	31E12AA09300	11801 S LONGSTANDING CT
41.	31E12AA09400	11800 S LONGSTANDING CT
42.	31E12A 02402	19130 S SOUTH END RD
43.	31E12AC04600	19170 S SOUTH END RD
44.	31E12AD13700	11876 S PARTLOW RD
45.	31E12AD13900	11896 S PARTLOW RD
46.	31E12AD14000	11906 S PARTLOW RD
47.	31E12CA04800	19520 S PARRISH RD

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	Taxlot ID	Site Address
48.	32E07A 00216	12085 S MEADOWLAWN DR
49.	32E07A 00217	18898 S CENTRAL POINT RD
50.	32E07A 00202	12032 S MEADOWLAWN DR
51.	32E07A 00203	18918 S CENTRAL POINT RD
52.	32E07A 00302	18946 S CENTRAL POINT RD
53.	32E07A 00300	18960 S CENTRAL POINT RD
54.	32E07A 00200	No Site Address
55.	32E07A 00218	12040 S MEADOWLAWN DR
56.	32E07A 00208	12151 S MEADOWLAWN DR
57.	32E07A 00400	19000 S CENTRAL POINT RD
58.	32E07A 00209	12094 S MEADOWLAWN DR
59.	32E07A 00207	12201 S MEADOWLAWN DR
60.	32E07A 00210	12062 S MEADOWLAWN DR
61.	32E07A 00206	12233 S MEADOWLAWN DR
62.	32E07A 00211	12130 S MEADOWLAWN DR
63.	32E07A 00500	19014 S CENTRAL POINT RD
64.	32E07A 00212	12160 S MEADOWLAWN DR
65.	32E07A 00205	12265 S MEADOWLAWN DR
66.	32E07A 00213	12190 S MEADOWLAWN DR
67.	32E07A 00214	12200 S MEADOWLAWN DR
68.	32E07A 00215	12210 S MEADOWLAWN DR
69.	32E07A 00600	19042 S CENTRAL POINT RD
70.	32E07A 00900	No Site Address
71.	32E07A 01000	19065 S PEASE RD
72.	32E07A 00201	19085 S PEASE RD
73.	32E07A 00903	19155 S PEASE RD
74.	32E07A 00800	19177 S PEASE RD
75.	32E07A 00700	19199 S PEASE RD
76.	32E07A 01901	19158 S PEASE RD
77.	32E07BA06400	19245 S PEASE RD
78.	32E07B 01300	19236 S CENTRAL POINT RD
79.	32E07AA06900	19250 S MEYERS RD
80.	32E07AA07000	19280 S MEYERS RD
81.	32E07AA07100	19310 S MEYERS RD
82.	32E07AA07200	19316 S MEYERS RD
83.	32E07A 05100	19315 S MEYERS RD
84.	32E07A 05000	19331 S MEYERS RD
85.	32E07A 03701	19341 S MEYERS RD
86.	32E07A 03700	19361 S MEYERS RD
87.	32E07A 03600	19379 S MEYERS RD
88.	32E07A 03100	19385 S MEYERS RD
89.	32E07B 02700	19438 S MCCORD RD
90.	32E07A 03000	19376 S LELAND RD
91.	32E07A 03400	19393 S MEYERS RD
92.	32E07A 03500	19407 S MEYERS RD
93.	32E07A 03200	19409 S MEYERS RD
94.	32E07A 03300	19439 S MEYERS RD

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	Taxlot ID	Site Address
95.	32E08BB06000	19330 S MEYERS RD
96.	32E08BB06100	19336 S MEYERS RD
97.	32E08BB06200	19346 S MEYERS RD
98.	32E08BB06300	19380 S MEYERS RD
99.	32E08BB06400	19386 S MEYERS RD
100.	32E08BB06500	19390 S MEYERS RD
101.	32E08BB06600	19400 S MEYERS RD
102.	32E08BB06700	19420 S MEYERS RD
103.	32E08BB06800	19440 S MEYERS RD
104.	32E08BB06900	19446 S MEYERS RD
105.	32E08BB07000	19450 S MEYERS RD
106.	32E08DB00100	19400 S FALCON DR
107.	32E08BB07100	19456 S MEYERS RD
108.	32E08DB00300	19430 S FALCON DR
109.	32E08DB03700	19401 S FALCON DR
110.	32E08DB00400	19450 S FALCON DR
111.	32E08DB03600	19421 S FALCON DR
112.	32E08A 02200	19461 S MOLALLA AVE
113.	32E08A 02300	13707 S LAZY CREEK LN
114.	32E08BC00300	19523 S MCVEY LN
115.	32E08DB03500	19431 S FALCON DR
116.	32E08A 02400	13705 S LAZY CREEK LN
117.	32E08DB00600	19490 S FALCON DR
118.	32E08DB04701	13488 S GAFFNEY LN
119.	32E08DB03400	19451 S FALCON DR
120.	32E08BC00200	19511 S MCVEY LN
121.	32E08DB00700	19500 S FALCON DR
122.	32E08DB03300	19471 S FALCON DR
123.	32E08DB04600	13482 S GAFFNEY LN
124.	32E08DB00800	19510 S FALCON DR
125.	32E08DB03200	19491 S FALCON DR
126.	32E08BC00100	13445 S GAFFNEY LN
127.	32E08DB04700	No Site Address
128.	32E08DB00900	19520 S FALCON DR
129.	32E08DB03100	19501 S FALCON DR
130.	32E08A 02000	13704 S LAZY CREEK LN
131.	32E08A 02101	13706 S LAZY CREEK LN
132.	32E08DB04400	19556 S GLEN VIEW CT
133.	32E08A 01800	13700 S LAZY CREEK LN
134.	32E08DB03000	19511 S FALCON DR
135.	32E08DB05000	19541 S GLEN VIEW CT
136.	32E08A 01701	13696 S LAZY CREEK LN
137.	32E08DB02900	19521 S FALCON DR
138.	32E08DB08600	13440 S GAFFNEY LN
139.	32E08DB04800	13496 S GAFFNEY LN
140.	32E08DB04300	19590 S GLEN VIEW CT
141.	32E08DB02800	19543 S FALCON DR

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	Taxlot ID	Site Address
142.	32E08DB01200	19562 S FALCON DR
143.	32E08DB04200	19608 S GLEN VIEW CT
144.	32E08DB02700	19581 S FALCON DR
145.	32E08DB01300	19570 S FALCON DR
146.	32E08DB01400	19594 S FALCON DR
147.	32E08DB02600	19603 S FALCON DR
148.	32E08DB01500	19616 S FALCON DR
149.	32E08DB02500	19623 S FALCON DR
150.	32E08DB02400	19645 S FALCON DR
151.	32E08DB01600	19622 S FALCON DR
152.	32E08DB02300	19671 S FALCON DR
153.	32E08DB02200	19687 S FALCON DR
154.	32E08DB01700	19644 S FALCON DR
155.	32E08CA01100	19655 S MEYERS RD
156.	32E08DB01800	19666 S FALCON DR
157.	32E08DB01900	19678 S FALCON DR
158.	32E08CA01000	19691 S MEYERS RD
159.	32E08DC00400	19697 S FALCON DR
160.	32E08CA00900	No Site Address
161.	32E08DB02100	19692 S FALCON DR
162.	32E08CA00800	19725 S MEYERS RD
163.	32E08DB04900	No Site Address
164.	32E08DC00800	19700 S FALCON DR
165.	32E08DC00300	19711 S FALCON DR
166.	32E08CA00700	19735 S MEYERS RD
167.	32E08DC00200	19731 S FALCON DR
168.	32E08CA00600	19751 S MEYERS RD
169.	32E08DC04200	19742 S MEYERS RD
170.	32E08DC00100	19751 S FALCON DR
171.	32E08DC00700	19720 S FALCON DR
172.	32E08CA00100	13399 S NOBEL RD
173.	32E08DC00600	19740 S FALCON DR
174.	32E08CA00200	13385 S NOBEL RD
175.	32E08DC00500	19760 S FALCON DR
176.	32E08CA00300	13371 S NOBEL RD
177.	32E08CA00400	13351 S NOBEL RD
178.	32E08CA00500	13333 S NOBEL RD
179.	32E09AB01200	19186 S BEAVERCREEK RD
180.	32E09A 01500	No Site Address
181.	32E09A 01400	19487 S BEAVERCREEK RD
182.	32E09C 00190	No Site Address
183.	32E09D 00200	No Site Address
184.	32E09D 00300	19681 S BEAVERCREEK RD
185.	32E09D 00200	No Site Address
186.	32E09D 00100	19617 S BEAVERCREEK RD
187.	32E09D 00201	No Site Address
188.	32E09D 00202	No Site Address

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	Taxlot ID	Site Address
189.	32E09D 00401	No Site Address
190.	32E09D 00402	19637 S BEAVERCREEK RD
191.	32E09C 00200	No Site Address
192.	32E09C 00300	No Site Address
193.	32E09D 01500	14491 S GLEN OAK RD
194.	32E09C 00600	19978 S MOLALLA AVE
195.	32E09C 01300	19969 S MOLALLA AVE
196.	32E09C 00400	14401 S GLEN OAK RD
197.	32E09C 00301	14433 S GLEN OAK RD
198.	32E09C 00502	14323 S GLEN OAK RD
199.	32E09D 00800	14771 S GLEN OAK RD
200.	32E10CC00100	19871 S BEAVERCREEK RD
201.	32E10CC00200	19921 S BEAVERCREEK RD
202.	32E10CC00300	19913 S BEAVERCREEK RD
203.	32E10CC00400	19893 S BEAVERCREEK RD
204.	32E10CC01500	19951 S CONNIE CT
205.	32E10CC01400	19941 S CONNIE CT
206.	32E10CC01300	19931 S CONNIE CT
207.	32E10CC01200	19921 S CONNIE CT
208.	32E10CC01100	19911 S CONNIE CT
209.	32E10CC00800	No Site Address
210.	32E10CC00500	19933 S BEAVERCREEK RD
211.	32E10CC00900	19894 S CONNIE CT
212.	32E10CC01000	19901 S CONNIE CT
213.	32E10CC00700	19945 S BEAVERCREEK RD
214.	32E10CC00600	19955 S BEAVERCREEK RD
215.	32E10CC01600	19961 S CONNIE CT
216.	32E10CC01900	15005 S GLEN OAK RD
217.	32E10CC02000	15015 S GLEN OAK RD
218.	32E10CC02100	15025 S GLEN OAK RD
219.	32E10CC02200	15035 S GLEN OAK RD
220.	32E10CC02300	15045 S GLEN OAK RD
221.	32E10CC02400	15075 S GLEN OAK RD
222.	32E10CC02500	15085 S GLEN OAK RD
223.	32E10CC02600	15095 S GLEN OAK RD
224.	32E10CC02700	15105 S GLEN OAK RD
225.	32E10CC02800	15115 S GLEN OAK RD
226.	32E10CC02900	15125 S GLEN OAK RD
227.	32E10CC03000	15135 S GLEN OAK RD
228.	32E10CC01700	19971 S CONNIE CT
229.	32E10CC01800	14995 S GLEN OAK RD
230.	32E17A 00100	14043 S CAUFIELD RD
231.	32E17A 00400	13989 S CAUFIELD RD
232.	32E17A 00301	13963 S CAUFIELD RD
233.	32E17A 00300	13943 S CAUFIELD RD
234.	32E17A 00201	13925 S CAUFIELD RD
235.	32E17A 00202	13911 S CAUFIELD RD

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	Taxlot ID	Site Address
236.	32E17A 00503	14050 S CAUFIELD RD
237.	32E17A 00502	14034 S CAUFIELD RD
238.	32E17A 00501	14026 S CAUFIELD RD
239.	32E17A 00504	13980 S CAUFIELD RD
240.	32E17A 00505	13970 S CAUFIELD RD
241.	32E17A 00506	13950 S CAUFIELD RD
242.	32E17A 00507	13930 S CAUFIELD RD
243.	32E17A 00508	13920 S CAUFIELD RD
244.	32E17A 00510	13910 S CAUFIELD RD
245.	32E16B 03302	No Site Address
246.	32E16B 01410	14251 S CAUFIELD RD
247.	32E16B 01409	14231 S CAUFIELD RD
248.	32E16B 03305	No Site Address
249.	32E16B 01408	14201 S CAUFIELD RD
250.	32E16B 01407	14185 S CAUFIELD RD
251.	32E16B 03304	No Site Address
252.	32E16B 01406	14165 S CAUFIELD RD
253.	32E16B 03303	No Site Address
254.	32E16B 01405	14145 S CAUFIELD RD
255.	32E16B 01404	14125 S CAUFIELD RD
256.	32E16B 01100	14324 S GLEN OAK RD
257.	32E16B 01000	14362 S GLEN OAK RD
258.	32E16B 01403	14107 S CAUFIELD RD
259.	32E16B 00500	14432 S GLEN OAK RD
260.	32E16B 00300	14422 S GLEN OAK RD
261.	32E16B 00100	14490 S GLEN OAK RD
262.	32E16B 01300	14288 S GLEN OAK RD
263.	32E16B 01402	14099 S CAUFIELD RD
264.	32E16AA00400	14842 S GLEN OAK RD
265.	32E16AA00300	14878 S GLEN OAK RD
266.	32E16B 01401	14081 S CAUFIELD RD
267.	32E16AA00100	14918 S GLEN OAK RD
268.	32E16B 02100	20039 S HWY 213
269.	32E16B 01200	20068 S MOLALLA AVE
270.	32E16B 02001	14200 S CAUFIELD RD
271.	32E16AA00500	No Site Address
272.	32E16B 02000	14178 S CAUFIELD RD
273.	32E16B 01900	14150 S CAUFIELD RD
274.	32E16B 01800	14138 S CAUFIELD RD
275.	32E16B 02201	No Site Address
276.	32E16B 00900	20076 S MOLALLA AVE
277.	32E16B 01700	14110 S CAUFIELD RD
278.	32E16B 01600	14096 S CAUFIELD RD
279.	32E16B 01500	14062 S CAUFIELD RD
280.	32E16B 00700	20122 S MOLALLA AVE
281.	32E16B 00600	20170 S MOLALLA AVE
282.	32E15BB16000	15060 S GLEN OAK RD

**Proposal CL2201
Address List**

	Taxlot ID	Site Address
283.	32E15BB16200	15072 S GLEN OAK RD
284.	32E15BB16100	15066 S GLEN OAK RD