



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT



February 24, 2006

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Estacada Plan Amendment  
DLCD File Number 001-03

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. This adoption was adopted by the City on December 8, 2003, and passed the 21-day appeal period from the date of the adoption.

Appeal Procedures\*

#### **DLCD DEADLINE TO APPEAL: Acknowledged under ORS 197.625 and ORS 197.830 (9)**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.625 if no notice of intent to appeal is filed within the 21-day period set out in ORS 197.830 (9), the amendment to the acknowledged comprehensive plan or land use regulation or the new land use regulation shall be considered acknowledged upon the expiration of the 21-day period.

Under ORS 197.830 (9) a notice of intent to appeal a land use decision or limited land use decision shall be filed not later than 21 days after the date the decision sought to be reviewed becomes final.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS ADOPTED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD.**

Cc: Doug White, DLCD Community Services Specialist  
Stacy Hopkins, DLCD Regional Representative  
Bob Cortright, DLCD Transportation & Growth Management Coordinator  
Mike McCallister, City of Estacada

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**FORM 2 Notice of Adoption**

THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF  
FEB 17 2006  
LAND CONSERVATION  
AND DEVELOPMENT  
For DLCD Use Only

Jurisdiction: City of Estacada Local file number: Annex 2003-1  
Date of Adoption: 12/8/2003 Date Mailed: 2/16/2006  
Date original Notice of Proposed Amendment was mailed to DLCD: 4/16/2003

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: Annexation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Annex to the City of Estacada property described as 34E, 28B, tax lots 1800, 2000 & 2100. Zone change map amendment from RRFF-5 (county designation) to R-1 (low density residential) consistent with City Comprehensive Plan.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

Same.

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: RRFF-5 to: R-1

Location: 34E, 28B, tax lots 1800, 2000 & 2100 Acres Involved: 9.58

Specify Density: Previous: 5 acres New: 7500 sq ft

Applicable Statewide Planning Goals: 9, 11, 14

Was an Exception Adopted?  YES  NO

DLCD File No.: 001-03 (12823)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing?  Yes  No

If no, do the statewide planning goals apply?  Yes  No

If no, did Emergency Circumstances require immediate adoption?  Yes  No

Affected State or Federal Agencies, Local Governments or Special Districts:

**Clackamas County, Estacada Fire Dept.**

Local Contact: **Mike McCallister** Phone: **(503) 353-4502** Extension:

Address: **9101 SE Sunnybrook** City: **Clackamas**

Zip Code + 4: **97015-** Email Address: **mikem@co.clackamas.or.us**

### ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:  
**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**RESOLUTION 2003 – No. 23**

**A RESOLUTION OF THE ESTACADA CITY COUNCIL PROCLAIMING ANNEXATION OF 9.58 ACRES OWNED BY WILLIAM HILANDS AND ALLEN AND DOROTHY KENDALL.**

WHEREAS, William Hilands submitted a petition to the City requesting that certain property of which he has ownership and Allen and Dorothy Kendall has ownership be annexed to the City. The petition met the requirements for initiating a proposal set forth in Estacada Code Chapter 16.124; and

WHEREAS, the Estacada Planning Commission conducted a public meeting on the proposal on May 22, 2003 after the proper publications and notices and forwarded a recommendation of approval to the City Council; and

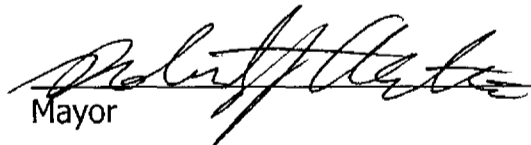
WHEREAS, after proper notices and publications the Estacada City Council conducted a public hearing on June 9, 2003 and voted to approve the annexation request with conditions and submit it to a vote of the City electors at the next available election; and

WHEREAS, the Estacada City Council adopted Resolution 2003 – No. 13 at their June 23, 2003 meeting calling for a measure election to submit to the electors of the City the question of annexation of 9.58 acres into the City limits; and

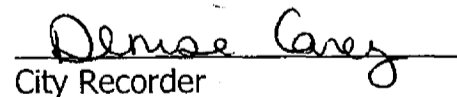
WHEREAS, on November 4, 2003 there was an election held and the question of this annexation was asked of all electors inside the City of Estacada and the outcome was 240 yes to 145 no votes, therefore a majority of the electors approving the annexation.

NOW, THEREFORE IT IS ORDERED THAT the territory described in Exhibit "A" is annexed to the City of Estacada according to the City Council findings and decision in Exhibit "B".

PASSED and effective this 8<sup>th</sup> day of December, 2003.

  
Mayor

ATTEST:

  
City Recorder

TAX LOT 1800

PROPERTY DESCRIPTION  
TAX LOT 1800  
(3S-4E-28B)

EXHIBIT A

Order No. 484216

EXHIBIT "A"

PARCEL 1:

The West 100.00 feet as cut off by a line drawn parallel with the West line of the following described tract of land:

Part of the North half of Section 28, Township 3 South, Range 4 East of the Willamette Meridian in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe on the South line of the Franklin Pierce Donation Land Claim in said Township 3 South, Range 4 East of the Willamette Meridian, at the Northwest corner of the tract conveyed to J. W. Carson, et ux, by deed recorded September 14, 1912 in Deed Book 124, page 628, said corner being described in said Deed as being 1,458.90 feet west of the southeast corner of said Donation Land Claim; thence South 20.0 feet to the South line of the F. A. Darrow County Road; thence commencing South 500.0 feet along the West line of said Carson tract to a point; thence Northwest in a straight line to a point on the East line of the tract conveyed to Dollie M. Terry by deed recorded December 2, 1909 in Deed Book 111, page 224, 370.0 feet South, measured along said East line, from the South line of said road; thence North along said East line 370.0 feet to the South line of said road; thence North 20.0 feet to the South line of said road; thence North 20.0 feet to the South line of said Donation Land Claim; thence East 411.9 feet along said Donation Land Claim line to the point of beginning.

State of Oregon  
County of Clackamas  
I, John F. Karpman, County Clerk, do hereby certify that the above is a true and correct copy of the record of the same as the same appears in the records of the County Clerk.

1990 MAR 29 PM 10:42



John F. Karpman  
County Clerk  
90 13788

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TAX LOT 2100

PROPERTY DESCRIPTION  
ADJUSTED TAX LOT 2100

FILE NO. 02-127 L1

FEBRUARY 19, 2003  
Rev. 03/07/03

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, STATE OF OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM MARSHAL HILANDS BY WARRANTY DEED RECORDED AS DOCUMENT NO. 2002-059173 IN THE CLACKAMAS COUNTY RECORDER'S OFFICE, SAID CORNER BEARS NORTH 89°57'34" WEST A DISTANCE OF 1183.96 FEET AND SOUTH 89°58'29" WEST A DISTANCE OF 1254.02 FEET ALONG THE SOUTH LINE OF THE FRANKLIN PEARCE DONATION LAND CLAIM NO. 38 FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°58'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1.39 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (BEING 30.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF SAID ROAD) AND TO A POINT OF CIRCULAR CURVATURE; THENCE 48.01 FEET SOUTHEASTERLY ALONG THE ARC OF A 205.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°25'08" (LONG CHORD BEARS SOUTH 65°20'47" EAST A DISTANCE OF 47.90 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DARROW ROAD (COUNTY ROAD NO. 1393, BEING 20.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE NORTH 89°58'29" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89°58'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 457.07 FEET TO A POINT IN THE EAST LINE OF SAID HILANDS TRACT; THENCE SOUTH 00°10'37" EAST, ALONG THE EAST LINE OF SAID HILANDS TRACT, A DISTANCE OF 405.09 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 61°01'06" WEST A DISTANCE OF 523.95 FEET TO A POINT THAT BEARS SOUTH 61°01'06" EAST A DISTANCE OF 123.66 FEET FROM THE SOUTHWEST CORNER OF SAID HILANDS TRACT; THENCE NORTH 00°00'24" EAST, PARALLEL TO THE WEST LINE OF SAID HILANDS TRACT, A DISTANCE OF 151.01 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 2.92 ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 18, 1984  
RANDAL G. SIEGER  
2847

EXPIRES: 6/30/04

**RANDAL SIEGER**  
PROFESSIONAL LAND SURVEYOR P.C.



321 S.W. HWY 224  
P.O. BOX 1950  
ESTACADA OR 97023  
PHONE: (503) - 630 - 6979  
FAX: (503) - 630 - 6983

TAX LOT 2000

PROPERTY DESCRIPTION  
ADJUSTED TAX LOT 2000

FILE NO. 02-127 L2

FEBRUARY 19, 2003  
REV. 03/07/03

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, STATE OF OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM MARSHALL HILANDS BY WARRANTY DEED RECORDED AS DOCUMENT NO. 2002-059173 IN THE CLACKAMAS COUNTY RECORDER'S OFFICE, SAID CORNER BEARS NORTH 89°57'34" WEST A DISTANCE OF 1183.96 FEET AND SOUTH 89°58'29" WEST A DISTANCE OF 1254.02 FEET ALONG THE SOUTH LINE OF THE FRANKLIN PEARCE DONATION LAND CLAIM NO. 38 FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°58'29" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1.39 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (BEING 30.00 FEET SOUTHWESTERLY OF THE CENTERLINE THEREOF) AND TO A POINT OF CIRCULAR CURVATURE; THENCE 48.01 FEET SOUTHEASTERLY ALONG THE ARC OF A 205.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°25'08" (LONG CHORD BEARS SOUTH 65°20'47" EAST A DISTANCE OF 47.90 FEET) TO A POINT OF NON-TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF DARROW ROAD (COUNTY ROAD NO. 1393, BEING 40.00 FEET IN WIDTH, SAID RIGHT-OF-WAY LINE BEING 20.00 FEET SOUTH OF THE CENTERLINE THEREOF); THENCE NORTH 89°58'29" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.25 FEET TO A POINT THAT BEARS SOUTH 89°58'29" WEST A DISTANCE OF 457.07 FEET FROM AN INTERSECTION OF THE EAST LINE OF SAID HILANDS TRACT WITH SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°00'24" WEST, PARALLEL WITH THE WEST LINE OF SAID HILANDS TRACT, A DISTANCE OF 151.01 FEET TO A POINT IN THE SOUTH LINE OF SAID HILANDS TRACT THAT BEARS SOUTH 61°01'06" EAST A DISTANCE OF 123.66 FEET FROM THE SOUTHWEST CORNER OF SAID HILANDS TRACT AND TO A POINT IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND SOLD TO WILLIAM MARSHALL HILANDS BY CONTRACT OF SALE RECORDED AS DOCUMENT NO. 2001-003790 IN THE CLACKAMAS COUNTY RECORDER'S OFFICE; THENCE SOUTH 61°01'06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 523.95 FEET TO THE NORTHEAST CORNER OF SAID HILANDS CONTRACT; THENCE SOUTH 00°01'00" EAST ALONG THE EAST LINE OF SAID HILANDS CONTRACT, A DISTANCE OF 351.68 FEET TO THE SOUTHEAST CORNER THEREOF AND TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OREGON STATE HIGHWAY NO. 224 AT ENGINEER'S HIGHWAY CENTERLINE STATION 24+14.94 (160.00' LEFT); THENCE SOUTH 82°45'11" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.31 FEET TO A POINT ON SPIRAL CURVE AT ENGINEER'S HIGHWAY CENTERLINE STATION 23+00 (60.00 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF); THENCE 286.92 FEET NORTHWESTERLY ALONG THE ARC OF 400 FOOT SPIRAL CURVE (S=3°30', a=0.4375, CHORD BEARS NORTH 58°27'49" WEST A DISTANCE OF 286.92 FEET) TO A POINT OF TANGENCY AT ENGINEER'S HIGHWAY CENTERLINE STATION 20+14.94 (60.00' LEFT P.S.); THENCE NORTH 59°03'29" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID HILANDS CONTRACT; THENCE NORTH 00°00'24" EAST ALONG THE WEST LINE OF SAID HILANDS CONTRACT, A DISTANCE OF 526.56 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 5.75 ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 18, 1994  
RANDAL G. SIEGER  
2647

EXPIRES: 6/30/04

**RANDAL SIEGER**  
PROFESSIONAL LAND SURVEYOR P.C.



321 S.W. HWY 224  
P.O. BOX 1950  
ESTACADA OR 97023  
PHONE: (503) - 630 - 6979  
FAX: (503) - 630 - 6983

EXHIBIT B

NAME: William Hilands  
FILE NO.: 2003-01-A  
HEARING DATE: June 9, 2003

CITY COUNCIL FINDINGS AND DECISION

GENERAL INFORMATION

Applicant: William Hilands

Owner(s): William Hilands (tax lots 2000 and 2100)  
Allen and Dorothy Kendall (tax lot 1800)

Proposal: Annexation of approximately 9.58 acres of land within the Estacada Urban Growth Boundary into the City Limits. A zone change from RRFF-5 (County zoning) to R-1, Low Density Residential (City zoning) to correspond to the Low Density Residential Plan Designation on the Estacada Comprehensive Plan will also be evaluated as part of the annexation proposal.

Acres: 9.58

Location: Legal Description: T3S, R4E, Section 28B, Tax Lots 1800, 2000 and 2100

Zone: Rural Residential Farm Forest, 5 acre minimum lot size (County Zoning District)

Comprehensive Plan Designation: Rural Residential (County Designation); Low Density Residential (City Designation)

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

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REVIEW PROCESS

Section 16.124 of the City Code outlines the review procedures for Annexation applications. The procedure is summarized as follows. Once a complete application is submitted a staff report is completed by the City Planner. The Planning Commission is then required to hold at least one open public meeting on the annexation request. Within 45 days following the Planning Commission meeting, unless a continuance is requested, the Commission shall adopt specific findings of fact addressing the review criteria and forward a recommendation to the City Council. The matter will then be set for a public hearing before the City Council. The City Council may adopt the Planning Commission findings for approval or denial of the annexation, supplement the record as appropriate, or reject the findings and adopt new findings. If the annexation application is approved by the City Council, it shall be referred to the voters in the following May or November election.



property. Given the location of the existing sewer and water facilities and adequate capacity of these systems it is feasible to extend the necessary sewer and water service to the site consistent with the City's adopted facilities master plan. However, the Public Works Director has noted that the sewer in the area is shallow and the developer may be required to install a pump station in order to provide sanitary sewer to the property.

**This criterion is met.**

*b. Roads with an adequate design capacity for the proposed use and projected future uses. Where construction of the road is not deemed necessary within the three-year time period, the City shall note requirements including but not limited to dedication of right-of-way, waiver of remonstrance against assessment for road improvement costs, or participation in other traffic improvement costs, for application at the appropriate level of the planning process. The City shall also consider public costs for improvement and the ability of the City to provide for those costs.*

The subject property has frontage on State Hwy. 224 and Darrow Road. It is not clear whether the property has legal access to State Hwy. 224. It is however, unlikely access is feasible due to the significant slopes and topography on the property. No traffic study has been submitted with this application.

The City of Estacada Transportation System Plan (TSP) identifies State Hwy. 224 as an Arterial/Highway and Darrow Road as a local road. Access to this site will be primarily from Darrow Road, which connects to Regan Hill Road to the east and to the north through the Cazadero Heights Subdivision via Mountain View Lane. Both of these traffic routes lead into the core downtown area of the City. The nearest intersection evaluated in the TSP is the Regan Hill Road / Shafford Road intersection. The TSP indicates this intersection is operating at a high level of service (LOS) A and will continue to operate acceptability in the year 2019. The 4<sup>th</sup> Street / Regan Hill Road intersection just to the west is substandard in terms of grades, width and site distance. However, this intersection is included in the City's Capital Improvement Plan as a priority project.

Mountain View Lane was constructed several years ago as part of the Cazadero Heights Subdivision and meets all City Road standards (60 foot right-of-way, 36 foot improvement width). This is the most direct route to the downtown area from the subject property. This street is more than adequate to accommodate any traffic generated from residential development on the subject property.

If Darrow Road out to Regan Hill Road is used for access, additional right-of-way and improvements will be required. The right-of-way width adjacent to the subject property is only 50'. An additional 10 feet of right-of-way will be required to be dedicated when this site is developed. The remainder of Darrow Road to Regan Hill Road is substandard.

The existing road system has adequate design capacity for the proposed use and future uses on the subject property.

- The City will zone areas annexed in accordance with the plan map land-use designations.

This proposal is to zone the property R-1 which is consistent with the City's Comprehensive Plan map.

2. GOAL 14 includes the following policies and Findings of Fact:

- New urban development may only occur concurrent with or following provision of the development site with public streets, water and sewer services, drainage facilities (as necessary), fire and police protection. And other public services as provided for in the policies governing public facilities and services.
- The City of Estacada plans to provide public facilities and services within the UGB area.
- The UGMA requires annexation to effectuate the City's Comprehensive Plan for the area.
- The City requires annexation in order for urban services to be provided.
- The Plan and UGMA provides the process by which rural lands within the established urban growth boundary may be committed to urban uses as the need occurs.

Overall these policies and Findings of Fact require a property to be annexed into the City Limits in order for the Comprehensive Plan and implementing zoning district to be applied to a property. Also, annexation is required in order for urban services to be provided. This is a suitable property for annexation, and the annexation request is timely due to the fact that the property is bordered by the City limits on two sides and sewer and water services are located directly adjacent to the property. The City Council finds this proposal is consistent with the applicable goals and policies of the Comprehensive Plan.

**E. Section 16.124.090 outlines the requirements for a Health Hazard Annexation.**

This specific request does not involve any property designated as a health hazard.

**This criterion is not applicable.**

**F. Section 16.124.100 sets forth the City's policy regarding Island Annexation. The policy is to prevent the creation of islands of unincorporated territory within the City limits.**

Approval of this application will not create any islands of unincorporated territory.

**This criterion is met.**

1. Section 16.101.010A: *Approval of the request is consistent with the comprehensive plan.*

The findings in the evaluation of the annexation application under Section 16.124.030A and 16.124.050 demonstrate the proposed zone change is consistent with the Comprehensive Plan and Low Density Residential Plan designation. Those findings are adopted to address this approval criteria by reference therein.

**This criterion is met.**

2. Section 16.101.010B: *The property and affected area is presently provide with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

The findings in the evaluation of the annexation application under Section 16.124.030B demonstrate there are adequate public facilities, services and transportation network to serve the proposed development of the property. Those findings are adopted to address this approval criteria by reference therein.

**This criterion is met.**

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#### EXHIBITS


1. Submitted Annexation Application
  2. Tax assessors/location map
- 

Based on the above findings, it is the decision of the Estacada City Council to approve this annexation request subject to the conditions of approval listed below. The annexation will be submitted to a vote of the City electors at the next available election.

1. The City's official zoning map shall be changed to reflect this action upon final approval.
2. The applicant is advised that any new land divisions or significant development proposals will require dedication of at least 10 feet of right-of-way along Darrow Road.

Approved on June 9, 2003

Signed this 9th day of June, 2003

  
Bob Austin, Mayor