



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 001-04

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 13, 2004, 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
Mike McCallister, City of Estacada

<paa> ya

FORM 2

DEPT OF

FEB 17 2006

DLCD NOTICE OF ADOPTION

LAND CONSERVATION AND DEVELOPMENT

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

(See reverse side for submittal requirements)

Jurisdiction: City of Estacada Local File No.: Annex 2004-1

(If no number, use none)

Date of Adoption: 11/2/04 Date Mailed: 11/2/05

(Must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 12/16/03

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

(Please Specify Type of Action)

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

Annex to the City of Estacada property described as 34E, 21C tax lots 1302 & 1402. Zone change map amendment from RRF5 (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: RRF5 to R-1

Location: 34E, 21C, tax lot 1302 & 1402 Acres Involved: 2.01

Specify Density: Previous: 5 acres New: 7,500 sq ft

Applicable Statewide Planning Goals: 2, 9, 10, 11, 12, & 14

Was an Exception Adopted? Yes: No: xx

DLCD File No.: 001-04 (13642)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

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

Clackamas County, Estacada Fire _____

Local Contact: Mike McCallister Area Code + Phone Number: 503.353.4522

Address: 9101 SE Sunnybrook

City: Clackamas Zip Code+4: 97015

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 Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

RESOLUTION 2004 – NO. 22

A RESOLUTION OF THE ESTACADA CITY COUNCIL PROCLAIMING ANNEXATION OF 2.01 ACRES OWNED BY LARRY A. NEWCOMB.

WHEREAS, the City of Estacada submitted a petition requesting that certain property owned by Larry A. Newcomb 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 July 22, 2004 after the proper publications and notices and forwarded a recommendation of approval to the City Council; and

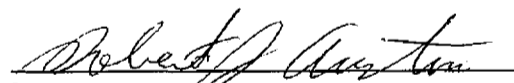
WHEREAS, after proper notices and publications the Estacada City Council conducted a public hearing on August 9, 2004 and voted to approve the annexation request and submit it to a vote of the City electors at the next available election; and

WHEREAS, the Estacada City Council adopted Resolution 2004 – No. 14 at their August 9, 2004 meeting calling for a measure election to submit to the electors of the City the question of annexation of 2.01 acres into the City limits; and

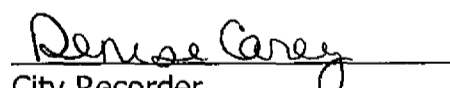
WHEREAS, on November 2, 2004 there was an election held and the question of this annexation was asked of all electors inside the City of Estacada and the outcome was 737 yes to 277 no votes, therefore a majority of the electors approving the annexation.

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 13 day of December, 2004.


Mayor

ATTEST:


City Recorder



GAYLORD
LAND SURVEYING, INC.

- Surveying Oregon Since 1970 -

2910 S.E. Oak Grove Blvd. • Milwaukie, OR 97267

Phone 503-654-1492 • Fax 503-654-7878

E-mail: pat@gaylordlandsurveying.com

March 30, 2005

LEGAL DESCRIPTION FOR TAX LOTS 1302-1402

LEGAL DESCRIPTION FOR A TRACT OF LAND IN THE SOUTHWEST ONE QUARTER OF SECTION 21, T3S, R4E, W.M., CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON. THE BOUNDARY OF THE SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N 89°53'00" E 160.01 FEET FROM THE SOUTHEAST CORNER OF THE WM WADE DONATION LAND CLAIM NO. 39; THENCE ALONG THE NORTH LINE OF THE FRANKLIN PEARCE DONATION LAND CLAIM NO. 38, N 89°53'00" E 461.27 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JOE CAHILL AND DORIS CAHILL, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 601 PAGE 361, CLACKAMAS COUNTY DEED RECORDS; THENCE N 03°27'32" E ALONG THE EASTERLY LINE OF SAID CAHILL TRACT 190.50 FEET TO AN IRON ROD; THENCE S 89°53'00" W 461.29 FEET TO AN IRON ROD ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE DUNLOP INVESTORS, A PARTNERSHIP BY DEED RECORDED AS FEE NO. 79-072, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE SAID EASTERLY LINE S 03°27'08"W 190.50 FEET TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES MORE OR LESS.



NAME: City of Estacada / Newcomb
FILE NO.: 2004-01-A
PUBLIC HEARING DATE: August 9, 2004

CITY COUNCIL FINDINGS AND DECISION

GENERAL INFORMATION

Applicant: City of Estacada

Owner(s): Larry A. Newcomb

Proposal: Annexation of approximately 2.01 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: 2.01

Location: Legal Description: T3S, R4E, Section 21C, Tax Lots 1302 and 1402

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

BACKGROUND INFORMATION:

The Planning Commission previously reviewed this application, as well as two other island annexation applications (File Nos. 2004-02-A; Dunlop and 2004-03-A; Mullins) on January 29, 2004 and forwarded a recommendation to the City Council to approve the application. In the review of the Mullins application, the Planning Commission determined the application was incomplete and recommended denial of the application to the City Council. The application was determined to be incomplete in part because a boundary survey of the property was not completed.

At that time Section 16.124.040 of the City Code required a boundary survey of the property to be completed by a registered engineer or surveyor. The City did have a survey drawing/map completed by a surveyor, but this drawing did not qualify as a "boundary

survey.” Since that time the City has amended two sections of the Annexation Chapter of the Code regarding the submittal/application requirements and annexation of nonconforming uses.

Section 16.124.040B (Application Requirements) now states “A legal description together with an illustration depicting the boundaries of the legal description, or a boundary survey compiled from record documents or field survey as necessary to accurately define the entire boundary of the property to be annexed, certified by a registered engineer or surveyor.”

Section 16.124.130 (Annexation of Nonconforming Uses) has also been revised to provide several exceptions and alternatives for the abatement of nonconforming uses. The new language is included and addressed in this report. A copy of the revised code language is included in Exhibit 6.

As a result of this amendment to the Code, all three of the applications have been resubmitted by the City in order to be reviewed and processed under the new code language.

There have been no changes to this application since it was originally submitted and reviewed in January 2004. The findings and recommendation in this report are the same as the original staff report dated January 22, 2004. The Planning Commission adopted these same findings as part of the recommendation of approval to the City Council.

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.

ANNEXATION APPLICATION

The annexation application is subject to the standards and criteria in Section 16.124.020 -- 16.124.030 of the Estacada City Code.

A. Section 16.124.020 outlines two conditions which must be met prior to or concurrent with the City processing an annexation request.

1. *Section 16.124.020(A) requires the subject property to be located within the Estacada Urban Growth Boundary (UGB).*

The subject property is currently located within the Estacada UGB.

2. *Section 16.124.020(B) requires the subject property to be contiguous to the existing City limits.*

The north, south and west property lines of the subject property are contiguous to the existing City limit boundaries.

The two conditions of Section 16.124.020 are met.

B. Section 16.124.030 outlines the criteria which applies to all annexation requests.

1. *Section 16.124.030(A) requires the proposed use for the site to comply with the Estacada Comprehensive Plan and with the designation on the Estacada Comprehensive Plan map. If a redesignation of the plan map is requested concurrent with the annexation, the uses allowed under the proposed designation must comply with the Estacada Comprehensive Plan.*

The Comprehensive Plan map designates this property Low Density Residential, with a corresponding R-1 (single family, 7,500 square foot district) zoning district. There is no proposed use for this site, as it is being initiated by the City under the "Island Annexation" procedures. The applicant has not requested a change of the Comprehensive Plan map. If the application is approved, the proposed uses on the property would be limited to single family residential uses and other uses allowed in the Low Density Residential district consistent with the Estacada Comprehensive Plan and Comprehensive Plan map designation.

This criterion is met.

2. *Section 16.124.030(B) requires an adequate capacity of urban services to exist or be made available within three years of annexation approval. An adequate capacity of urban services shall mean:*

a. *Section 16.124.030(B)(1): Municipal sanitary sewer and water service meeting the requirements enumerated in the City of Estacada's Water and Sewer Master Plans for the provision of these services.*

The City Public Works Director has submitted comments indicating the upper elevation water system, and the City sewer system is adequate to provide water and sewer service to

this area. 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.

This criterion is met.

b. Section 16.124.030(B)(2): *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 does not have frontage on any existing roads. It is not clear whether the property has legal access to any road via private easements. Access to this site will likely be from the Ginseng Road, Oakview Drive or Regan Hill Road when the surrounding area is developed. Ginseng Road is identified as a Local Arterial. Oakview Drive is identified as a Local Street. Regan Hill Road is identified as a Collector. The nearest intersections evaluated in the City of Estacada TSP are the Regan Hill Road / Ginseng Road intersection and 6th Avenue / Shafford Road intersection. The TSP indicates both these intersection are operating at a high level of service (LOS) A and will continue to operate at a LOS A or B in the year 2019.

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

This criterion is met.

c. Section 16.124.030(C): *Findings documenting the availability of police, fire, parks and school facilities. The adequacy of these services shall be considered in relation to annexation proposals.*

In regards to police services, the City has a contract with the Clackamas County Sheriff Department. The Estacada Fire District provides fire protection. The City provides park facilities. The Estacada School District provides school facilities. The most recent annexation applications approved by the City includes information from the Estacada School District indicating the district has adequate capacity to accommodate additional students. The small size of this property will not result in any significant impacts on the school district facilities.

This criterion is met.

d. Section 16.124.030(D) states "The applicant has the burden for satisfying the requirements of this section and the information required for the application process set

forth in Section 10.814.”

This criterion does not require any findings or conclusionary statements.

C. Section 16.124.040 outlines ten submittal requirements necessary for a complete annexation application.

The applicant has addressed or otherwise provided all the information identified in Section 16.124.040(A-J) necessary for a complete application, except for consent of at least one-half of the property owners of the area to be annexed. This requirement is not applicable as this application has been initiated under the “Island Annexation” provisions in Section 16.124.100 which allows the City to initiate the proposal without property owner consent.

The minimum submittal requirements are satisfied.

D. Section 16.124.050 requires the City Planner to review Annexation applications to assure consistency with the purposes of the Annexation Chapter of the City Code, with the policies and standards of the City Charter, Code and Comprehensive Plans and any requirements of State law.

The applicable provisions of the Annexation Chapter of the City Code have been addressed throughout this report. The application is being processed in compliance with all policies and standards of the City Charter and requirements of State law.

The Planning staff has identified several Sections and Policies of the Comprehensive Plan applicable to Annexations.

The Planning staff has identified several Sections of the Comprehensive Plan applicable to Annexations. These are discussed below:

1. GOAL 10, Housing Element includes the following goals and policies:

- 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, sewer and water services are adequate to accommodate development, the transportation system is adequate and the property is part of a small island of unincorporated land within the city limits. The incorporation of this land is important to provide for and allow coordination of the adjoining lands to be developed at urban densities consistent with the Comprehensive Plan and City Development Code. 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.

The subject property is part of a small island of unincorporated territory within the City limits. The Section of the City Code allows the City Council to initiate this application and if approved refer the annexation proposal to the City electors. See Exhibit 3.

Section 16.124.100(B) requires the City to provide written notice of the annexation request to the property owners. The City did provide written notice to the property owner on May 16, 2003. See May 16, 2003 letter from City Manager, Randy Ealy. See Exhibit 4.

This criterion is met.

G. Section 16.124.110 outlines the requirements for applying the Comprehensive Plan and Zoning Designations to annexed properties.

The proposal has been found to be in compliance with the Comprehensive Plan in the discussion above under Sections 16.124.030 and 16.124.110 above. This Section also requires the area to be annexed to automatically be zoned to correspond to the Estacada Comprehensive Plan map, unless an application for a zone change is requested concurrent with the annexation application. The applicant has not requested to change the Comprehensive Plan map the corresponding zoning district. If this application is approved the Comprehensive Plan map designation of Low Density Residential would not change and the zoning would change from RRFF-5 to R-1.

This criterion is met.

H. Section 16.124.120 requires Annexation requests to be coordinated with affected public and private agencies, including but not limited to, Clackamas County, Estacada School District, Estacada Fire District, local utilities, the Oregon Department of Transportation, and Portland General Electric.

Clackamas County has no objections to the proposed annexation. No comments have been received from the remaining agencies as of the writing of this report. The Planning staff finds the property is generally ripe for annexation and there are no significant coordination issues with future land use/development proposals that cannot be adequately coordinated with the affected agencies.

This criterion can be met.

I. Section 16.124.130 outlines the requirements for Annexation and abatement of Non-conforming Uses.

This Section requires the applicant to provide a schedule for the removal of any nonconforming uses on the property to be annexed. The subject property is vacant. There are no nonconforming uses on the subject property which require abatement.

This criterion is met.

ZONE CHANGE APPLICATION

The zone change application is subject to the criteria in Section 16.101 of the City Code. Section 16.101.010 states the City Council may allow a zone change after a hearing conducted pursuant to Chapter 16.132 provided that the applicant provides evidence substantiating the following, unless otherwise provided for in this title:

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.

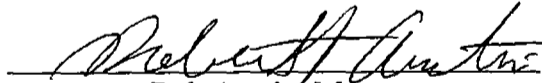
EXHIBITS

1. Submitted Annexation Application
2. Tax assessors/location map
3. Memo, Randy Ealy dated December 30, 2003
4. Letter, Randy Ealy to Estate of Larry Newcomb dated May 16, 2003
5. Memo, Chris Randall, Public Works Director dated December 5, 2003
6. Revised Code Language, Section 16.124.130 and 16.124.040

Based on the above findings, it is the decision of the Estacada City Council to approve the Annexation and Zone Change applications and refer the matter to a vote of the city electors at the next available election.

Approved on August 9, 2004

Signed this 9 day of August, 2004


Bob Austin, Mayor

**PUBLIC NOTICE
NOTICE OF RECEIPT OF BALLOT TITLE
CITY OF ESTACADA, OREGON**

NOTICE IS HEREBY GIVEN that on August 10, 2004, the following ballot title was received by the Elections Officer of the City of Estacada:

CAPTION: Annexation of 2.01 acres into the Estacada City Limits.

QUESTION: Shall the City of Estacada annex 2.01 acres off of Westview Lane into the City?

SUMMARY: The Estacada Charter requires voter approval of annexations. Application for annexation must meet the requirements of section 10.814 of the city code. Property to be annexed must touch existing city limits, and there must be adequate city services such as schools, water, and roads to serve the property. The Planning Commission and City Council approved this application. Approval of this measure would bring this parcel into the Estacada city limits.

Any elector in the City may file a petition for review with the Circuit Court not later than the seventh business day after the date the title was filed with the City Elections Officer (August 19, 2004). This initiative measure does meet the single subject requirement.

DATED August 10, 2004

Denise Carey
Elections Officer
City Recorder

Run 8/18/04

RECEIVED
8/10/04
confirmed - Paula

NOTICE OF ANNEXATION ELECTION

Notice is hereby given that on Tuesday, November 2, 2004, an election will be held within the boundaries of the City of Estacada, Clackamas County, Oregon. The election will be conducted by mail. The following shall be the ballot title of the measure to be submitted to the city's voters on this date:

CAPTION:

Annexation of 2.01 acres into the Estacada City Limits.

QUESTION:

Shall City of Estacada annex 2.01 acres off of Westview Lane into the City?

SUMMARY:

The Estacada Charter requires voter approval of annexations. Application for annexation must meet the requirements of section 10.814 of the city code. Property to be annexed must touch existing city limits, and there must be adequate city services such as schools, water, and roads to serve the property. The Planning Commission and City Council approved this application. Approval of this measure would bring this parcel into the Estacada City limits.

EXPLANATORY STATEMENT

The City of Estacada submits to the voters a proposal to annex into the City 2.01 acres of land pursuant to Section 16.124.100 of the Estacada Municipal Code. An annexation is the procedure to add land to the corporate boundaries of the city. It is the city's policy to prevent the creation of islands of unincorporated territory within the corporate limits of the city. This property is identified as T3S, R4E, Section 21C, Tax Lots 1302 and 1402. This property is within the City's urban growth boundary and is bordered by the City on three sides. Once the land is annexed, the City provides City services, makes land use decisions, and collects property taxes for the property. Clackamas County currently zones the property RRFF-5. If annexed into the City, the property will be zoned R-1, low density residential, in accordance with the City Comprehensive Plan. The City has determined that this application meets the City Code requirements for annexation. Approval of this measure will bring this property within the City limits.

NUMBERED KEY CANVASS
RUN DATE:11/17/04 04:39 PM

CLACKAMAS COUNTY, OREGON
GENERAL ELECTION
NOVEMBER 2, 2004

REPORT-EL52 PAGE 0165

		VOTES PERCENT		VOTES PERCENT	
3-149 ESTACADA CITY ANNEX 2.01 ACRES					
VOTE FOR 1					
01 = YES		737	72.68	03 = OVER VOTES	0
02 = NO		277	27.32	04 = UNDER VOTES	88

		01	02	03	04

0106 PRECINCT 106		737	277	0	88

RECEIVED
NOV 22 2004
City of Estacada

CERTIFIED COPY OF THE ORIGINAL
SHERRY HALL, COUNTY CLERK
BY: *Darlene Kenney*
Deputy
NOV 19 2004

