



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

December 22, 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 001-06



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.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: January 4, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Stacy Humphrey, DLCD Regional Representative
Mike McCallister, City of Estacada

<paa> ya/

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
DEC 15 2006
LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: City of Estacada Local file number: Annex 2006-4
Date of Adoption: 12/11/2006 Date Mailed: 12/14/2006
Date original Notice of Proposed Amendment was mailed to DLCD: 1/31/2006

- 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, 28A, tax lot 1101. Zone change map amendment from RRFF-5 (County designation) to R-1 (low density residential) consistent with the 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".

No substantial changes.

Plan Map Changed from: n/a to: _____
Zone Map Changed from: RRFF-5 to: R-1
Location: 34E, 28A, tax lot 1101 Acres Involved: 1
Specify Density: Previous: 5 acre New: 7500 sq ft
Applicable Statewide Planning Goals: 9, 10, 11, 12 & 14
Was and Exception Adopted? YES NO

DLCD File No.: _____

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, ODOT.

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 2006 – NO. 27

A RESOLUTION OF THE ESTACADA CITY COUNCIL PROCLAIMING ANNEXATION OF 1.22 ACRES OWNED BY FRANCIS & DORIS CHARRIERE.

WHEREAS, Francis & Doris Charriere submitted a petition to the City requesting that certain properties of which they have 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 hearing on the proposal on March 23, 2006 after the proper publications and notices and forwarded a recommendation of approval with conditions; and

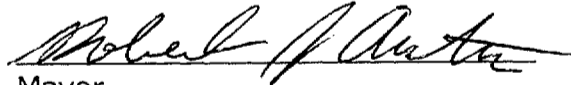
WHEREAS, after proper notices and publications the Estacada City Council conducted a public hearing on April 24, 2006 and voted to approve the annexation request with conditions and submit it to a vote of the City electors at the next available election; and

WHEREAS, the Estacada City Council adopted Resolution 2006 – No. 008 at their June 12, 2006 meeting calling for a measure election to submit to the electors of the City the question of annexation of 1.22 acres into the City limits; and

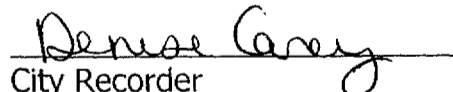
WHEREAS, on November 7, 2006 there was an election held and the question of this annexation was asked of all electors inside the City of Estacada and the outcome was 504 yes to 263 no votes, therefore a majority of the electors approving the annexation.

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 11th day of December, 2006.


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

December 2, 2005

LEGAL DESCRIPTION FOR ANNEXATION

LEGAL DESCRIPTION FOR A PROPOSED ANNEXATION LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 28, T3S, R4E, W.M., CLACKAMAS COUNTY, OREGON. THE BOUNDARY OF THE SAID ANNEXATION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, ESTACADA HEIGHTS; THENCE NORTH 89°56'48" WEST 150.00 FEET TO A POINT IN THE CENTER OF REGAN HILL ROAD; THENCE ALONG THE CENTERLINE OF REGAN HILL ROAD NORTH 00°04'48" WEST 355.00 FEET TO A POINT IN THE CENTERLINE OF BRYANT ROAD; THENCE SOUTH 89°56'48" EAST 150.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°04'48" EAST ALONG THE SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1, 355.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.22 ACRES MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 10, 1905
PATRICK M. GAYLORD
2787

**ANNEXATION BOUNDARY FOR FRANCIS AND DORIS CHARRIERE
LOT 1, BLOCK 3, ESTACADA HEIGHTS
IN THE NE 1/4 OF SECTION 28, T3S R4E, W.M.
BEING A PART OF FRANKLIN PIERCE DLC NO. 38
CLACKAMAS COUNTY, OREGON**

SCALE 1" = 100' DECEMBER 2, 2005

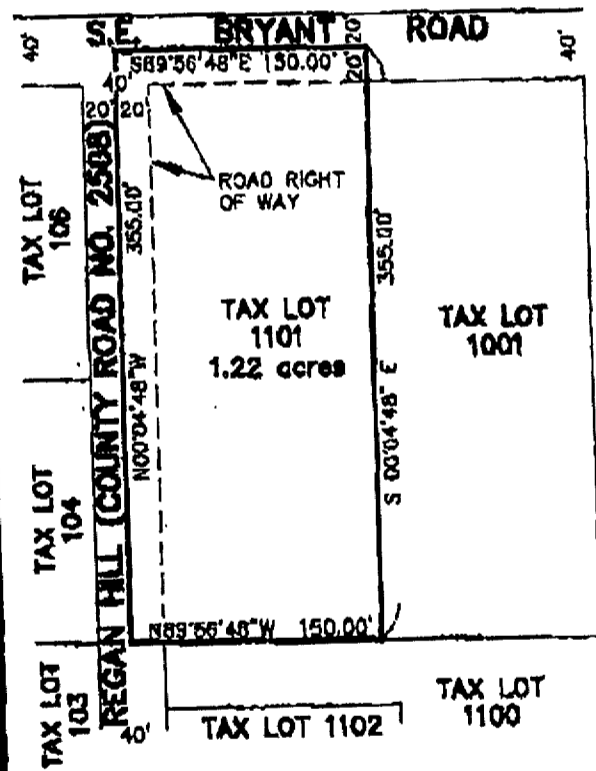
GAYLORD LAND SURVEYING, INC.
2910 S.E. OAK GROVE BLVD.
MILWAUKIE, OREGON 97267
(503)854-1492

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 16, 1974
PATRICK M. GAYLORD
2767

RENEWED THRU 06/30/07

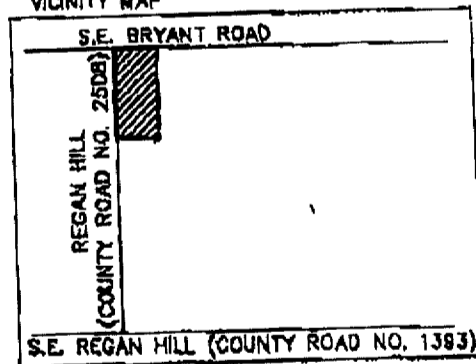


SCALE 1" = 100'
PROJECT NO. 05080

NARRATIVE

THIS DRAWING HAS BEEN COMPILED FROM EXISTING SURVEY AND DEED RECORDS OF CLACKAMAS COUNTY. TAX LOTS SHOWN HEREON ARE FROM CLACKAMAS COUNTY ASSESSORS MAP NUMBER 3 4E 28A. THE TOTAL AREA OF THE PROPOSED ANNEXATION IS 1.22 ACRES.

VICINITY MAP



NAME: Francis and Doris Charriere
FILE NO.: 2006-01-A
PUBLIC HEARING DATE: April 24, 2006

CITY COUNCIL FINDINGS AND DECISION

GENERAL INFORMATION

Applicant: Francis and Doris Charriere

Owner(s): Same.

Proposal: Annexation of approximately 1.22 acres of land within the Estacada Urban Growth Boundary into the City Limits. This application includes a corresponding zone change from RRFF-5 to R-1 consistent with the Estacada Comprehensive Plan.

Location: The subject property is located on the southeast corner of the 4th Avenue / Bryant Road intersection.

Legal Description: T3S, R4E, Section 28A, Tax Lot 1101.

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

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

Planning Commission Recommendation: The Planning Commission held a public hearing on this matter on March 23, 2006 and recommended approval of the application with conditions to the Estacada City Council.

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PART 1: ANNEXATION APPLICATION

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 and the City Planner completes a staff report, the Planning Commission is 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.

CONCLUSIONS AND FINDINGS

This application is subject to the standards and criteria in Section 16.124.020 – 16.124.130 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): *The subject site must be located within the Estacada urban growth boundary (UGB).*

According to the Estacada Comprehensive Plan map, the subject site is located within the Estacada Urban Growth Boundary.

2. Section 16.124.020(B): *The subject site must be contiguous to the existing city limits.*

The area to be annexed extends to the centerline of Bryant Road and is contiguous at a point to the city limit boundary at the northwest corner of the property.

The requirements 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): *The proposed use for the site complies 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 subject property is designated Low Density Residential on the Estacada Comprehensive Plan map. The R-1 zoning district implements the Low Density Residential Plan designation. The applicant has not proposed to change the Comprehensive Plan designation. The applicant has proposed to change the current County RRFF-5 zoning designation to R-1 upon annexation consistent with the Low Density Residential Plan designation. The applicant has proposed to develop the property with up to 4 single family residential lots. The proposed use of the site for single family residential dwellings are allowed outright in the proposed R-1 zoning district and therefore comply with the Estacada Comprehensive Plan.

This criterion is met.

2. Section 16.124.030(B): Adequate capacity of urban services must exist or be made available with three years of annexation approval. An adequate capacity of urban services shall mean:

a. 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.

Public sanitary sewer and water service does not currently exist to the site. The Public Works Director, Chris Randall has submitted comments addressing the adequacy of the public water and sewer system. See Exhibit 2. Improvements to both the City sewer and water systems are planned and funded for the year 2005-2006 consistent with the City of Estacada Sewer and Water Master Plans. These improvements will provide an adequate capacity of sewer and water services to support development on the subject property. The planned improvements will also ensure that these services can be made available within 3 years of annexation. This memorandum is adopted as part of this staff report by reference therein.

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 site has frontage on 4th Avenue and Bryant Road. 4th Avenue is designated as a minor collector street. Bryant Road is designated as a local street. The City of Estacada Transportation System Plan (TSP) does address the adequacy of the transportation system to accommodate traffic based on existing plan and zoning designations through the year 2019. The TSP also provides a Level of Service (LOS) analysis for specific intersections within the City limits and the urban growth boundary. The TSP indicates there are no significant LOS deficiencies at any intersections within the City or in the urban growth boundary. The TSP indicates the 4th Avenue / Ginseng Avenue intersection will operate at a LOS A in the year 2019 with build out in the area. The TSP demonstrates the area traffic system is adequate to accommodate future traffic (Year 2019) based on the existing zoning and potential development in the area.

The subject property and surrounding area is served from the main street downtown area by 4th Avenue. Both 4th Avenue and Bryant Road adjacent to the subject property consists of a 40 foot right of way. The minimum road right-of-way width to meet City road

standards is 60 feet for a minor collector and 40' for a local road. An additional 10' of right-of-way is required along the entire frontage of 4th Avenue to meet minimum right-of-way widths. No additional right-of-way is required along Bryant Road. A condition of approval is warranted requiring the applicant to sign a waiver of remonstrance against assessment for road right-of-way dedication and improvement costs along the property frontage of 4th Avenue and Bryant Road required in any future land use/development applications on the property.

This criterion is met.

c. Section 10.813(C): Findings documenting the availability of police, fire, parks and school facilities and services shall be made to allow for conclusionary findings either for or against the proposed annexation. The adequacy of these services shall be considered in relation to annexation proposals.

The applicant has addressed the availability and adequacy of police, fire, parks and school facilities. Police services are provided in the City and UGB through a contract with the Clackamas County Sheriff Department. The Estacada Fire District provides fire protection. Although there are currently no standards for service, staff notes that the eventual buildout of the proposed annexation area will likely necessitate additional police and fire services. The City of Estacada Park Plan provides for the location and establishment of park facilities.

The Estacada School District provides school facilities. The applicant's submittal references the January, 2003 *Population Trends, Findings, and Recommendations* of the Estacada School District Advisory Task Force which predicted an enrollment decline through 2006, and indicated that schools were under capacity. The school district also has recently made substantial improvements to the local school facilities in the city. Area schools have adequate capacity to accommodate future development in the proposed annexation area.

This criterion is met.

d. Section 16.124.030(D): The applicant has the burden for satisfying the requirements of this section and the information required for the application process set forth in Section 16.124.060.

This Section of the code only establishes a burden on the applicant to demonstrate compliance with the Annexation criteria and does not require any findings.

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. This annexation proposal

only includes one property. The signature of the property owner authorizing annexation of the property is included in the submitted application.

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 recommendation of the city planner shall contain, at a minimum, a finding that the city is capable of providing services to the subject property(ies) commensurate with the needs of existing and proposed development at maximum allowable densities.

The applicable provisions of the Annexation Chapter of the City Code are addressed throughout this report.

Section 16.16.010 of the City Code is also applicable to this application. This Section of the Code outlines the purpose and general locational characteristics of the R-1 zoning district. This Section states "*Devoted to single-family dwellings from which are excluded business and multiple-dwelling structures but does allow certain public nonprofit uses as conditional uses, as well as home occupations, and bed and breakfast facilities with standards.*"

The application is being processed in compliance with all policies and standards of the City Charter and requirements of State law. Notice of the application has been provided to LCDC and other affected agencies, notice has been published in the local newspaper and adjacent and nearby property owners has been sent notice of the application and public hearings.

The City Council finds the following Sections and policies of the Comprehensive Plan to be applicable to this proposal:

1. 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. Previous findings in this report demonstrate the City has adequate public facilities, including water, sewer and transportation facilities to support annexation of the subject property.

Generally, the development pattern in the area and existing and proposed land uses on the subject property consist of low density residential uses consistent with the purpose statement of the R-1 zoning district in the City Code. The application does not propose any changes from the Low Density Residential Plan designation implemented by the R-1 zone.

Goal 10 of the Comprehensive Plan also encourages a variety of housing types and moderate lot sizes for single-family housing. Generally, the submitted conceptual land use plan meets the objectives of Goal 10.

Based on these Objectives and Policies and findings in the zone change application the proposed annexation is consistent with the Comprehensive Plan.

This criterion is met.

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

The applicant has not addressed this criteria. There are no known health hazards in the area or on the subject site.

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 land.

This criterion is met.

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

This Section requires the area to be annexed to automatically be planned and 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; therefore R-1 zoning will be applied to the annexed area.

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.

The City has completed the necessary coordination by providing notice of this application to affected agencies, including Clackamas County, Estacada School District, Estacada Fire District, Estacada Public Works Department, Cascade Utilities, Portland General Electric and Department of Land Conservation and Development.

This criterion is met.

I. Section 16.124.130: Annexation of Non-conforming Uses.

A. Section 16.124.0130(A): When property proposed to be annexed into the city contains a land use not permitted in the zone as an outright permitted use or conditional use specified by the comprehensive plan and/or city code, all nonconforming uses in the annexed area must be abated within ten (10) years of annexation. The council may impose conditions of approval on any conditional use proposed in the annexed area. If a property owner in the area to be annexed initiates annexation, that applicant shall provide a schedule for the removal of all non-conforming uses as part of the annexation application. If initiated by the city, no schedule shall be required. For all annexation proposals, the city council may add conditions to ensure the removal of the nonconforming use within a reasonable time period, not to exceed ten (10) years after annexation.

The subject property will be zoned R-1 upon annexation. Uses Permitted Outright in the R-1 zoning district include single family dwellings built on site, factory-built dwellings, manufactured homes, agricultural uses except for livestock, public parks, residential homes, and limited home occupations. The subject property is currently developed with a single family dwelling which is an allowed use in the proposed R-1 zoning district. The property is not developed with any nonconforming uses.

This criterion is not applicable.

B. Section 16.124.130(B): This section shall not apply to a non-conforming use consisting of the continued use of a property as a single family dwelling which, by

virtue of annexation, is no longer an outright permitted or conditional use in the zone. Use of an annexed property as a single-family dwelling may continue as a non-conforming use until:

1. The property is no longer used as a single family residence.
2. Application is made for development of the property other than as a single family dwelling.
3. The property is conveyed or all occupants over the age of eighteen (18) of the property at the time of annexation dies or no longer reside(s) on the property.

The proposed R-1 zoning district allows single family dwellings as a permitted outright use. The property is developed with a single family dwelling which is an allowed use in the proposed R-1 zoning district. Therefore, the existing single family dwelling is not considered a non-conforming use.

This criterion is not applicable.

PART 2: 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 subject property is designated Low Density Residential on the Estacada Comprehensive Plan map. The proposed R-1 zoning district implements the Low Density Residential plan designation. 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 and services and transportation system 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

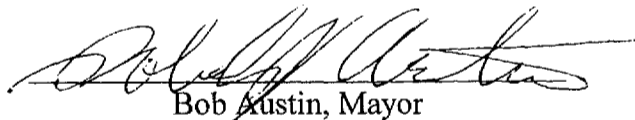
1. Tax assessors/location map
 2. Comments, Chris Randall, Public Works Director
-

Decision: Based on the above findings, it is the decision of the Estacada City Council to approve the Annexation and Zone Change application and refer the matter to a vote of the city electors at the next available election. Final approval of the application is subject to the following condition:

1. The applicant / property owners shall sign a waiver of remonstrance for the dedication of road right-of-way and other road improvements along the frontage of the subject property consistent with City Roadway and Improvement Standards required in any future development applications.

Approved on April 24, 2006

Signed this 24^m day of April, 2006



Bob Austin, Mayor

NUMBERED KEY CANVASS

RUN DATE:11/22/06 12:33 PM

General Election
Clackamas County, Oregon
November 7, 2006

REPORT-EL52 PAGE 0175

3-248 CITY OF ESTACADA: ANNEXATION OF 1.22 ACRES

Vote For 1
01 = Yes
02 = No

VOTES PERCENT

504 65.71 03 = OVER VOTES
263 34.29 04 = UNDER VOTES

VOTES PERCENT

0
51

01	02	03	04
504	263	0	51

0106 106

CERTIFIED COPY OF THE ORIGINAL
SHERRY HALL, COUNTY CLERK
BY: *Sherry Hall*

Addresses within annexation:

33174 SE Bryant Road
Estacada, OR 97023