



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

April 16, 2008



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Gladstone Plan Amendment
DLCD File Number 001-08

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: May 2, 2008

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: Gloria Gardiner, DLCD Urban Planning Specialist
Darren Nichols, DLCD Community Services Division Manager
Linda Preisz, City of Gladstone

<paa> ya

FORM 2

DLCD NOTICE OF ADOPTION DEPT OF

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

APR 14 2008

(See reverse side for submittal requirements)

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: CITY OF GLADSTONE Local File No.: Z0017-08-CP
Z0018-08-Z
(If no number, use none)
Date of Adoption: 4/8/08 Date Mailed: 4/11/08
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 1/3/08

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write [See Attached.]
Zone change and comprehensive plan map amendments were approved.

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: Clack. County low dens. ~~res~~ City of Gladstone low density res.

Zone Map Changed from: County R10 to City R 7.2

Location: Valley View Road Acres Involved: 0.34

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: _____

Was an Exception Adopted? Yes: _____ No:

DLCD File No.: 001-08 (16616)

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: xx 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, North Clackamas County Park and Rec. District, Clackamas Fire District No. 1

Local Contact: Linda Preisz Area Code + Phone Number: 503-353-4528

Address: 9101 SE Sunnybrook Blvd. City: Clackamas

Zip Code+4: 97015 Email Address: lindap@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

ORDINANCE 1406

AN ORDINANCE APPROVING A FINAL ANNEXATION ORDER AND AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE AND THE GLADSTONE COMPREHENSIVE PLAN TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL AND THE ZONING MAP OF THE CITY OF GLADSTONE FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL, R-10, TO CITY OF GLADSTONE LOW DENSITY RESIDENTIAL, R7.2, OF A CERTAIN PARCEL LOCATED WEST OF VALLEY VIEW ROAD APPROXIMATELY 150' NORTH OF OAK RIDGE DRIVE, AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE, THE GLADSTONE COMPREHENSIVE PLAN, AND THE GLADSTONE ZONING MAP.

WHEREAS, the City of Gladstone, Oregon received a petition for annexation and application for zone change and Comprehensive Plan amendment dated December 26, 2007 from the owner of property at 17113 Valley View Road, which is described as tax lot 200 of Clackamas County Assessor Map 2 2E 17BC (Property); and

WHEREAS, the Gladstone Planning Commission following proper publication and mailing of notices pursuant to Chapter 3.09 of the Code of the Metropolitan Service District and Title 17 of the Gladstone Municipal Code conducted a public hearing on March 18, 2008 and recommended approval of the petition and application; and

WHEREAS, the Gladstone City Council following proper publication, posting and mailing of notices conducted a public hearing on April 8, 2008; and

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

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

NOW THEREFORE, the City of Gladstone ordains as follows:

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

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

Section 3. Title 17 of the Gladstone Municipal Code and the Comprehensive Plan of the City of Gladstone are amended to change the Property's Comprehensive Plan designation

from Clackamas County Low Density Residential to City of Gladstone Low Density Residential.

Section 4. Title 17 of the Gladstone Municipal Code and the Zoning Map of the City of Gladstone are amended to change the Property's zoning designation from Clackamas County Low Density Residential, R-10, to City of Gladstone Low Density Residential, R7.2.

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

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

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

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

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

This ordinance adopted by the Common Council and approved by the Mayor this 8th day of April 2008.

Attest:



Mayor



City Recorder

City of Gladstone

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Clackamas County Assessor's Map 22E 17BC has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME: DS Storm
TITLE: Cartographer 2
DEPARTMENT: Assessment & TAX
COUNTY OF: Clackamas
DATE: 1-10-08

The Southeasterly 71.5 feet of Lots 26, 27 and 28, ELROD ACRES, the said Southeasterly 71.5 feet to be cut off by a line parallel with the Southeasterly lines of Lots 26, 27 and 28, Clackamas County, Oregon.



City of GLADSTONE



STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

Files: Z0017-08-CP & Z0018-08-Z

I. GENERAL INFORMATION

- A. PROPOSAL: This is a request for an annexation, comprehensive plan designation and a zone change to apply the City's Low Density Residential Plan designation and the R-7.2 Zoning District.
- B. Legal Description: T2, R2E, Section 17BC, Tax Lot 200
- C. Westside of Valley View Road, at the intersection with Buckingham Drive
- D. Clackamas County zoning: R-10, Low Density Residential
- E. Clackamas County Comprehensive Plan: Low Density Residential
- F. Site Description: The .35 acre site is located at 17113 SE Valley View Road. It is contiguous to the City of Gladstone. Surrounding properties to the south and east are in the City of Gladstone, while one property to the north and others to the west are within Clackamas County. The existing site contains a single family dwelling. The site is relatively flat. Deciduous and evergreen trees are included on the site.
- G. Background: The applicant is requesting annexation so that the parcel can be served by the City with leaf pickup and street maintenance.

II. FINDINGS

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

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

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

Police Department
 535 Portland Avenue
 Gladstone, OR 97027
 (503) 655-8211
 Website:
 www.ci.gladstone.or.us

Fire Department
 555 Portland Avenue
 Gladstone, OR 97027
 (503) 557-2776
 Website:
 www.ci.gladstone.or.us

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

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

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

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III. CONCLUSIONS

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

A. Annexation:

Metro Code 3.09.050 (D) Minimum Annexation Approval Criteria

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

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

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

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

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

The Urban Growth Management Agreement between Clackamas County and the City of Gladstone has been adopted as part of the Comprehensive Plan. The subject property is in the Dual Interest Area shown on the Comprehensive Plan Map. Gladstone will assume responsibility for planning and coordination of urban facilities and services after the annexation has occurred. Section 3A of the agreement requires the City to convert the County Plan and Zoning Classifications of the annexed area to City Plan and Zoning Classifications. The applicant is applying to the City to convert the County R-10 (Low Density Residential) Plan and Zone designation to a City R-7.2 (Low Density Residential) designation, upon approval of the annexation. Annexation is allowed under the provision of the Urban Growth Management Agreement. **This criterion is met.**

4. *Consistency with specific directly applicable standards of criteria for*

boundary changes contained in the Regional Framework plan or any functional plan.

Beyond the criteria of Metro Code 3.09.050 (d) addressed herein, the Regional Framework Plan and Functional Plan have no other specific requirements of applicants for annexation requests within the Metropolitan Service District boundary. **This criterion is met.**

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

The subject parcel is located in an area where surrounding properties are already developed. Properties to the north and east are within the City of Gladstone and are served by public utilities located in Valley View Road adjacent to the site. The proposed annexation will continue to promote the timely and orderly provision of water service to the area. The City of Gladstone will be benefited by the project which will pay SDCs for any new development. The property is served by Oak Lodge Sanitary and Water Districts and will not require withdrawal from those districts. Annexation will promote the timely, orderly and economic provisions of services. **This criterion is met.**

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

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

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

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

B. Comprehensive Plan Amendment and Zone Change

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

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

The applicant is not requesting to deviate from present development policies or land use patterns. The property is currently zoned R-10 (Low Density Residential) in Clackamas County. The applicant is requesting that the property be converted to the equivalent City of Gladstone Plan and Zone district (R-7.2, Low Density Residential). Once annexed, the property might be allowed to be partitioned or developed with a duplex. Granting this request will fulfill the public need of possibly developing low density residential development and expansion of the City's tax base. **This criterion is met.**

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

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

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

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

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

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

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

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

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

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

Title 7: This Title is advisory only.

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

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

Title 10: This Title contains definitions only.

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

This criterion is met.

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

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

2. Findings are required concerning the Comprehensive Plan amendment's compliance with the Statewide Planning Goals and Guidelines.
 - a. Goal 1 - "Citizen Involvement" - The purpose of this goal is to provide citizens the opportunity to be involved in the planning process. Notices were mailed to the owners of properties within 250 feet of the subject property, thereby satisfying Goal 1.
 - b. Goal 2 - "Land Use Planning" – Goal 2 requires local jurisdictions to adopt comprehensive plans and ordinances to implement those plans. This process for Comprehensive Plan amendment is

consistent with the Gladstone Comprehensive Plan and Municipal Code, thereby satisfying Goal 2.

- c. Goal 3 - Agricultural Lands – Gladstone has no agricultural lands. This goal is inapplicable.
- d. Goal 4 – Forest Lands – Gladstone has no forest lands. This goal is inapplicable.
- e. Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources – Goal 5 requires local jurisdictions to inventory a dozen types of natural and cultural resources, such as wetlands and wildlife habitat; determine which sites are significant; and undertake an evaluation to determine which sites will be protected and to what extent. The subject property has not been inventoried by the city under Goal 5.
- f. Goal 6 – Air, Water and Land Resources Quality – This Goal requires the Comprehensive Plan and implementing ordinances to be consistent with state and federal pollution standards. This Goal is inapplicable to the proposed Plan amendment because the amendment does not seek to change the city's pollution standards.
- g. Goal 7 – Areas Subject to Natural Disasters and Hazards – This Goal covers development in areas subject to natural disasters and hazards, such as floods or landslides. The proposed Plan amendment will have no impact on the city's regulations pertaining to natural disasters and hazards. The subject property has not been identified as being at risk for a natural disaster or hazard that would be a basis for preventing the residential development allowed by the new Plan designation.
- h. Goal 8 – Recreational Needs – This Goal requires the city to plan for recreation needs. The Comprehensive Plan designates Valley View Road as a Gladstone bikeway route.
- i. Goal 9 – Economy of the State – Goal 9 requires the city to plan and zone for an adequate supply of commercial and industrial land. The proposal does not impact commercial or industrial land.
- j. Goal 10 – Housing – Goal 10 requires local jurisdictions to inventory residential lands and to accommodate an adequate supply of a variety of housing types. The proposed zone change may increase the city's supply of residential land by possibly one lot and/or one housing unit.

- k. Goal 11 – Public Facilities and Services – This Goal requires local jurisdictions to plan for such public facilities and services as water, sewer and fire protection. Public Facilities and Services are available to serve this property.
- l. Goal 12 – Transportation – Goal 12 requires the city to adopt a transportation system plan (TSP) that provides for a variety of types of transportation facilities. The proposed Plan amendment will have no impact on the city's adopted TSP.
- m. Goal 13 – Energy Conservation – This Goal requires land use to maximize energy conservation. The proposed zone change will have no impact on the city's plan policies or implementing regulations regarding energy conservation.
- n. Goal 14 – Urbanization – This Goal requires the establishment of urban growth boundaries and planning for sufficient land to meet urban needs. This Goal is inapplicable to Gladstone because the city is within the Metro urban growth boundary and all lands bordering the city are already urban lands.
- o. Goal 15 – Willamette Greenway – This Goal establishes procedures for administering the greenway that protects the Willamette River. The subject property is not within the greenway; therefore, this Goal is inapplicable.
- p. Goals 16 through 19 pertain to coastal jurisdictions only and are inapplicable to Gladstone.

IV. RECOMMENDATION

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

Annexation, zone change
and comprehensive plan
map amendment:
Mitchell property, files
Z0017-08CP & Z0018-08-Z.

Shaded properties are not
in city limits.

North ↑



From: "Jonathan Block" <block@ci.gladstone.or.us>
To: "Linda Preisz" <lindap@co.clackamas.or.us>
Cc: "Scott Tabor" <tabor@ci.gladstone.or.us>
Date: 01/28/2008 12:29 PM
Subject: Fwd: 17113 Valley View Rd.

Linda, I believe Scott's advice/recommendation is consistent with prior annexations, such as the one on Jennings @ Dagmar, where street improvements -- curb and/or sidewalk -- were required upon further development and were not a requirement of annexation and zone change. Jonathan

-----Original Message-----

From: "Scott Tabor" <tabor@ci.gladstone.or.us>
To: lindap@co.cclackamas.or.us
Cc: "Jonathan Block" <block@ci.gladstone.or.us>
Date: Mon, 28 Jan 2008 10:57:26 -0800
Subject: 17113 Valley View Rd.

Linda, Jonathan asked me to e-mail you concerning the annexation of 17113 Valley View Rd. into the City of Gladstone. I wanted to inform you that at this time there is not any curb, or sidewalks in front of this property. If there is to be any future development, I would recommend that curb and sidewalks be part of the condition of development. Please let me know if you need any more information.. Scott

15-12

Gladstone Police Department
535 Portland Avenue - Gladstone, OR 97027
Phone 503 557 2765 or Fax 503 650 8938
E-mail - grace@ci.gladstone.or.us

Memo

To: Linda Preisz, Clackamas County Planner (503) 353 4528 or fax (503) 353 4450
From: Frank Grace ~~cc:~~ Jonathan Block, City Recorder
Date: 1/25/2008
Re: File Number # Z 0077-06-CP and Z 0076-06-Z

Purpose / Proposal: Annexation to the City of Gladstone

Location: 17113 SE Valley View Road – Gladstone, OR 97027

Applicant/Owner: John Mitchell – 17113 SE Valley View Road, Gladstone, OR 97027

Date of this report: Friday, January 25, 2008

Law Enforcement Observations:

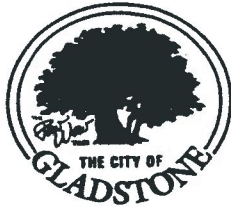
If conditional use is approved, the following should be given consideration;

- ◊ *No apparent law enforcement concerns for this existing home*
- ◊ *Have the applicant contact our Municipal Ordinance Specialist at (503) 557 2763 to determine any compliance topics*

Recommendation:

Follow acceptable city & county zoning practices, standards, and city municipal codes in making your decision.

Thank you.



Gladstone planning services are provided by Clackamas County. Submit all land use applications and correspondence to: Clackamas County Planning Division, 9101 SE Sunnybrook Blvd., Clackamas, OR 97015
Phone: 503-353-4528 Fax: 503-353-4550 E-Mail: lindap@co.clackamas.or.us

ZONE CHANGE/COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL APPLICATION

Describe the proposed zone change and, if applicable, Comprehensive Plan amendment:

County TO City

How will granting the zone change/Comprehensive Plan amendment request fulfill a public need? Sanitation
Requested By Owner because of Leak pickup
and Street Maintenance.

How is the public need best carried out by granting the requested zone change/Comprehensive Plan amendment and how is that need best served by granting the request at this time?

Sanitation

How is the requested zone change/Comprehensive Plan amendment consistent with the Comprehensive Plan and Metro's Functional Plan?

To be consistent in city zoning

When relevant, provide proof of significant change in a neighborhood or community or a mistake in the planning or zoning for the property under consideration.

One of two properties surrounded
by Gladstone properties

Explain how the property and affected area are presently provided with, or concurrent with development can be provided with, adequate public facilities, including, but not limited to, transportation systems.

No changes because already connected
water and sewer (Oak Lodge)

(Use additional sheets to answer questions if necessary)

**CITY OF GLADSTONE
APPLICATION FOR ANNEXATION**

PLEASE PRINT IN INK OR TYPE

Applicant's Name: John and Katherin Mitchell

Applicant's Address: 17113 Valley View Road, Milwaukie, Oregon 97267
(Street) (City) (State) (ZIP)

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

Applicant Phone Number: 503-786-9155 Applicant Fax Number: _____

Applicant Signature: *John Mitchell* Date: 12-26-07

Owner's Name: John Mitchell Phone: _____

Owner's Address: 17113 Valley View Road Milwaukie, Oregon 97267
(Street) (City) (State) (ZIP)

Owner Phone Number: 503-786-9155 Owner Fax Number: _____

Owner recognition of application: _____

John Mitchell Date 12-26-07
Signature of owner(s) (original required)

Assessor's Map Number: 2 2E 17BC Tax Lot Number(s) 200
Assessor's Map Number: _____ Tax Lot Number(s) _____
Assessor's Map Number: _____ Tax Lot Number(s) _____

Address of Property: 17113 Valley View Road Lot Area: 0.34 (apprx 14,981 sq. ft / acres)

Current County Zoning: R-10 Proposed City Planning District: low density res./R7.2

Current Use: single family residential

Proposed Use: Single Family Resident

Rights-of-Way to be included: _____

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

Name: John Mitchell Date: 12-26-07 Phone: 503-786-9155

Address: 17113 Valley View Road Milwaukie, Oregon 97267
(Street) (City) (State) (ZIP)

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

PETITION TO ANNEX TO THE CITY OF GLADSTONE

To the Council of the City of Gladstone, Oregon

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

The consent for annexation is the following described property:

17113 Valley View Road
Street address of property (if address has been assigned)

Subdivision name, lot number(s), block number(s)
tax lot 200 2 2E 17BC Clackamas
County

Map & tax lot number(s)

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

<u>John Matus</u> Signature	<u>JM</u> Owner Initial	<u>JM</u> Voter Initial	<u>12-26-07</u> Date
<u>[Signature]</u> Signature	<u>[Initial]</u> Owner Initial	<u>[Initial]</u> Voter Initial	<u>12-26-07</u> Date

Owner Authorized Signature	Owner Initial	Voter Initial	Date
<u>17113 Valley View Road</u> Street Address		<u>503-786-9155</u> Telephone	Alternate #
<u>same 17113 Valley View Road</u> Mailing Address		<u>Milwaukie, Oregon 97267</u> City, State, ZIP	

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

If you have any questions, call _____

Office Use Only

Date Received: _____

Ownership Checked: _____

By: _____

Signature	Date
Signature	Date



Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045

Property Report

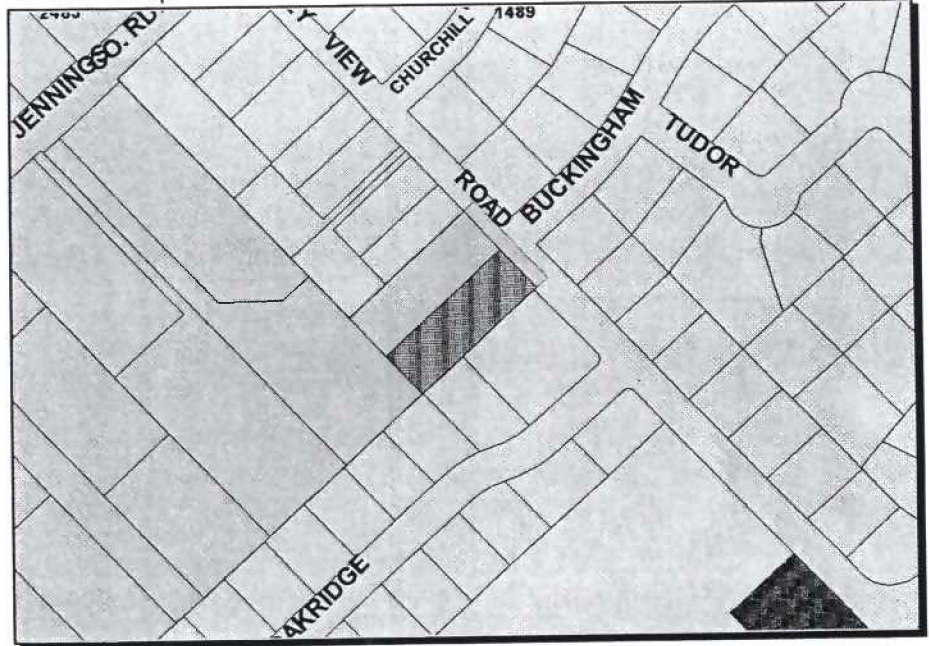
MITCHELL JOHN P
17113 SE VALLEY VIEW RD
MILWAUKIE , OR 97267

Site Address: **17113 SE VALLEY VIEW RD**
 Taxlot Number: **22E17BC00200**

Land Value: **134059**
 Building Value: **98310**
 Total Value: **232369**

Acreage:
 Year Built: **1965**
 Sale Date: **10-01-1993**
 Sale Amount: **95000**
 Sale Type:

Location Map:



Land Class:
Residential land improved

Building Class:
Single family res, class 3

Neighborhood:
Gladstone newer 100, 101

Taxcode Districts:

Fire **Clackamas RFPD #1**
 Park **North Clackamas Park Dist #2**
 School **SCH 115 GLADSTONE**
 Sewer **Oak Lodge 2 Sanitary Dist. #5**
 Water **OAK LODGE**
 Cable **Comcast of Oregon, II, Inc.**
 CPO **Oak Lodge**
 Garb/Recyc **Oak Grove Disposal**
 Jurisdiction **Clackamas**

Site Characteristics:

UGB: **In**
 Flood Zone: **No**

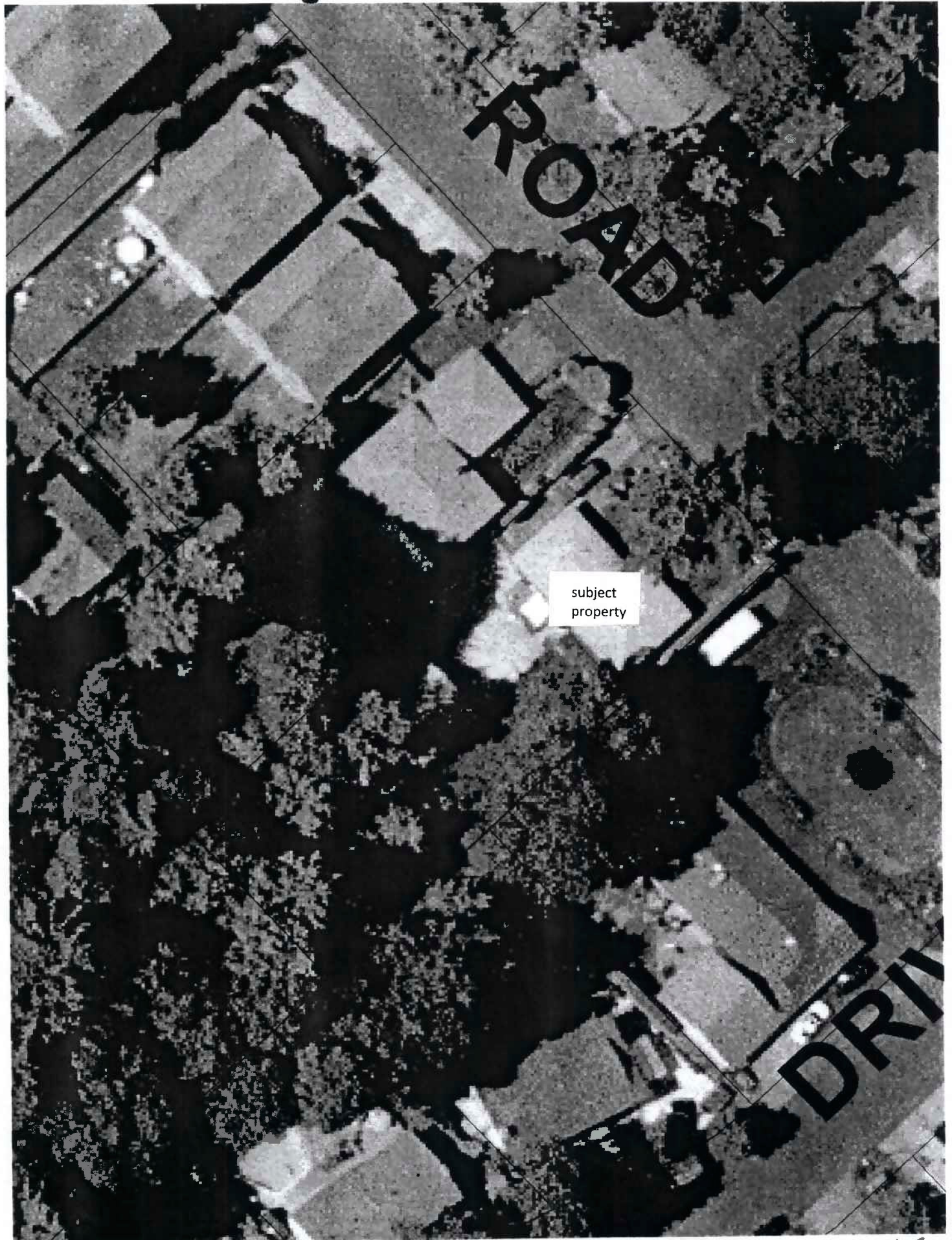
Zoning Designation(s):

Zone	Overlay:	Acreage:
R10		0.35

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

Printed at 3:51 PM on 02/08/2008

15-18



subject
property



City of **GLADSTONE**

525 Portland Avenue • Gladstone, OR 97027

Department of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301-2540

ATTN: Plan Amendment Specialist