



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: September 21, 2015

Jurisdiction: City of Oakridge

Local file no.: 2015-02

DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/18/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-15 {23859}

Received: 9/18/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Oakridge

Local file no.: **2015-02**

Date of adoption: July 21, 2015

Date sent: 9/18/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): June 15, 2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Louis Gomez

Phone: 541-782-2258

E-mail: louisgomez@ci.oakridge.or.us

Street address: 48318 E. 1st st-P.O. Box 1410

City: Oakridge

Zip: 97463-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from RR-Rural Residential	to R-1 Low Density Residential	Acres: .8
Change from RR-Rural Residential	to R-1 Low Density Residential	Acres:
.18		
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: R-1 Low Density Residential Acres added: .98 Acres removed:

Location of affected property (T, R, Sec., TL and address): 21351611 TL6400 76527 W. Oak RD-21351523 TL3100 48539 E.1st

List affected state or federal agencies, local governments and special districts: DLCD, Lane County Assessor, Hazeldell RFPD, Secretary of States Office, DOR

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

All exhibits are attached to Ordinance 910 and Ordinance 912

ORDINANCE NO. 910

AN ORDINANCE APPROVING THE ZONING OF CERTAIN ANNEXED TERRITORY TO THE CITY OF OAKRIDGE

WHEREAS, the City Council approved the annexation of certain territory to the City of Oakridge, described in **Exhibit A** (legal description) and shown on **Exhibit B** (map); and

WHEREAS, a request to establish City zoning for the annexation territory that was submitted on May 23, 2015 by Matthew Carson and Christine Slaven; and

WHEREAS, this zoning request has been initiated in accordance with City of Oakridge Zoning Ordinance Article 29, and the City Council held a public hearing on July 21, 2015; and

WHEREAS, the proposed zoning district(s) are shown for the annexed territory on the attached **Exhibit C** (zoning map); and

WHEREAS, a Staff Report attached as **Exhibit D** is adopted by the City Council as the findings supporting this zoning adoption and the zoning decision's consistency with the applicable annexation criteria.

Now, therefore, the City of Oakridge ordains as follows:

Section 1. The City Council of the City of Oakridge does hereby approve the zoning of the territory as R-1 Low Density Residential District as shown in the map attached as Exhibit C. The zoning is supported by the findings set out in Exhibit D.

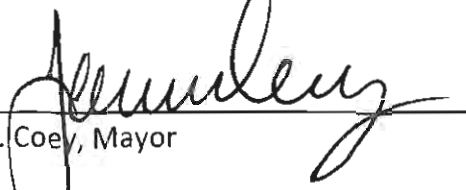
Section 2. City staff is hereby directed to update the City's official zoning map accordingly.

Section 3. This ordinance shall take effect on the thirtieth day after its enactment as provided by the City Charter.

READ FOR THE FIRST TIME, BY TITLE ONLY, this 21st day of July, 2015, no Councilor present having requested it be read in full.

READ FOR THE SECOND TIME, BY TITLE ONLY, PASSED AND ADOPTED by a vote of the Oakridge City Council, this 21st day of July, 2015.

APPROVED AND SIGNED BY THE MAYOR of the City of Oakridge on this 21st day of July, 2015.



James B. Coey, Mayor

ATTEST: 

Susan LaDuke, City Recorder

Ayes: 6

Nays: 0

Ordinance #: 910

After Recording Return To
First American Title
600 Country Club Road
Eugene, OR 97401



After recording return to:
Matthew Carson and Christine M.
Slaven
48455 Hills Street
Oakridge, OR 97463

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew Carson and Christine M.
Slaven
48455 Hills Street
Oakridge, OR 97463

File No.: 7191-1907137 (jda)
Date: July 02, 2012

EXHIBIT A
CARSON Slaven
Zoning R-1

THIS SPACE RESERVED FOR RECORDER'S USE

Lane County Clerk
Lane County Deeds & Records

2012-033339

07/02/2012 02:17:21 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 02
\$10.00 \$11.00 \$10.00 \$16.00

\$47.00

STATUTORY WARRANTY DEED

Mary A. Devorak, Successor Trustee of The Constance Wetzel Revocable Living Trust dated November 01, 2006, Grantor, conveys and warrants to Matthew Carson and Christine M. Slaven, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

BEGINNING AT A POINT EIGHT HUNDRED AND TWENTY-TWO (822) FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 EAST ON THE EAST LINE OF THE SECTION RUN SOUTH 89° 49' WEST THREE HUNDRED AND TWENTY-FOUR (324) FEET TO THE CENTER OF THE COUNTY ROAD, THENCE ALONG THE COUNTY ROAD SOUTH 27° 37' EAST NINE (9) FEET, THENCE SOUTH 45° EAST, ONE HUNDRED AND NINETY-ONE (191) FEET, THENCE SOUTH 72° 10' EAST TWO HUNDRED (200) FEET TO THE EAST LINE OF SECTION 16, THENCE NORTH TWO HUNDRED SIX AND THREE TENTHS (206.3) FEET TO THE POINT OF BEGINNING, CONTAINING ONE (1) ACRE MORE OR LESS SUBJECT TO THE COUNTY ROAD.

Subject to:

1. The 2012-2013 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of July, 2012

Constance Wetzel Revocable Living Trust

Mary A. Devorak
Mary A. Devorak, Successor Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 2nd day of July, 2012 by Mary A. Devorak as Trustee of the Constance Wetzel Revocable Living Trust, on behalf of the trust.

[Signature]

Notary Public for Oregon
My commission expires:



After Recording Return To:

City of Oakridge
P.O. Box 1410
Oakridge, OR 97463



\$62.00

01505988201500272380040042

06/12/2015 11:23:20 AM

RPR-CNST Cnt=1 Stn=1 CASHIER 05
\$20.00 \$10.00 \$11.00 \$21.00

IRREVOCABLE CONSENT TO ANNEX

We, Matthew F. Carson & Christine M. Slaven are all of the owners of the real property described on Exhibit A attached hereto (Owners). We, on behalf of ourselves, our heirs, assigns, and future owners of the property, do hereby irrevocably consent to annexation of the property to the City of Oakridge, or any successor thereof.

The City has the authority, with this consent, to initiate annexation of this property at any time without further notice to the land owners.

21-35-16-11-06400-76527 W. OAK RD.

Further, Owners and City agree the City will coordinate City service development to the property. At such time as such services, in the City's discretion, are available for the subject property, the subject property may be annexed into the City.

Owners waive any time limits as may affect the validity of this Consent.

Owners specifically acknowledge that this is a contract with City and waives any right to its application.]

DATED this 19 day of MAY, 2015.

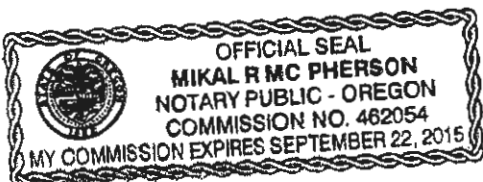
LANDOWNER(S):

[Signature]

Christine M. Slaven

Personally appeared before me this 19 day of MAY, 2015 by Matthew F. Carson and Christine M. Slaven, IN THE COUNTY OF LANE, AND STATE OF OREGON. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AND THE CITIZENS LISTED ABOVE.

[Signature]
Notary Public for Oregon



ACCEPTANCE

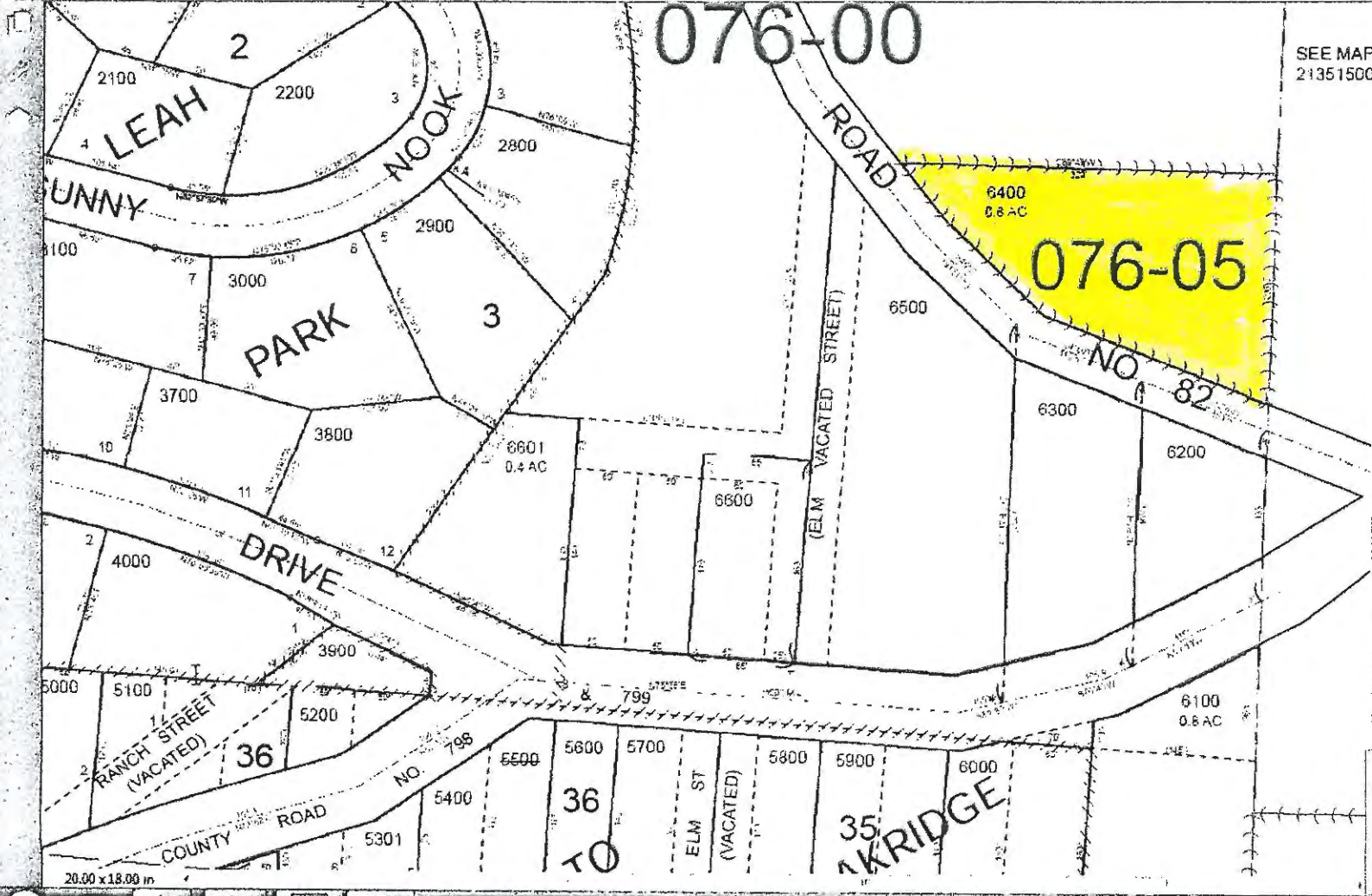
This conveyance is accepted and approved by City of Oakridge, a political subdivision of the State of Oregon, on this 19 day of MAY, 2015, by

James Coey as the authorized representative of the City Council of City of Oakridge, a political subdivision of the State of Oregon.

City of Oakridge, Oregon

By: James Coey
Name: James Coey
Title: Mayor

CARSON SLATER
Zoning R-1



SEE MAP
21351500

Sign In

Export PDF

Adobe ExportPDF

Convert PDF files to Word or Excel online

Select PDF File:

21351511.pdf

Convert To:

Microsoft Word (.docx)

Recognize Text in English (U.S.)

Change

Convert

Create PDF

Edit PDF

Send Files

Store Files

Secure PrintScreen Pro

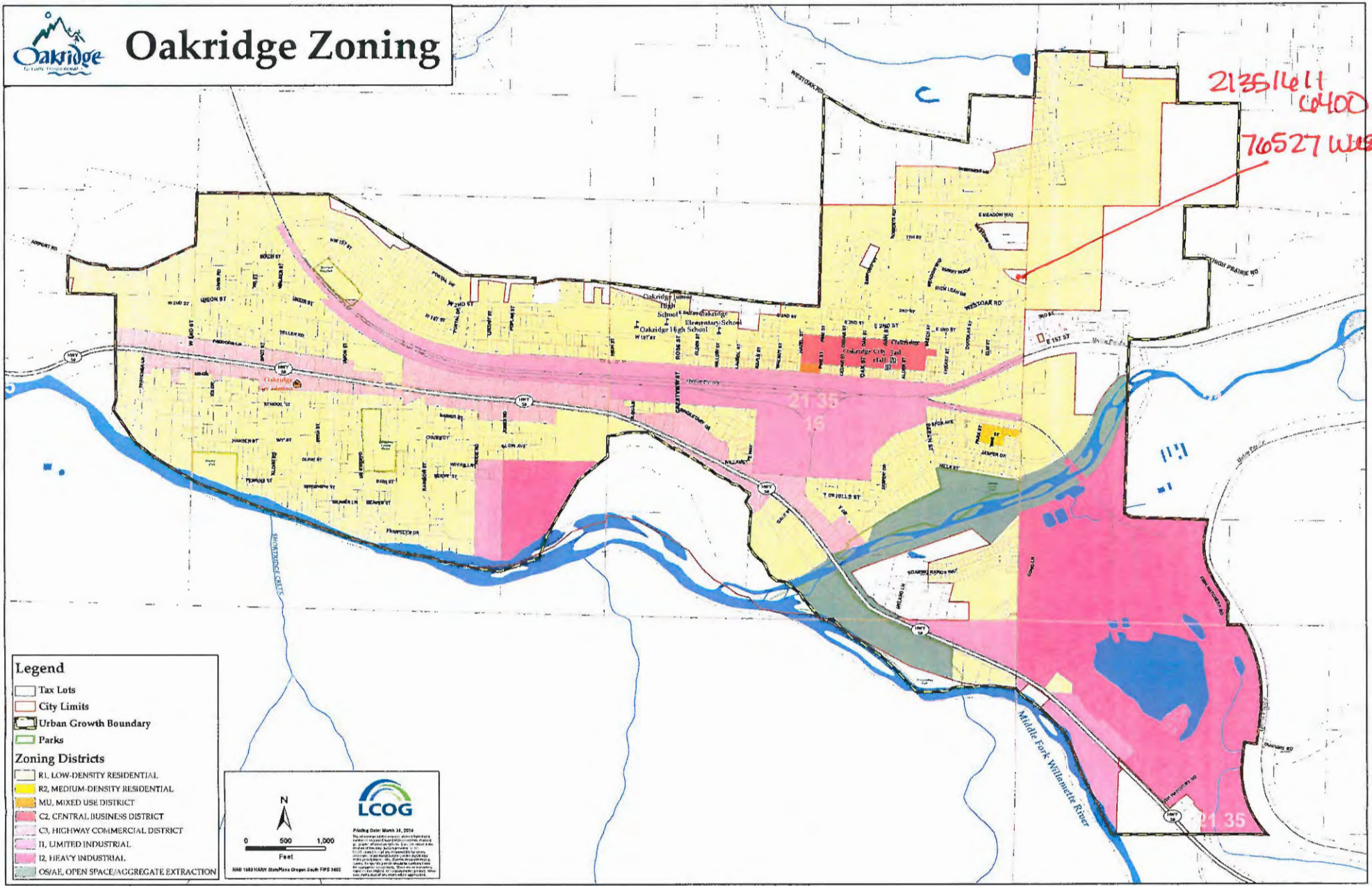
The Secure PrintScreen Pro has been started.

Don't show this message again.

L.A.M.D.T.C.
 CARSON
 +
 Slaven
 Zoning
 R-1



Oakridge Zoning



21351611
60400

76527 Westport rd

- Legend**
- Tax Lots
 - City Limits
 - Urban Growth Boundary
 - Parks
- Zoning Districts**
- R1, LOW-DENSITY RESIDENTIAL
 - R2, MEDIUM-DENSITY RESIDENTIAL
 - MU, MIXED USE DISTRICT
 - C2, CENTRAL BUSINESS DISTRICT
 - C3, HIGHWAY COMMERCIAL DISTRICT
 - I1, LIMITED INDUSTRIAL
 - I2, HEAVY INDUSTRIAL
 - OS/AE, OPEN SPACE/AGGREGATE EXTRACTION

0 500 1,000
 Feet

LCOG

Planning Date: March 31, 2014

This information is provided for informational purposes only. It is not intended to constitute a contract or any other legal instrument. The information is subject to change without notice. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose.

MAP 1983 HAZM StatePlane Oregon South FIPS 1402



City of Oakridge
48318 E. 1st Street-P.O. Box 1410
Oakridge, Oregon 97463
Phone: 541-782-2258 FAX: 541-782-1081

**OAKRIDGE PLANNING COMMISSION
STAFF REPORT**

File ANX-1-2015

Report Date: July 14, 2015
Discussion Date: July 21, 2015

PROPERTY OWNER: Matthew F. Carson & Christine M. Slaven
48455 Hills Street
Oakridge, OR 97463
541-510-3107

REPRESENTATIVE: Owners

SUBJECT PROPERTY: Assessors Map 21-35-16-11 Tax Lot 6400

ZONING: Proposed R-1 (Low Density Residential)

REQUEST: Annex into the City of Oakridge and zone to R-1

BACKGROUND:

The property is .8 acres east of West Oak Road and North of High Prarie Road. The property did have a trailer house on the property which has been removed. The property is currently vacant and unused, and the owner would like to annex the property and build a house. Access to the property is from West Oak Road. Water is available to the property. The closest sewer connection is over 300 feet from the residence. If the residence is more than 200 feet from the nearest sewer connection we cannot require them to connect to sewer at this time. It is also understood that if the sewer line is brought within 200 feet of the residence, they will be required to connect to city sewer. Service to this property will not impair the ability to serve existing portions of the city.

The parcel is within the Urban Growth Boundary, and is noted in the comprehensive plan as urban residential expansion area.

ARTICLE 28-ANNEXATION

SECTION 28.02 CRITERIA

Any annexation proposal considered under this ordinance shall conform to the following criteria.

- (1) The proposed annexation is consistent with applicable policies in the City of Oakridge Comprehensive Plan.

Findings: The Comprehensive Plan does allow for annexation of properties that are within the Urban Growth Boundary and service to this property will not impair the ability to serve existing portions of the City.

Conclusion: The application meets the requirements of Section 28.02 Ordinance 874.

- (2) The proposed annexation is within the Urban Growth Boundary and is a logical and efficient extension of the City limit boundaries.

Findings: The property is within the Urban Growth Boundary which will add additional residential housing inventory.

Conclusion: The application meets the goals of the Comprehensive Plan and Ordinance 874.

- (3) Urban services can be extended to the property without seriously impairing City Services to existing portions of the City.

Findings: Services to this property will not impair the ability to serve existing portions of the City. Water service and sewer service have been stubbed out.

Conclusion: The application meets the goals of the Comprehensive Plan and Ordinance 874.

- (4) The proposed annexation territory is contiguous to the City Limits or separated from the City only by a public right of way or a stream, lake or other body of water.

Findings: The territory to be annexed is contiguous to the City of Oakridge.

Conclusion: The application meets the goals of the comprehensive plan and Ordinance 874.

ARTICLE 29-DISTRICT CHANGES

Section 29.03 CRITERIA

Any use or overlay zoning district amendment proposal must be shown to be in conformance with each Of the following criteria.

- (1) The proposed amendment conforms to the comprehensive Plan or substantial changes in conditions have occurred which renders the Comprehensive Plan, inapplicable to the requested change and the Plan should be amended as proposed by the proponent of the change. If this is the case, the

plan must be amended before final action on the district change.

Findings: The annexation of territory within the Urban Growth Boundary into the City compels us to change the zoning from Rural Residential to R-1 Low Density Residential.

Conclusion: The application meets the goals of the comprehensive plan and Ordinance 874.

- (2) The proposed amendment fulfills a demonstrated public need for a particular activity or use of land within the area in question.

Findings: It allows for the construction or placement of residential housing which allows the city to add to its housing inventory.

Conclusion: The application meets the city's need for housing inventory and the goals of the comprehensive plan.

- (3) If residential zoning is involved, the proposed residential district or districts best satisfies the objectives of the Comprehensive Plan and does not exclude opportunities for adequate provision of low or moderate housing or "needed housing" types as defined in OAR 660-08-015 within the subject neighborhood area.

Findings: The proposed zoning does satisfy the Comprehensive Plan and does provide an opportunity for low to moderate housing if required.

Conclusion: The application meets the goals of the Comprehensive Plan.

- (4) The proposed zone district is compatible with the existing and anticipated surrounding land use.

Findings: The territory in question is surrounded by residential parcels and a residential setting.

Conclusion: The application meets the goals of the Comprehensive Plan.

ARTICLE 31-PUBLIC HEARING

SECTION 31.02 PROCEDURES- PLANNING COMMISSION RECOMMENDATION

- (1) No less than one public hearing shall be held on all permits, zone changes and quasi-judicial amendments to the Comprehensive Plan for Oakridge, Oregon. This public hearing shall be held within 45 days of when the application has been deemed complete.
- (2) All documents or evidence relied upon by the applicant shall be submitted to the secretary of the Planning Commission or the City Recorder and be made available to the public at least 20 days before the hearing.
- (3) Any staff report used at the hearing shall be available at least seven days prior to the hearing.

- (4) If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing provided such continuance is requested before the close of the hearing.

- (5) At the commencement of a quasi-judicial hearing required by this ordinance, a statement shall be made to those in attendance that:
 - (a) Lists the applicable decision-making criteria;
 - (b) States that testimony and evidence must be directed toward the criteria included in the list of applicable decision-making criteria, or other criteria in the Comprehensive Plan or in this ordinance which a person believes applies to the decision;
 - (c) States that issues must be raised by the close of the record at or following the final evidentiary hearing, in person or by letter;
 - (d) States that, unless there is a continuance, if a participant at the hearing so requests before the hearing ends the record shall be kept open for at least seven days;
 - (e) States that any party shall be entitled to a continuance of the hearing if persons other than the applicant submit documents or evidence in support of the application supplementing the documents or evidence submitted by the applicant; and
 - (f) States that failure to raise an issue with sufficient specificity to afford the decision-maker and the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals.

SECTION 31.03 DECISION

Following the hearing procedure described above, the hearing body shall approve, table, or deny the application; or if the hearing is in the nature of an appeal, either affirm, reverse, or remand the decision that is on appeal. A decision on a hearing or an application for a development permit may be continued

STAFF RECOMMENDATION:

The Planning Commission recommends to the City Council that the parcel be annexed and zoned R-1.

STAFF RECOMMENDATION:

Recommend to the City Council the parcel be annexed and zoned R-1.

Proposed Motion: After completing the finding of fact, the Planning Commission recommends to the City Council that Tax Parcel 21-35-15-23; Lot 03100 be annexed into the City of Oakridge and zoned R-1 effective upon filing the annexation with the Secretary of State.

ORDINANCE NO. 912

AN ORDINANCE APPROVING THE ZONING OF CERTAIN ANNEXED TERRITORY TO THE CITY OF OAKRIDGE

WHEREAS, the City Council approved the annexation of certain territory to the City of Oakridge, described in **Exhibit A** (legal description) and shown on **Exhibit B** (map); and

WHEREAS, a request to establish City zoning for the annexation territory that was submitted on June 12, 2015 by Robert and Sherry Moe; and

WHEREAS, this zoning request has been initiated in accordance with City of Oakridge Zoning Ordinance Article 29, and the City Council held a public hearing on July 21, 2015; and

WHEREAS, the proposed zoning district(s) are shown for the annexed territory on the attached **Exhibit C** (zoning map); and

WHEREAS, a Staff Report attached as **Exhibit D** is adopted by the City Council as the findings supporting this zoning adoption and the zoning decision's consistency with the applicable annexation criteria.

Now, therefore, the City of Oakridge ordains as follows:

Section 1. The City Council of the City of Oakridge does hereby approve the zoning of the territory as R-1 Low Density Residential District as shown in the map attached as Exhibit C. The zoning is supported by the findings set out in Exhibit D.

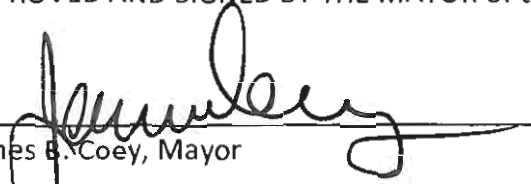
Section 2. City staff is hereby directed to update the City's official zoning map accordingly.

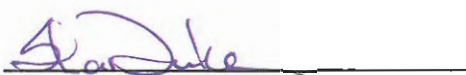
Section 3. This ordinance shall take effect on the thirtieth day after its enactment as provided by the City Charter.

READ FOR THE FIRST TIME, BY TITLE ONLY, this 21st day of July, 2015, no Councilor present having requested it be read in full.

READ FOR THE SECOND TIME, BY TITLE ONLY, PASSED AND ADOPTED by a vote of the Oakridge City Council, this 21st day of July, 2015.

APPROVED AND SIGNED BY THE MAYOR of the City of Oakridge on this 21st day of July, 2015.


James B. Coey, Mayor

ATTEST: 
Susan LaDuke, City Recorder

Ayes: 6
Nays: 0

Ordinance #: 912

NANNETTE JOY KINGSBURY, TRUSTEE OF THE NANNETTE JOY KINGSBURY REVOCABLE TRUST,
AS TO PARCEL 1 AND JOY KINGSBURY, AS TO PARCEL 2, Grantor,

Exhibit A
Moe
Zoning R-1

conveys and warrants to

ROBERT MOE and SHERRY MOE, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

PARCEL 1:

Lots 21, 22 and 24, CEDAR TERRACE SUBDIVISION, as platted and recorded in Book 20, Page 3, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL 2:

Lots 5 and 6, CEDAR TERRACE SUBDIVISION, as platted and recorded in Book 20, Page 3, Lane County Oregon Plat Records, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$56,000.00.

Dated this 18 day of January, 2013.

WRD

After Recording Return To:

City of Oakridge
P.O. Box 1410
Oakridge, OR 97463



01478943201500034650030036

\$57.00

01/29/2015 09:16:46 AM

RPR-CNST Cnt=1 Stn=15 CASHIER 05
\$15.00 \$10.00 \$11.00 \$21.00

IRREVOCABLE CONSENT TO ANNEX

We, Robert Moe & Sherry Moe are all of the owners of the real property described on Exhibit A attached hereto (Owners). We, on behalf of ourselves, our heirs, assigns, and future owners of the property, do hereby irrevocably consent to annexation of the property to the City of Oakridge, or any successor thereof.

The City has the authority, with this consent, to initiate annexation of this property at any time without further notice to the land owners.

Tax Acct # 21 351523 # 3100
21 351523 # 3200

Further, Owners and City agree the City will coordinate City service development to the property. At such time as such services, in the City's discretion, are available for the subject property, the subject property may be annexed into the City.

Owners waive any time limits as may affect the validity of this Consent.

Owners specifically acknowledge that this is a contract with City and waives any right to its application.]

DATED this 9th day of January, 2015.

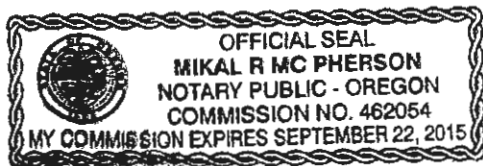
LANDOWNER(S):

Robert Moe

Sherry Moe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AND THE CITIZENS LISTED BELOW,

Personally appeared before me this 9 day of JANUARY, 2015 by ROBERT MOE AND SHERRY MOE, IN THE COUNTY OF LANE, AND THE STATE OF OREGON.



Mikal McPherson

Notary Public for Oregon
MY COMMISSION EXPIRES
SEPTEMBER 22 - 2015

ACCEPTANCE

This conveyance is accepted and approved by City of Oakridge, a political subdivision of the State of Oregon, on this 9th day of January, 2015 by

James Coey as the authorized representative of the City Council of City of Oakridge, a political subdivision of the State of Oregon.

City of Oakridge, Oregon

By: 

Name: JAMES COEY

Title: MAYOR

Exhibit B
MOE
Zoning R-1

2135 15 23 3100

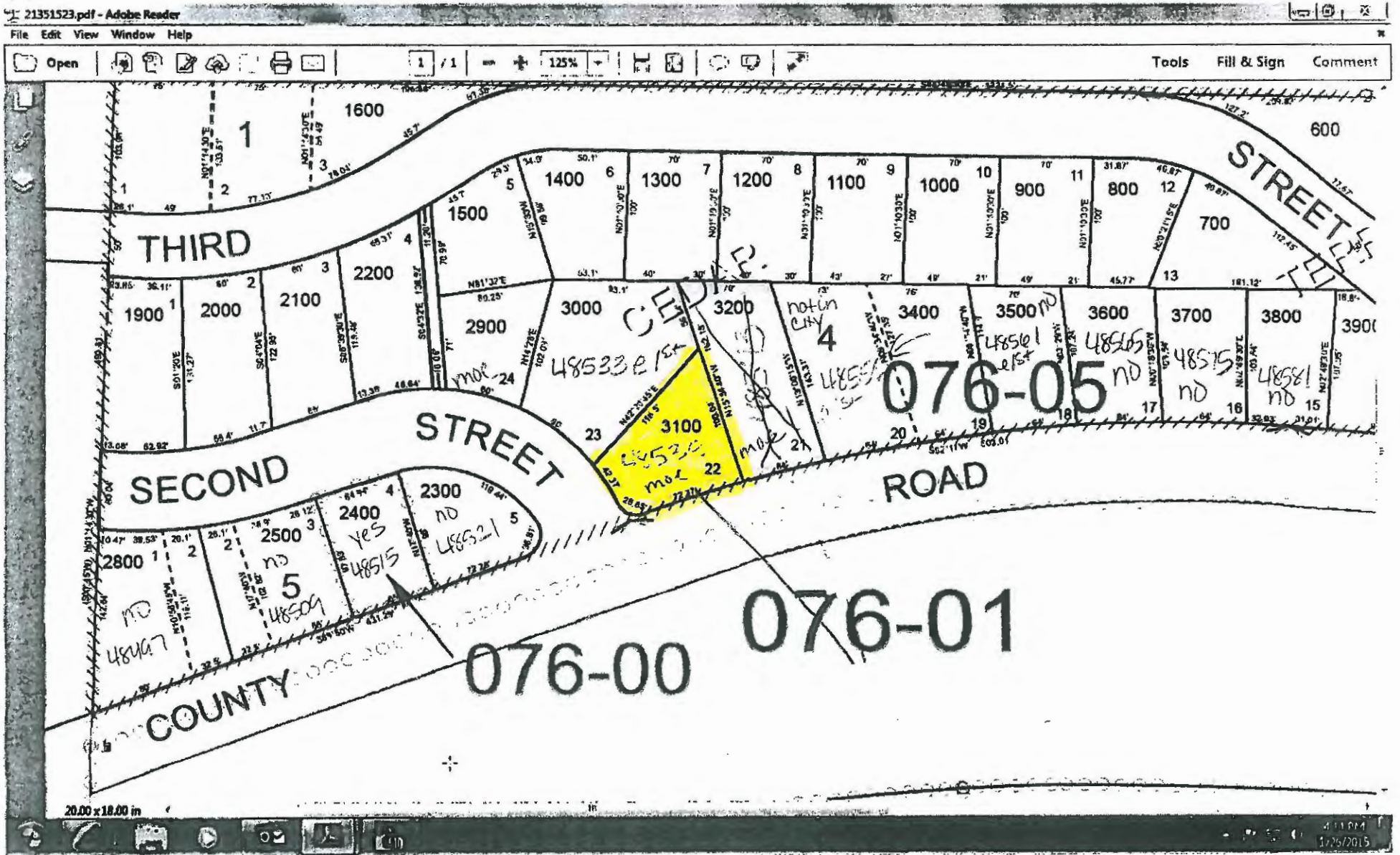
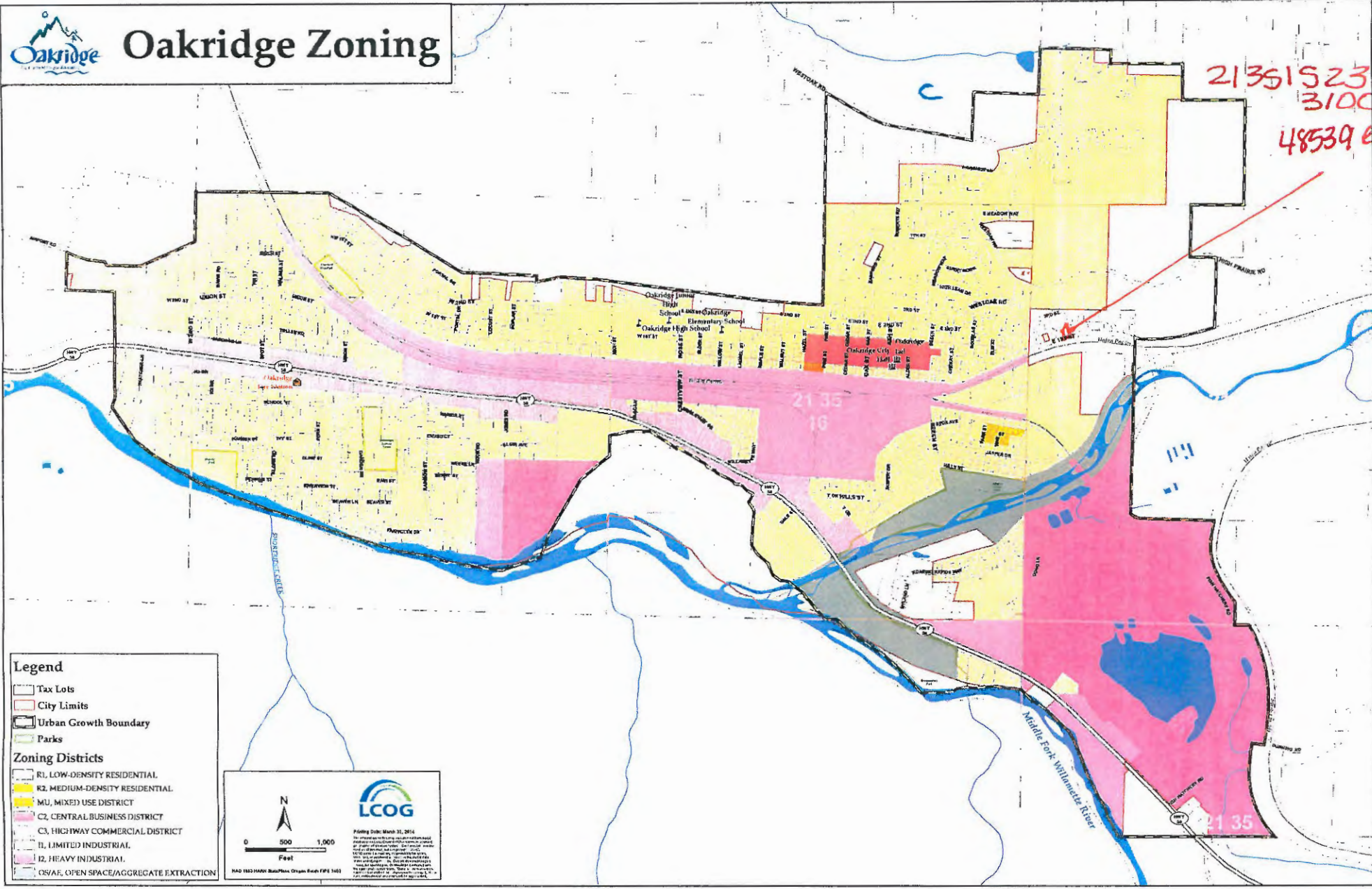


Exhibit 1
MOE
Zoning
R-1



Oakridge Zoning



21351523
3100
48539 & 1st

213518

2135

- Legend**
- Tax Lots
 - City Limits
 - Urban Growth Boundary
 - Parks
- Zoning Districts**
- R1, LOW-DENSITY RESIDENTIAL
 - R2, MEDIUM-DENSITY RESIDENTIAL
 - MU, MIXED USE DISTRICT
 - C2, CENTRAL BUSINESS DISTRICT
 - C3, HIGHWAY COMMERCIAL DISTRICT
 - I1, LIMITED INDUSTRIAL
 - I2, HEAVY INDUSTRIAL
 - OS/AE, OPEN SPACE/AGGREGATE EXTRACTION

Planning Date: March 21, 2016
This map was prepared by the City of Oakridge and the LCOG. It is not intended to be used for any purpose other than that for which it was prepared. The City of Oakridge and the LCOG assume no liability for any errors or omissions on this map. The City of Oakridge and the LCOG are not responsible for any actions taken based on this map. The City of Oakridge and the LCOG are not responsible for any actions taken based on this map. The City of Oakridge and the LCOG are not responsible for any actions taken based on this map.

HOA 1922 HOA01 BluePlan Orange Earth EPS 1403

Exhibit U
Moe
Zoning R-1



City of Oakridge
48318 E. 1st Street-P.O. Box 1410
Oakridge, Oregon 97463
Phone: 541-782-2258 FAX: 541-782-1081

**OAKRIDGE PLANNING COMMISSION
STAFF REPORT**

File ANX-2-2015

Report Date: July 14, 2015
Discussion Date: July 21, 2015

PROPERTY OWNER: Robert and Sherry Moe
47959 West Second St.
Oakridge, OR 97463
541-913-9219

REPRESENTATIVE: Owners

SUBJECT PROPERTY: Assessors Map 21-35-15-23 Tax Lot 03100

ZONING: Proposed R-1 (Low Density Residential)

REQUEST: Annex into the City of Oakridge and zone to R-1

BACKGROUND:

The property is .18 acre's east of E. 2nd St and north of E. 1st St. The property is currently vacant and unused, and the owner would like to annex the property and bring in a manufactured home. Access to the property is from E. 2nd St. Water and sewer are available and are stubbed to the property. Service to this property will not impair the ability to serve existing portions of the city.

The parcel is within the Urban Growth Boundary, and is noted in the comprehensive plan as urban residential expansion area.

ARTICLE 28-ANNEXATION

SECTION 28.02 CRITERIA

Any annexation proposal considered under this ordinance shall conform to the following criteria.

- (1) The proposed annexation is consistent with applicable policies in the City of Oakridge Comprehensive Plan.

Findings: The Comprehensive Plan does allow for annexation of properties that are within the Urban Growth Boundary and service to this property will not impair the ability to serve existing portions of the City.

Conclusion: The application meets the requirements of Section 28.02 Ordinance 874.

- (2) The proposed annexation is within the Urban Growth Boundary and is a logical and efficient extension of the City limit boundaries.

Findings: The property is within the Urban Growth Boundary which will add additional residential housing inventory.

Conclusion: The application meets the goals of the Comprehensive Plan and Ordinance 874.

- (3) Urban services can be extended to the property without seriously impairing City Services to existing portions of the City.

Findings: Services to this property will not impair the ability to serve existing portions of the City. Water service and sewer service have been stubbed out.

Conclusion: The application meets the goals of the Comprehensive Plan and Ordinance 874.

- (4) The proposed annexation territory is contiguous to the City Limits or separated from the City only by a public right of way or a stream, lake or other body of water.

Findings: The territory to be annexed is contiguous to the City of Oakridge.

Conclusion: The application meets the goals of the comprehensive plan and Ordinance 874.

ARTICLE 29-DISTRICT CHANGES

Section 29.03 CRITERIA

Any use or overlay zoning district amendment proposal must be shown to be in conformance with each Of the following criteria.

- (1) The proposed amendment conforms to the comprehensive Plan or substantial changes in conditions have occurred which renders the Comprehensive Plan, inapplicable to the requested change and the Plan should be amended as proposed by the proponent of the change. If this is the case, the

plan must be amended before final action on the district change.

Findings: The annexation of territory within the Urban Growth Boundary into the City compels us to change the zoning from Rural Residential to R-1 Low Density Residential.

Conclusion: The application meets the goals of the comprehensive plan and Ordinance 874.

- (2) The proposed amendment fulfills a demonstrated public need for a particular activity or use of land within the area in question.

Findings: It allows for the construction or placement of residential housing which allows the city to add to its housing inventory.

Conclusion: The application meets the city's need for housing inventory and the goals of the comprehensive plan.

- (3) If residential zoning is involved, the proposed residential district or districts best satisfies the objectives of the Comprehensive Plan and does not exclude opportunities for adequate provision of low or moderate housing or "needed housing" types as defined in OAR 660-08-015 within the subject neighborhood area.

Findings: The proposed zoning does satisfy the Comprehensive Plan and does provide an opportunity for low to moderate housing if required.

Conclusion: The application meets the goals of the Comprehensive Plan.

- (4) The proposed zone district is compatible with the existing and anticipated surrounding land use.

Findings: The territory in question is surrounded by residential parcels and a residential setting.

Conclusion: The application meets the goals of the Comprehensive Plan.

ARTICLE 31-PUBLIC HEARING

SECTION 31.02 PROCEDURES- PLANNING COMMISSION RECOMMENDATION

- (1) No less than one public hearing shall be held on all permits, zone changes and quasi-judicial amendments to the Comprehensive Plan for Oakridge, Oregon. This public hearing shall be held within 45 days of when the application has been deemed complete.
- (2) All documents or evidence relied upon by the applicant shall be submitted to the secretary of the Planning Commission or the City Recorder and be made available to the public at least 20 days before the hearing.
- (3) Any staff report used at the hearing shall be available at least seven days prior to the hearing.

- (4) If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing provided such continuance is requested before the close of the hearing.

- (5) At the commencement of a quasi-judicial hearing required by this ordinance, a statement shall be made to those in attendance that:
 - (a) Lists the applicable decision-making criteria;
 - (b) States that testimony and evidence must be directed toward the criteria included in the list of applicable decision-making criteria, or other criteria in the Comprehensive Plan or in this ordinance which a person believes applies to the decision;
 - (c) States that issues must be raised by the close of the record at or following the final evidentiary hearing, in person or by letter;
 - (d) States that, unless there is a continuance, if a participant at the hearing so requests before the hearing ends the record shall be kept open for at least seven days;
 - (e) States that any party shall be entitled to a continuance of the hearing if persons other than the applicant submit documents or evidence in support of the application supplementing the documents or evidence submitted by the applicant; and
 - (f) States that failure to raise an issue with sufficient specificity to afford the decision-maker and the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals.

SECTION 31.03 DECISION

Following the hearing procedure described above, the hearing body shall approve, table, or deny the application; or if the hearing is in the nature of an appeal, either affirm, reverse, or remand the decision that is on appeal. A decision on a hearing or an application for a development permit may be continued

STAFF RECOMMENDATION:

The Planning Commission recommends to the City Council that the parcel be annexed and zoned R-1.

STAFF RECOMMENDATION:

Recommend to the City Council the parcel be annexed and zoned R-1.

Proposed Motion: After completing the finding of fact, the Planning Commission recommends to the City Council that Tax Parcel 21-35-15-23; Lot 03100 be annexed into the City of Oakridge and zoned R-1 effective upon filing the annexation with the Secretary of State.