



# Molalla City Council

Meeting located at: Molalla Adult Center  
315 Kennel , Molalla, OR 97038

**July 9, 2014**

## **Regular Meeting Agenda**

### **No Work Session**

**Business meeting will begin at 7:00PM.** The Council has adopted Public Participation Rules. Public comment cards are available at the entry desk. Request to speak must be turned into to the Mayor prior to the start of the regular Council meeting.

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#### **1. CALL TO ORDER – 1,039th Regular Meeting**

- A. Call the meeting to order
- B. Flag Salute
- C. Roll Call

#### **2. COMMUNICATIONS AND PUBLIC COMMENT**

- A. Minutes: June 25, 2014 - Motion to Approve
- B. Minutes: Planning Commission Work Session – Informational Only
- C. Minutes: Transportation Advisory Committee

#### **3. AWARDS & RECOGNITIONS**

#### **4. PROCLAMATIONS**

#### **5. PUBLIC HEARINGS**

- A. Proposed Island Annexation Hearing

#### **6. CONTINUING BUSINESS**

#### **7. RESOLUTIONS**

#### **8. ORDINANCES**

- A. **Ordinance 2014 – 06 To Ordinance 2014-25:** Annexing Island Territory Into The City Of Molalla, Withdrawing The Territory From Special Districts, Amending The Comprehensive Plan And Rezoning Property.
- B. **Ordinance 2014 – 26:** Repealing Ordinance 2007-06B An Ordinance Relating To Sewer Utility In The City Of Molalla Establishing Utility License Fee; Declaring An Emergency
- C. **Ordinance 2014 – 27:** An Ordinance Repealing Ordinance 2007-07 An Ordinance Relating To Water Utility In The City Of Molalla Establishing Utility License Fee; Declaring An Emergency
- D. **Ordinance 2014 – 28:** An Ordinance Repealing Ordinance 2007-07 An Ordinance Relating To Water Utility In The City Of Molalla Establishing Utility License Fee; Declaring An Emergency



**9. NEW BUSINESS**

- A. City Manager Salary Increase – Motion to approve

**10. REPORTS AND ANNOUNCEMENTS**

- A. City Manager/Staff Reports – Dan Huff

**11. EXECUTIVE SESSION**

**12. ADJOURNMENT**

Minutes of the Molalla City Council Regular Meeting  
Molalla Adult Center  
315 Kennel Ave., Molalla, OR 97038  
Wednesday June 25, 2014

**ATTENDANCE:** Mayor Rogge, Present; Councilor Pottle, Present; Councilor Clark, Present; Councilor Thompson, Present; Councilor Griswold, Present; Councilor Boreth, Present; Councilor Cook, Present.

**STAFF IN ATTENDANCE:** City Manager Dan Huff, Present; HR Coordinator Peggy Johnson, Present; Finance Director Heather Penni, Present.

**COMMUNICATIONS AND PUBLIC COMMENT:**

**A. Minutes – June 11, 2014**

Councilor Pottle made a motion to accept the minutes from June 11, 2014. Councilor Clark seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

**B. Minutes – Planning Commission**

Information only

CM Huff introduced Diana Hadley. Diana is the City's new Library Director.

Lucy Allison-Pursley, 701 N. Molalla Ave. Thanked Council for extending the hours of the Aquatic Center. She stated that there was a Friends of the Pool meeting held and one of the coordinators from Tigard/Tualatin pool District attended and gave some good information on the process of creating a pool district.

Mayor Rogge stated that having brochures with costs and information would be helpful for future patrons.

Councilor Boreth stated that having the people from the Tigard/Tualatin pool is a great resource. He asked if the Friends of the Pool has created a non-profit. He was advised that they are working on it.

Councilor Pottle thanked Ms. Allison-Pursley for being a spokesperson for the Friends of the Pool.

Councilor Cook stated that he attended the Friends of the Pool meeting. He mentioned that it was a promising meeting and also sobering because of what the group has to do to create a pool district.

Councilor Thompson stated that a membership drive may not be in the best interest. He stated that if they succeed with a pool district, the funding structure will change.

## **NEW BUSINESS**

### **A. OLCC Application – Longbranch Bar & Grill**

Sarah Quier, 30428 S. Wall St., Colton. And Matthew Kieling, 8895 S. Heinz Rd., Canby. Matt stated that he and Sarah are leasing the building from Mt. Govro. Councilor Pottle asked if there would any affiliation with the owner of the building. She was advised that there will be no affiliation with Mr. Govro.

Councilor Boreth asked how they came to lease the business, he also asked if there would be entertainment. He was advised that they tried to lease the White Horse but that didn't work out. He was also advised there they will have entertainment. Councilor Clark made a motion to approve the OLCC Application. Councilor Pottle Seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

### **B. ODOT Work Letter Agreement: Hwy 213; Mulino Road to Blackman's Corner**

CM Huff stated that ODOT is repaving Hwy 213. As part of the project from Toliver to Hwy 211 the City has utilities and the responsibility to relocate or adjust the lines falls on the City. This contract covers the work to meet the requirements.

Councilor Boreth asked about a clause stating that the City is responsible for paying the entire share of the charges for the project. He asked what happens if the

project goes over the estimate. CM Huff stated that the clause is very common. He also stated that he didn't feel the cost would exceed the estimate.

Councilor Clark made a motion to authorize CM Huff to sign the ODOT work letter agreement. Councilor Griswold Seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

## **RESOLUTIONS**

### **A. Resolution 2014-07 – Amending Resolution 2013-10, Making Appropriations For The Fiscal Year 2013/2014**

Councilor Thompson made a motion to approve Resolution 2014-07. Councilor Boreth Seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

## **REPORTS & ANNOUNCEMENT**

Finance Direct Penni advised that the current budget and audit is on the City's website. She also stated that tomorrow there will be a meet and greet at the Library to greet Diana and say our farewells to Glenda.

HR Coordinator Peggy Johnson welcomed Library Director Hadley, she also wished Glenda the best in her retirement.

Councilor Boreth also wished Glenda the best in her retirement and welcome to Diana. He also wished everyone a safe and happy Independence Day.

Councilor Griswold stated that the VFW would be having a pancake feed at the City Park the night of the 3<sup>rd</sup> through noon the 4<sup>th</sup>.

Councilor Boreth made a motion to close regular session and open Executive Session. Councilor Pottle seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

## **ADJOURNMENT**

Councilor Thompson made a motion to adjourn. Councilor Boreth seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

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Sadie Cramer, City Recorder

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Mayor Debbie Rogge

Minutes of the Molalla Planning Commission Special Work Study Session  
Molalla City Hall Conference Room  
117 N. Molalla Avenue, Molalla OR 97038  
Monday, June 23, 2014

**ATTENDANCE:** Chair Burroughs, Vice-Chair Ferris, Commissioner Jacob, Commissioner Welty, Commissioner Harrison and non-voting member Torsen present. Commissioner Beattie, Commissioner Ruppel, and non-voting member Sharp absent.

**ALSO IN ATTENDANCE:** Council Liaison Griswold and Mayor Rogge

**STAFF:** City Manager Huff and Clackamas County Planner Martha Fritzie

**DISCUSSION ITEM** – Draft Comprehensive Plan:

Chair Burroughs opened the meeting at 7:00pm and dispensed with formal meeting procedures due to the meeting being a Work Study Session and no public was present.

A brief over view of the draft Comprehensive Plan update was provided by City Manager Huff. County Planner Fritzie provided a more in depth discussion of the update process and components of the Comprehensive Plan update.

Commissioners were encouraged to provide all comments to Staff for revisions to either Huff or Fritzie.

Staff will provide Commissioners with hard copies of the Park Plan and the Downtown Plan.

**ADJOURNMENT:**

Meeting adjourned at 7:55 pm.

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Jake Burroughs, Chair

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Dan Huff, City Manager

Minutes of the Molalla Transportation Advisory Committee  
Molalla City Hall Conference Room  
117 N. Molalla Avenue, Molalla OR 97038  
Tuesday, June 24, 2014

**ATTENDANCE:** Chair Fred Countryman, Member Ferris, Member Countryman, Member Avison.

**ALSO IN ATTENDANCE:** Council Liaison Thompson and Griswold.

**STAFF:** City Manager Huff

**DISCUSSION ITEMS:**

The Committee discussed the following:

**Priorities Including:**

- a. Highway 211
- b. 5-year Capital Improvement Plan
- c. Street Utility/Gas Tax
- d. Highway 211 "Y" Safety Issues
- e. Speed and Safety issues on north Highway 211 near Vaughn Road

The Committee, by consensus, agreed that Staff would prepare a letter to ODOT from the Committee identifying safety issues near the Y on 211 and speed issues near Vaughn Road.

Staff also informed the Committee of new Public Works Director, Jennifer Sherman who begins her employment on July 1, 2014.

**ADJOURNMENT:**

Meeting adjourned at 7:33 pm.

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Fred Countryman, Chair

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Dan Huff, City Manager





**Administration – Finance**

117 N Molalla Avenue, PO Box 248, Molalla, Oregon 97038

Phone: (503) 829-6855 Fax: (503) 829-3676

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June 19, 2014

To: Molalla City Council

From: Dan Huff, City Manager

**RE: Recommendation for consideration of properties affected by the annexation process.**

96 properties under Clackamas County stewardship but encapsulated by City of Molalla incorporated area (“islands”) have been identified as in need of annexation into the City.

- 40 Residential properties currently hooked up to full city utility services.
- 17 Residential properties currently have partial (either water OR sewer) hooked up.
- 16 Residential properties currently have no city services.
- 2 Commercial properties currently hooked up to full city utility services.
- 1 Commercial property currently has partial (either water OR sewer) hooked up.
- 2 Commercial properties currently have no city services.
- 17 are undeveloped
- 1 Cemetery

**Graduated taxes** – Based on legal information from the Clackamas County Assessor as well as Molalla legal counsel, variable graduated tax rates are not allowable. All properties will fall into the statutory rate increase, if any, based on zoning and usage.

**Water and Sanitary Sewer hook-ups** – The City will require that properties without one or both water and sanitary sewer service have the hook-up to those services completed within five (5) years of the service becoming available.

**Available Service definition** – Available service will be defined as water and sewer service to the property owner’s property line.

**Fees** – The following fee scale shall be used for new water or sewer SDC hook-ups within the annexed area:

1. 1 to 3 years from the final date of decision – No SDC fee
2. 3 to 6 years from the final date of decision – 50% of the SDC fee rate adopted by City Council at time of connection.
3. 6 to 10 years from the final date of decision – 100% SDC fee rate adopted by City Council at time of connection.

- **Utility Connection fees (currently \$600 per utility) will not be waived. This fee is subject to change and the property owner will be assessed the adopted fee at time of connection.**

**CITY OF MOLALLA PLANNING COMMISSION  
FINDINGS OF FACT AND DECISION DOCUMENT**

**LEGISLATIVE ISLAND ANNEXATION AND ZONE CHANGE**

<b>In the Matter of</b> a City initiated	)	File No. P-6-14
Legislative island annexation and	)	Island Annexation and
Zone change of 96 proerties	)	Zone Change
Located within the Molalla Urban	)	
Growth Boundary.	)	

**A. SUMMARY**

This Staff Report is in regards to a proposed legislative city initiated island annexation and zone change that requires the Planning Commission to make certain land use decisions and recommendations to the Molalla City Council prior to a final Council ordinance adoption. This particular action involves 96 properties located within the Molalla Urban Growth Area (UGA) that meet statutory definitions of islands that can be annexed by the City of Molalla (Exhibit A). The Commission will notice by examining the water and sewer connection map and property spreadsheet (Exhibits C & D) that 42 of the identified properties are fully served by the City of Molalla with water and sewer service and 18 have partial city services.

**B. GENERAL INFORMATION**

Based on the attached map(s) (Exhibits A, B and C) and spreadsheet (Exhibit D) the Planning Commissions deliberation of this matter affects 96 individual properties throughout the west portion of the City of Molalla Urban Growth Area. All properties were mailed an individual public notice (Exhibit E) and provided a map (Exhibit A) to identify their individual ownership. Public notice was provided in the Molalla Pioneer and posted on the City website. Notice to the Department of Land Conservation and Development (DLCD) was also provided within the required notification timeframe.

The subject properties comply with various definitions of "islands" as described in ORS 222.750 (Exhibit F). Each of these properties will also recieve the appropriate city zoning designation that complies with the underlying Comprehensive Plan designation as shown on the spreadsheet. **No Comprehensive Land Use designations will be affected by this action.**

Following legal review and adherance to statutory notification requirements the proposed annexation appears to satisfy applicable approval criteria. Based on the following Findings, Staff recommends that the Planing Commission recommend approval of the island annexation and accompanying zone changes to the City Council.

### C. PROCEDURES

This specific action is specific to the identified 96 properties and will not affect other properties not shown or shall approve development of the properties identified. This is a legislative action but because the City is applying compliant city zones to these properties a quasi judicial hearing process is required. During this hearing the Commission will receive the subject staff report, take written and verbal testimony, consider facts and criteria and render a decision based on the information available.

### D. PARTY STATUS

The following affected property owners within the island boundaries requested and were granted party status during the Planning Commission proceeding:

Patricia Torsen	31615 S. Hezzie Lane
Carol Maloy Et Al	14550 S. Claim Road
Harry Russell	13053 S. Highway 211 (Represented by John Henrickson)
Dale Newcomb	P.O. Box 2579, Lebanon, OR 97355
Cedric Hansen	13325 S. Highway 211
Curtis Cruikshank	13303 S. Highway 211
Pam Fleskes	725 W. Main Street
Randy Burley	12763 S. Crompton Lane
John Hekala	12754 S. Highway 211
Nancy Butler	133 NW Trinity Place #4, Portland, OR 97209

The following people addressed the Commission but did not request nor were they granted Party Status:

Susan Hansen	33381 S. Sawtell Road
Jim Taylor	29480 S. Holt Road, Colton OR
Gayla Hansen	38973 S. Sawtell Road

### E. PROCEDURAL FINDINGS

1. The City of Molalla is initiating a legislative island annexation of 96 individual properties located within the Molalla Urban Growth Area. The process will also include zone changes for all 96 properties from Clackamas County zoning to a compliant City of Molalla zoning district as detailed on the attached zoning map (Exhibit B) and property attribute spreadsheet (Exhibit D).
2. Notice of Proposed Land Use Regulation Amendment (DLCD Form 1) was electronically mailed to the Department of Land of Conservation and Development (DLCD) on April 25, 2014.

3. On April 29, 2014 Notice of Public Hearing before the Molalla Planning Commission was mailed to all record owners of the property proposed to be annexed and rezoned. The Notice was published in the Molalla Pioneer on May 14, 2014 and posted on the City of Molalla Website.
4. The City of Molalla has not received written testimony or correspondence from property owners concerning the proposed annexation and zone change as of the print of this staff report.
5. This matter came before the Molalla Planning Commission for consideration on June 4, 2014. The Planning Commission received the staff report, and heard public testimony.

**Conclusion:** The procedural findings noted above are adequate to support the Planning Commission's recommendation on the requested annexation and zone changes.

## **F. DECISION CRITERIA AND SUBSTANTIVE FINDINGS OF FACT**

Chapter 222.750 of the Oregon Revised Statutes (ORS) provides procedures for annexation of unincorporated territory surrounded by Cities. In addition, state statute requires that proposed amendments to Molalla's Zoning Map be consistent with the Statewide Planning Goals. Finally, Section 19.7.300 of the Development Code provides specific local criteria for approving a zone change.

The requested annexation and zone changes are measured here against these state and local criteria. The results of this analysis are presented as proposed Findings of Fact below.

### **COMPLIANCE WITH ANNEXATION PROCEDURES OF ORS CHAPTER 222.750**

Chapter 222.750 of the Oregon Revised Statutes provides the procedures for annexing unincorporated territory to the City of Molalla (Exhibit F).

**Finding:** The subject annexation and zone change complies with ORS 222.750 and has been reviewed by legal counsel for legal and case law purposes.

ORS 222.111(2) provides that *"A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed."*

**Finding:** The City Council of the City of Molalla by its own motion has initiated this action as a legislative body and the action complies with statutory requirements.

**Conclusion:** The annexation and zone change proposal conforms to the procedures provided by ORS Chapter 222.750 for annexation of unincorporated territory surrounded by the City of Molalla.

## CONSISTENCY WITH THE STATEWIDE PLANNING GOALS

**Goal 1: Citizen Involvement.** To provide for widespread citizen involvement in the planning process, and to allow citizens the opportunity to review and comment on proposed changes to comprehensive land use plans prior to any formal public hearing to consider the proposed changes.

**Findings:** Statewide Planning Goal 1 requires cities and counties to create and use a citizen involvement process designed to include affected area residents in planning activities and decision-making. On April 29, 2014, City staff mailed copies of a Notice of Public Hearing and map to all owners affected by this action (Exhibit E). The same notice was published in the Molalla Pioneer on May 14, 2014. Written information and/or Staff Report was available seven days prior to the June 4, 2014 public hearing at Molalla City Hall.

**Conclusion:** Statewide goal of citizen involvement has been met through the mechanisms described above.

**Goal 2: Land Use Planning.** To establish a land use planning process and policy framework as a basis for all decisions and actions related to land use and to ensure a factual base for such decisions and actions.

**Finding:** Molalla's acknowledged Comprehensive Plan and implementing ordinances provide a State-approved process for land use decision making, and a policy framework derived from a proper factual base. The City's Comprehensive Plan, implementing ordinances and State Law provide criteria by which the proposed island annexation will be processed. All of the subject properties are within the Molalla Urban Growth Area.

**Conclusion:** Statewide goal of land use planning has been met through the use of Molalla's acknowledged Comprehensive Plan, implementing ordinances and State Law

**Statewide Planning Goals 3 and 4 have been combined for the purposes of this Staff Report as follows:**

**Goal 3: Agricultural Lands.** To preserve and maintain agricultural lands.

**Goal 4: Forest Lands.** To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land....

**Finding:** Neither Goal 3 or 4 apply to this action because all properties are within the Molalla UGA and none of the properties have agricultural or forest Comprehensive Plan designations.

**Conclusion:** The proposed zone changes will not adversely impact agricultural lands as defined by Statewide Planning Goal 3, or forest lands as defined by Goal 4 nor do either of these Goals apply.

**Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources.** To protect natural resources and conserve scenic and historic areas and open spaces.

**Finding:** Statewide Planning Goal 5 requires local governments to adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. Goal 5 requires local governments to inventory natural resources such as wetlands, riparian corridors, and wildlife habitat. In addition, Goal 5 encourages local governments to maintain current inventories of open spaces, scenic views and sites, and historic resources. Significant sites must be identified and protected according to Goal 5 rules contained in the Oregon Administrative Rules, Chapter 660, Division 23.

Goal 5 resources within the Molalla UGA have previously been inventoried and evaluated. The subject properties except one are all designated for urban development and many of these properties are currently developed at an urban level. The one exception is the Pioneer Cemetery currently owned and under the jurisdiction of Clackamas County. The annexation and zone change will not affect ownership or jurisdictional responsibility of the Pioneer Cemetery.

**Conclusion:** The island annexation and zone changes will not conflict with or adversely impact Goal 5 and are consistent with Goal 5.

**Goal 6: Air, Water, and Land Resource Quality.** To maintain and improve the quality of air, water and land resources of the State.

**Finding:** Statewide Planning Goal 6 requires that waste and process discharges from future development, combined with that of existing development, do not violate State or Federal environmental quality regulations. The annexation and rezoning does not approve development activity and is unlikely to generate waste streams that are significantly more adverse to the environment and the City's treatment capacity than would be the case if the property remained unincorporated.

The City has regulations in place to control the generation and disposal of wastes, and the properties are or either can be served by City water and sewer service once annexed. Therefore, the proposed annexation and rezoning is not expected to have any deleterious effects on the quality of the air, water, or land resources of the State.

Existing state, federal, and local land use and environmental standards will be sufficient to ensure that subsequent land use activities regarding current and future development will be conducted in a manner that is consistent with, and will achieve the purpose of Goal 6.

**Conclusion:** The requested annexation and zone changes are consistent with Statewide Planning Goal 6.

**Goal 7: Areas Subject to Natural Disasters and Hazards.** To protect life and property from natural disasters and hazards.

**Finding:** The subject properties contain relatively flat topography similar to the balance of Molalla and are not within a special overlay zone or in an area that is designated as susceptible to flooding or other natural hazards. Any new development on any of the properties will be required to comply with development standards, building codes and public safety requirements. These existing regulations serve to ensure the protection of life and property.

**Conclusion:** Based on the above findings, the requested map amendments will be consistent with Goal 7.

**Goal 8: Recreational Needs.** To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the citing of necessary recreational facilities including destination resorts.

**Finding:** The subject property has not been designated by the City of Molalla or Clackamas County as land needed to meet the recreational needs of the citizens of, or visitors to, the state of Oregon. The property is currently zoned by the City and Clackamas County for urban development with no special geographic or natural advantages for recreational use.

**Conclusion:** The requested annexation and zone change will not adversely affect recreational opportunities within the City limits or urban growth boundary. The proposal is consistent with Goal 8.

**Goal 9: Economy of the State.** To provide adequate opportunities throughout the State for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

**Finding:** The subject properties are located inside the City's UGB, and planned for urban development. Annexation and compliant zoning does not approve development but will have the effect of allowing future urban development pursuant to current development standards and regulatory compliance of these properties within the city limits of Molalla.

**Conclusion:** The Statewide goal of providing adequate economic opportunities will be met by approving the request.

**Goal 10: Housing.** To provide for the housing needs of citizens of the State.

**Finding:** The proposed annexation and zone change includes a variety of fully developed, partially developed, nonconforming developed and vacant residential, commercial and industrial land. For example, Trinity Estates is a fully served and developed city standard subdivision. Each of these properties are within the UGB and the residential land is included within the current Buildable Lands Inventory as developable and urbanizable land.

**Conclusion:** The proposed annexation and zone changes are therefore consistent with Goal 10.

**Goal 11: Public Facilities and Services.** To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

**Finding:** Most of the properties are currently served or partially served with urban levels of water and sewer service from the City of Molalla (Exhibit C & D). Specifically, the 96 properties are served with water and sewer as follows:

Fully served with water and sewer	42
Partially served with one service	18
Developed with no service	16
Vacant or undeveloped	20 (Includes Pioneer Cemetery)

Currently, there are water and sewer mains located within a reasonable distance from all properties identified as part of this action. All properties are located within the infrastructure planning areas for the City of Molalla.

**Conclusion:** Based on the above findings, Staff concludes that the proposal is consistent with Statewide Planning Goal 11.

**Goal 12: Transportation.** To provide and encourage a safe, convenient, and economic transportation system.

**Finding:** This action is not for the purpose of approving development activity and only includes the annexation and zone change to compliant zones for each of these properties. All properties are located within the UGB and have been included within the current Transportation System Plan as well as the unacknowledged Downtown Molalla Development and OR 211 Streetscape Plan. This action alone will not lead to a change



in the existing level of service or otherwise have a significant impact on the transportation system.

**Conclusion:** Future development that includes providing access to the properties will be addressed by the City at the time a specific development proposal is reviewed. Based on the above finding, the annexation and zone change are consistent with Statewide Planning Goal 12.

**Goal 13: Energy Conservation.** To conserve energy.

**Finding:** Statewide Planning Goal 13 requires that land uses shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Properties included in this action are either currently or partially served with all forms of energy available within the Molalla UGB. The proposal is consistent with principles of efficient land use and energy efficiency.

**Conclusion:** The annexation and zone changes are consistent with Goal 13.

**Goal 14: Urbanization.** To provide for an orderly and efficient transition from rural to urban land use.

**Finding:** The 96 properties are all “urbanizable land” and located within the Molalla UGB and do not include any rural designated land based on Goal 14 language. Provisions of this Goal have been previously met through the acknowledgment of the City’s UGA certifying compliance with Goal 14 and the ability to provide urban services

**Conclusion:** The annexation and zone changes are consistent with the purposes and intent of Statewide Planning Goal 14.

## **G. COMPLIANCE WITH CITY OF MOLALLA ZONE CHANGE CRITERIA**

Section 19.7.300 (B) of the Molalla development Code (*Zone Changes*) provides the following criteria for approving a zone change:

1. *Approval of the request is consistent with the Statewide Planning Goals;*
2. *Approval of the request is consistent with the Comprehensive Plan;*
3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; and*
4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan or land use district map regarding property which is the subject of the application; and*

5. *The amendment conforms to applicable administrative rules of the Oregon Land Conservation and Development Commission, including the transportation planning rules.*

The Commission should note that this action is a Legislative Action and does not necessarily have specific criteria. However, quasi-judicial zone changes require the process as detailed above and provide guidance for a fully processed decision. Much of the criteria has been discussed previously and to reduce redundancy we will refer to previous statements when applicable.

**Criteria #1 Statewide Planning Goals:** See Section II.

**Criteria #2 Comprehensive Plan Consistency:** The proposed zone changes conform to the Molalla Comprehensive Plan including both the map and written policies by virtue of the zone changes occurring as part of this action. Each of these properties has been located within the Molalla UGB since the creation of the boundary and have been included as part of all full build out plans throughout the planning period.

**Criteria #3 Public Facilities:** The discussion under Section II Statewide Planning Goal 11 highlights this criteria as part of the Statewide Planning Goal section. But to reiterate the properties identified as part of this action are either fully served or partially served with existing city services including water, sewer, streets and storm drainage. The annexation and zone change by itself will not create any additional need for public facilities and services, subsequent development almost certainly will. However, the extent to which additional public facilities and services is required to serve the property will be determined at the time of development.

**Criteria #4 Public Interest:** The public interest regarding this matter is in the form of development consistency and equity. Highway 211/Main Street is the gateway to Molalla and varying development standards, enforcement and taxation has created an inconsistency for current city residents. This action will apply uniform development standards, enforcement and taxation throughout the developed City of Molalla.

**Criteria #5 OAR Compliance:** See Section II

Finding: The proposed annexation and zone changes for the 96 properties comply with provisions identified in the Molalla Development Code.

## H. CONCLUSION

The Planning Commissions finds that this proposal complies with the following decision criteria:

1. This proposal complies with Oregon Statewide Planning Goals.
2. Properties affected by this proposal can be adequately served by urban services.
3. This proposal complies with the Comprehensive Plan.
4. This proposal complies with applicable Oregon Administrative Rules.

Based on the foregoing findings the Commission finds that the proposed action complies with the Statewide Planning Goals, can be served with urban levels of service, complies with the Molalla Comprehensive Plan and complies with applicable OAR's. The Planning Commission forwards a recommendation of approval to the City Council regarding this annexation and zone change action.

## I. DECISION

The Planning Commission recommends APPROVAL of the Island Annexation and Zone Changes identified in File No. P-6-14 to the City Council and includes the following additional recommendations as part of their decision:

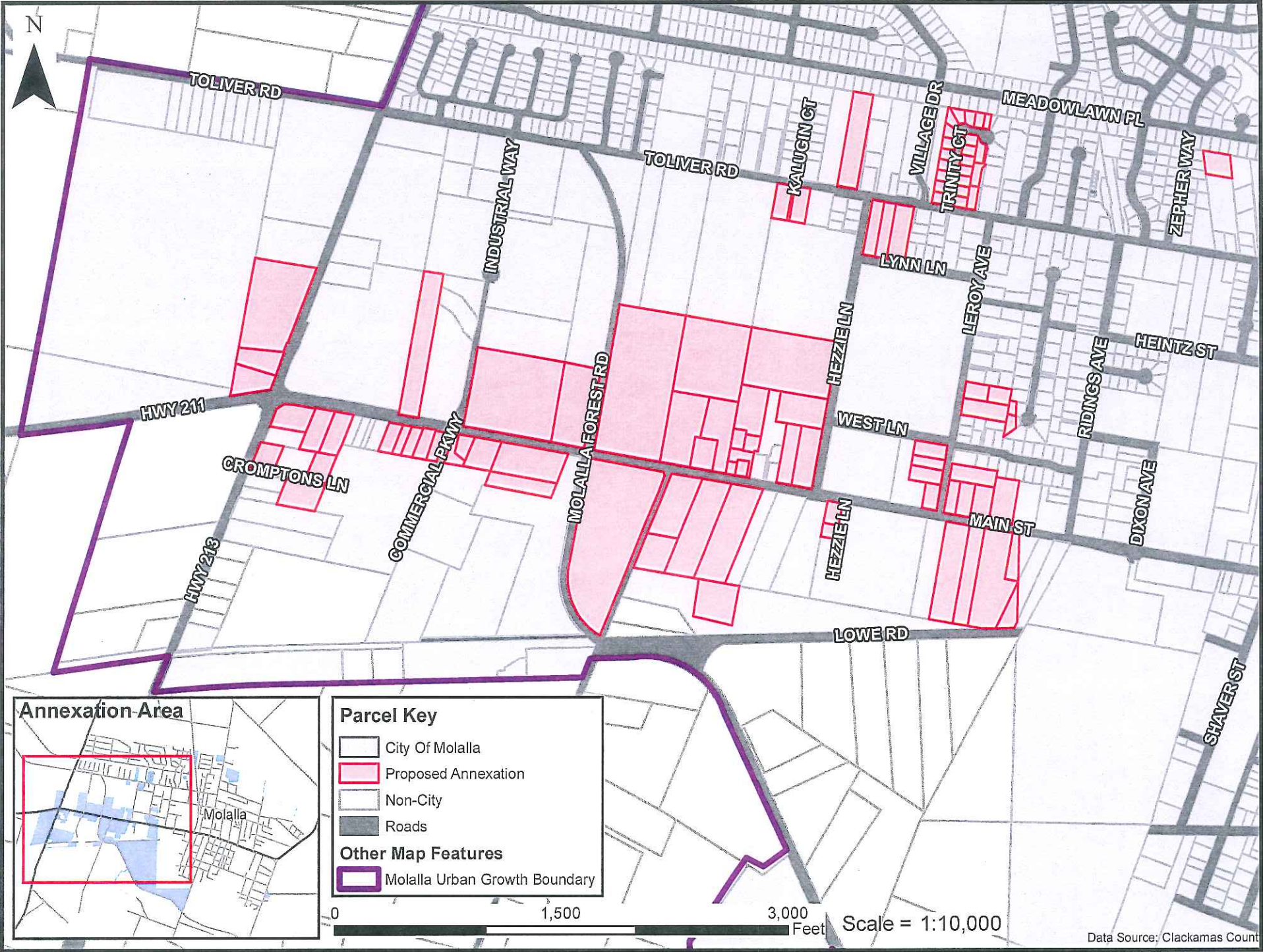
1. That Council GRANT a 10-year timeframe to connect to water and waste water services for those properties without water or sewer service and properties with one facility connection.
2. That Council consider a 10-year city property tax ramp-up period for residential properties without city water and sewer service and those residential properties with only one service.

DATED this 19 Day of June, 2014.

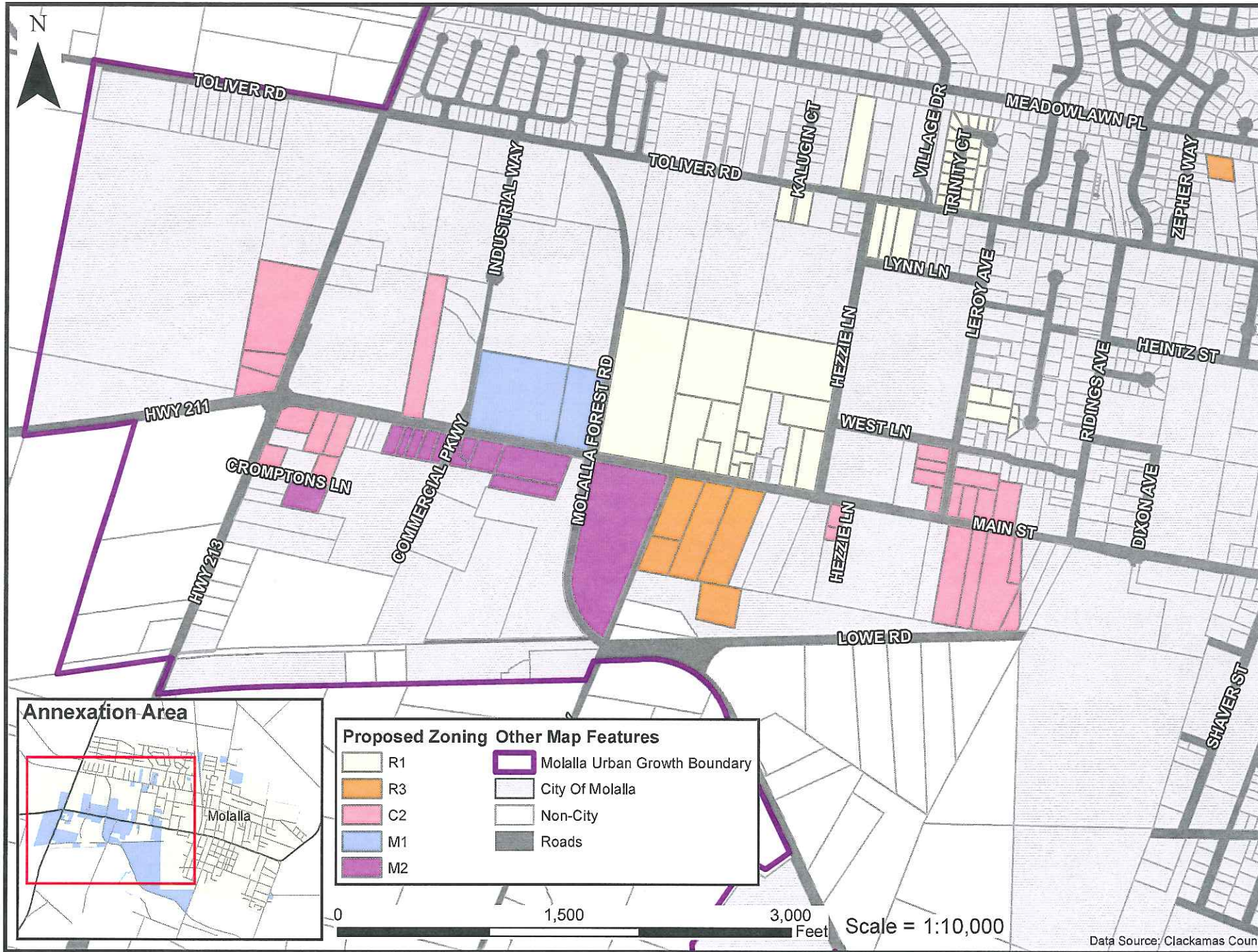
  
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 Jake Burroughs, Chair

  
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 Dan Huff, City Manager

# EXHIBIT A



Map: Proposed Annexations to Molalla City Limits



Map: Proposed Zoning for Proposed Annexation Parcels

# EXHIBIT C



Map: Existing Connections to City Services for Proposed Annexation Parcels

# EXHIBIT D

Island	LAST NAME	FIRST NAME	MAILING ADDRESS	CITY	ST	ZIP	TAX ID#	Site Address	Acres	Zone Now	New Zone	Status
#1	Spotten	Blake	30471 S. Hwy 213	Molalla	OR	97038	52E08AA03690	No Situs	0.61	RRFF5	R3	Hooked up to full City Services (Water/Sewer) - Back portion not in, must annex full lot to correct
#2	Smith	Rosemary	814 S. Toliver Rd.	Molalla	OR	97038	52E08BA00900	816 S. Toliver Road	0.67	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#2	Smith	Max L & Rosemary	814 S. Toliver Rd.	Molalla	OR	97038	52E08BA01000	814 S. Toliver Road	0.67	RRFF5	R1	Receives services through 816 S. Toliver
#2	Smith	Rosemary	814 S. Toliver Rd.	Molalla	OR	97038	52E08BA01100	No Situs	1.01	RRFF5	R1	Undeveloped
#3	Bauer	Fred & Ruthella	823 S. Toliver Rd.	Molalla	OR	97038	52E08BB00400	823 S. Toliver Road	1.92	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#4	Colbry	Kyran	12813 Arndt Rd NE	Aurora	OR	97002	52E08BB02100	906 S. Toliver Road	0.55	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#4	Norvo	Shane & Kimberly	904 S. Toliver Rd.	Molalla	OR	97038	52E08BB02200	No Situs	0.08	RRFF5	R1	Undeveloped
#4	Norvo	Shane & Kimberly	904 S. Toliver Rd.	Molalla	OR	97038	52E08BB02300	904 S. Toliver Road	0.55	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#5	Gurdial & Hardeep Inc		10794 SE 144th Loop	Happy Valley	OR	97086	52E07D 02000	12704 S Hwy 211	0.9	RRFF5	C2	Hooked up to all services except water (Blackmans Corner)
#5	Hekala (Trust)	Virginia	12754 S Highway 211	Molalla	OR	97038	52E07D 01900	No Situs	0.87	RRFF5	C2	Undeveloped
#5	Hekala (Trust)	Virginia	12754 S Highway 211	Molalla	OR	97038	52E07D 01800	12754 S Hwy 211	0.82	RRFF5	C2	Hooked up to all services except sewer/storm
#5	Burley	Randy	12757 S Cromptons Ln	Molalla	OR	97038	52E07D 02401	12763 S Cromptons Ln	0.62	RRFF5	C2	Home in use on property - No City services
#5	Burley	Terry	12770 S Cromptons Ln	Molalla	OR	97038	52E07D 02404	No Situs	0.05	RRFF5	C2	Undeveloped
#5	Peterson	Gregory	31568 S Highway 213	Molalla	OR	97038	52E07D 02500	31568 S Hwy 213	0.63	RRFF5	C2	Home in use on property - No City services
#5	Burley	Terry	29335 S Cramer Road	Molalla	OR	97038	52E07D 02400	12770 S Cromptons Ln	1.03	RRFF5	M2	Home in use on property - No City services
#6	Newcomb	Dale C	PO Box 2579	Lebanon	OR	97355	52E07A 02100	12843 S Hwy 211	2.91	RRFF5	C2	Hooked up to all services except sewer/storm
#7A	Bentley Family Trust		12933 S Highway 211	Molalla	OR	97038	52E07A 01804	12933 S Hwy 211	7.13	RRFF5	M1	Hooked up to all services except sewer/storm
#7A	Russell	Harry & Lemo	13053 S Highway 211	Molalla	OR	97038	52E07A 01700	13053 S Hwy 211	2.82	RRFF5	M1	Home in use on property - No City services
#7A	Gregory (Trustee)	Virgil	9611 Olde Georgetown Way	Centerville	OH	45458	52E07A 01600	13143 S Hwy 211	9.84	RRFF5	R1	Hooked up to all services except sewer/storm
#7A	Welle	Joshua	13183 S Highway 211	Molalla	OR	97038	52E08B 03202	13183 S Hwy 211	2.45	RRFF5	R1	Home in use on property - No City services
#7A	Welle	Joshua	13183 S Highway 211	Molalla	OR	97038	52E08B 03201	No Situs	1.67	RRFF5	R1	Undeveloped property - used for heavy equipmetn storage for neighboring welding shop
#7A	Welle	Joshua	13183 S Highway 211	Molalla	OR	97038	52E08B 03203	13183 S Hwy 211	0.71	RRFF5	R1	Welding Shop
#7A	Willmschen	Glen	13263 S Highway 211	Molalla	OR	97038	52E08B 03300	13263 S Hwy 211	1.32	RRFF5	R1	Home in use on property - No City services
#7A	Keslar	Brian	823 S. Toliver Rd.	Molalla	OR	97038	52E08B 03400	13261 S Hwy 211	0.26	RRFF5	R1	Home in use on property - No City services
#7A	Turcol	Tom & Jean	2455 NE Spruce	Gresham	OR	97080	52E08B 03500	13257 S Hwy 211	0.25	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#7A	Matveev	Trofim	13241 S Highway 211	Molalla	OR	97038	52E08B 03600	13241 S Hwy 211	0.32	RRFF5	R1	Hooked up to all services except sewer/storm
#7A	Rickles	Michelle	PO Box 511	Molalla	OR	97038	52E08B 03700	13341 S Hwy 211	0.12	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#7A	Day	Steven	PO Box 213	Molalla	OR	97038	52E08B 03800	13247 S Hwy 211	0.18	RRFF5	R1	Hooked up to all services except sewer/storm
#7B	Hansen	Cedric & Dorothy	13325 S Highway 211	Molalla	OR	97038	52E08B 04200	13325 S Hwy 211	1.27	RRFF5	R1	Home in use on property - No City services
#7B	Cruikshank	Curtis & Joyce	13303 S Highway 211	Molalla	OR	97038	52E08C 04100	13303 S Hwy 211	0.92	RRFF5	R1	Home in use on property - No City services
#7B	McEachran	Joann	630 Kalugin Court	Molalla	OR	97038	52E08B 04000	430 S West Lane	1.44	RRFF5	R1	Hooked up to all services except sewer/storm
#7B	Sledge Development		PO Box 605	Molalla	OR	97038	52E08B 03100	No Situs	5.05	RRFF5	R1	Undeveloped
#7B	Sledge Development		PO Box 605	Molalla	OR	97038	52E08B 03200	No Situs	5.05	RRFF5	R1	Undeveloped
#8	Torsen	Patricia	PO Box 577	Molalla	OR	97038	52E08C 00900	31615 S Hezzie Lane	0.21	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services except sewer/storm
#8	Maloy	Scott & Carol	14550 S. Claim Road	Molalla	OR	97038	52E08C 00801	No Situs	0.34	RRFF5	C2	Undeveloped
#9	Campy	Edward	724 W Main Street	Molalla	OR	97038	52E08C 00600	724 W Main	2.4	RRFF5	C2	Hooked up to full City Services (Water/Sewer) In UB as 13352 HWY 211
#9	Campy	Edward	724 W Main Street	Molalla	OR	97038	52E08C 00500	No Situs	1.51	RRFF5	C2	Undeveloped
#9	Buttler	Nancy	133 NW Trinity Place #4	Portland	OR	97209	52E08C 00400	718 W Main Street	3.11	RRFF5	C2	Hooked up to all services except sewer/storm
#9	Molalla Mini Storage		14855 SE 82nd Drive	Clackamas	OR	97015	52E08C 00290	No Situs	0.48	C2	C2	Hooked up to Full City Service. Back 1/2 of Molalla Mini Storage - Front Half in City.
#9	Bunnell (Trustee)	Donald	13412 Choco Road	Apple Valley	CA	92308	52E08C 00390	No Situs	0.48	RRFF5	C2	Hooked up to Full City Service. Back half of 710 W. Main. 1/2 in City, 1/2 not.
#10	Kim	Yong	PO Box 2684	Wilsonville	OR	97070	52E08B 04800	102 S Leroy Avenue	0.39	RRFF5	C2	Fred's Food o' Mart - Hooked up to all services (Water/Sewer)
#10	Lopez-Ruiz	Eusebio	106 S Leroy Avenue	Molalla	OR	97070	52E08B 04700	104 S Leroy Avenue	0.48	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services except sewer
#10	Uribe (Trustee)	Richard	PO Box 1157	Molalla	OR	97038	52E08B 04600	108 S Leroy Avenue	0.35	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services except sewer
#10	Okert	David & Dianne	110 S Leroy Avenue	Molalla	OR	97038	52E08B 04500	110 S Leroy Avenue	0.48	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services except sewer
#10a	Grabner	James	PO Box 447	Molalla	OR	97038	52E08AC03700	107 S. Leory Avenue	0.76	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services except sewer/storm
#10a	Hall	Harold E & Judy M	35771 S Highway 213	Molalla	OR	97038	52E08AC03800	727 W Main Street	0.38	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services (Water/Sewer)
#10a	Fleskes	Pamela	725 W Main Street	Molalla	OR	97038	52E08AC03900	725 W Main Street	0.51	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services (Water/Sewer)
#10a	Feathers	Donald & Elizabeth	723 W Main Street	Molalla	OR	97038	52E08AC04000	723 W Main Street	0.64	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services (Water/Sewer)
#10a	Naylor	Michael & Marianne	721 W Main Street	Molalla	OR	97038	52E08AC04100	721 W Main Street	1.03	RRFF5	C2	Comp Plan -General Commerical - Home on site & Hooked up to all services (Water/Sewer)
#11	Marson	Frank	317 S. Leroy Avenue	Molalla	OR	97038	52E08AC01900	317 S. Leroy Avenue	0.39	RRFF5	R1	Hooked up to all services except sewer/storm
#11	Marson	Frank	317A S. Leroy Avenue	Molalla	OR	97038	52E08AC01800	317A S. Leroy Avenue	0.36	RRFF5	R1	Hooked up to all services except sewer/storm
#11	Blackburn	William & Gail	312 S Leroy Avenue	Molalla	OR	97038	52E08AC02600	312 S. Leroy Avenue	0.76	RRFF5	R1	Hooked up to all services except sewer
#11	Hettick	Richard & Shirley	404 Carol Court	Molalla	OR	97038	52E08AC02590	404 Carol Court	0.11	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#11	Battin	Laurel	402 Carol Court	Molalla	OR	97038	52E08AC02890	402 Carol Court	0.18	RRFF5	R1	Hooked up to full City Services (Water/Sewer)
#12	Murrell	Zach & Tessa	646 Trinity Ct.	Molalla	OR	97038	52E08BA00201	646 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Johnson	Teresa Lynn	660 Trinity Ct.	Molalla	OR	97038	52E08BA00202	660 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Vannice	Mary	682 Trinity Ct.	Molalla	OR	97038	52E08BA00203	682 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Kutcher	Lani & Becky	692 Trinity Ct.	Molalla	OR	97038	52E08BA00204	692 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Santos	Carlos	700 Trinity Ct.	Molalla	OR	97038	52E08BA00205	700 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Olsen	Matt & Jennifer	706 Trinity Ct.	Molalla	OR	97038	52E08BA00206	706 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Rutledge	Tom & Janice	712 Trinity Ct.	Molalla	OR	97038	52E08BA00207	712 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Schultz	Gary & Lyla	718 Trinity Ct.	Molalla	OR	97038	52E08BA00208	718 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)

#12	Straub	Jessie & Breal	724 Trinity Ct.	Molalla	OR 97038	52E08BA00209	724 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Limbeck	Paul & Tracy	730 Trinity Ct.	Molalla	OR 97038	52E08BA00210	730 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Smith	Leslie	736 Trinity Ct.	Molalla	OR 97038	52E08BA00211	736 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Renard	Joseph	742 Trinity Ct.	Molalla	OR 97038	52E08BA00212	742 Trinity Court	0.09	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Behrends	Marilyn	737 Trinity Ct.	Molalla	OR 97038	52E08BA00217	737 Trinity Court	0.19	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Brittingham	Thomas & Nicole	741 Trinity Ct.	Molalla	OR 97038	52E08BA00216	741 Trinity Court	0.25	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Alyea	Harold & Mary	805 Toliver Rd.	Molalla	OR 97038	52E08BA00225	800 Trinity Court	0.21	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Ables	Jerry	19302 Rollins St.	Oregon City	OR 97045	52E08BA00218	709 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Blackman	Carol	703 Trinity Ct.	Molalla	OR 97038	52E08BA00219	703 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Anderson	Daniel & Amy	697 Trinity Ct.	Molalla	OR 97038	52E08BA00220	697 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Baker	John & Barbara	687 Trinity Ct.	Molalla	OR 97038	52E08BA00221	687 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Duffy	Patrick & Susan	677 Trinity Ct.	Molalla	OR 97038	52E08BA00222	677 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Pattison	Richard & Cilia	657 Trinity Ct.	Molalla	OR 97038	52E08BA00223	657 Trinity Court	0.14	R3	R1	Hooked up to full City Services (Water/Sewer)
#12	Gomez	Martimiano & Irene	899 E. Main St. #9	Molalla	OR 97038	52E08BA00224	647 Trinity Court	0.15	R3	R1	Hooked up to full City Services (Water/Sewer)
#13	Bentley (Trustee)	Brooks Ann	PO Box 1257	Molalla	OR 97038	52E07D 00102	No Situs	9.77	RRFF5	M2	Undeveloped
#14	Schoenborn (Trustee)	Kathy	12966 S Highway 211	Molalla	OR 97038	52E07D 00300	12968 S Hwy 211	1.01	RRFF5	M2	Undeveloped - Back yard to 52E07D 00200
#14	Schoenborn (Trustee)	Kathy	12966 S Highway 211	Molalla	OR 97038	52E07D 00200	12966 S Hwy 211	2.13	RRFF5	M2	Home in use on property - No City services. Comp Plan - Heavy Industrial - Home on Site
#14	Valov	William	2339 Montera	Hacienda Heights	CA 91745	52E07D 00400	12940 S Hwy 211	0.85	RRFF5	M2	Undeveloped
#14	Valov	William	2339 Montera	Hacienda Heights	CA 91745	52E07D 00400	12930 S Hwy 211	0.32	M2	M2	Undeveloped
#14	City of Molalla		PO Box 248	Molalla	OR 97038	52E07D 00600	No Situs	0.3	PSP	M2	Undeveloped
#14	City of Molalla		PO Box 248	Molalla	OR 97038	52E07D 00701	No Situs	0.05	PSP	M2	Undeveloped
#15	Carroll	Richard & Roxanne	7011 SE Bailey St	Lacey	WA 98513	52E07D 01200	No Situs	0.43	RRFF5	M2	Undeveloped
#15	Carroll	Richard & Roxanne	7011 SE Bailey St	Lacey	WA 98513	52E07D 01100	12852 S Hwy 211	0.28	RRFF5	M2	Home in use on property - No City services
#15	Philpot	Fred	12860 S Highway 211	Molalla	OR 97038	52E07D 01000	12860 S Hwy 211	0.35	RRFF5	M2	Home in use on property - No City services
#15	Kirby (Estate)	Ruth	12874 S Highway 211	Molalla	OR 97038	52E07D 00900	12874 S Hwy 211	0.45	RRFF5	M2	Home in use on property - No City services
#15	Price	Willard	12605 S Groshong Rd	Molalla	OR 97038	52E07D 00800	12888 S Hwy 211	0.33	RRFF5	M2	Home in use on property - No City services
#16	Holmes	Mike & Katie	31600 S. Ona Way	Molalla	OR 97038	52E08C 01600	31600 S Ona Way	1.96	RRFF5	R3	Home in use on property - No City services
#16	Burghardt	Jeanie	PO Box 363	Canby	OR 97013	52E08C 01700	No Situs	1.12	RRFF5	R3	Undeveloped
#16	Puhlman	Roy & Faye	13210 S Highway 211	Molalla	OR 970138	52E08C 01500	13210 S Hwy 211	2.94	RRFF5	R3	Home in use on property - No City services
#16	Corp Pres Bshp Ch Jesus Christ LDS		50 E North Temple St 22 Flr	Salt Lake City	UT 84150	52E08C 01400	13250 S Hwy 211	3.15	RRFF5	R3	Hooked up to full City Services (Water/Sewer)
#16	Cemetary Public		150 Beaver Creek Road	Oregon City	OR 97045	52E08C 01900	No Situs	1.57	RRFF5	R3	Cemetery
#17	Deardorff	Alan	PO Box 26	Colton	OR 97017	52E07A 02700	31465 S Hwy 213	0.94	C2	C2	County GIS says in City - Assessors says NO! Hooked up to full City Services (Water/Sewer)
#17	Herigstad	Gordon	128 Shirley St	Molalla	OR 97038	52E07A 02601	31459 S Hwy 213	0.87	C2	C2	County GIS says in City - Assessors says NO! Hooked up to all City services except water (Stutz)
#17	LMRK Group LLC		PO Box 601	Woodburn	OR 97071	52E07A 02600	31361 S Hwy 213	4.85	RRFF5	C2	Junk Yard - Hooked up to no City services





City of Molalla

117 N Molalla Avenue, PO Box 248, Molalla, Oregon 97038

Phone: (503) 829-6855 Fax: (503) 829-3676

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## **NOTICE OF PUBLIC HEARING**

### **CITY OF MOLALLA PROPOSED ANNEXATION TO THE CITY OF MOLALLA AND ASSIGNMENT OF CITY ZONING DESIGNATIONS.**

**NOTICE IS HEREBY GIVEN** that the City of Molalla Planning Commission will hold a Public Hearing Wednesday, June 4, 2014, at 7:00 p.m. or thereafter, in the Molalla Adult Center, 315 Kennel Avenue, Molalla, Oregon.

1. Consider recommendation to adopt a proposed Ordinance annexing certain unincorporated territory surrounded by the City of Molalla city limits under Oregon Revised Statutes Chapter 222.750 and withdrawing said property from certain taxing districts; and
2. Consider adopting a proposed order assigning a City of Molalla zoning designation to each affected property consistent with the Comprehensive Plan

The City of Molalla has determined that the adoption of this land use action may affect the permissible uses of your property, which may reduce the value of your property (Measure 56).

**The annexation affects property identified on the attached map.**

Applicable criteria for annexations are found in Oregon Revised Statutes Chapter 222.750 and the City's Comprehensive Plan. Criteria includes:

1. Consistency with applicable provisions in ORS 195 agreements or ORS 195 annexation plans;
2. Consistency with applicable standards for boundary changes contained within the Comprehensive Plan and applicable public facility plans;
3. Whether the proposed boundary change will promote or not interfere with timely, orderly and economic provision of public facilities and services;
4. Consistency with criteria for a boundary change under state and local law.

This hearing is open to the public and interested parties are encouraged to attend. A copy of the reports, proposed ordinance and supporting documents are available for inspection before the hearing at Molalla City Hall. Pursuant to State Law the ordinance enacting this annexation proposal subject to referendum. A prospective referendum petition, as well as required forms that must be filed with the City Recorder after the ordinance is adopted, and signatures representing not less than 10% of the registered voters in the City at the time of the prospective petition is filed (approximately 800 valid elector signatures) must be filed with the City Recorder no later than the 30<sup>th</sup> day after the adoption of the ordinance.

Failure to raise an issue at the hearing, in person or by letter, and provide statements or evidence sufficient to afford the Planning Commission or City Council an opportunity to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals on that issue.

Written comments or testimony may be submitted at the hearing or sent to the attention of the City Recorder, 117 N. Molalla Avenue, Molalla, OR 97038 prior to the hearing. For further information, please call Dan Huff, City Manager, at 503-829-6855, or e-mail [dhuff@cityofmolalla.com](mailto:dhuff@cityofmolalla.com).

Sadie Cramer, City Recorder

Publish May \_\_\_\_\_, 2014

**2011 ORS § 222.750<sup>1</sup>****Annexation of unincorporated territory surrounded by city**

- (1) As used in this section:
  - (a) Creek means a natural course of water that is smaller than, and often tributary to, a river, but is not shallow or intermittent.
  - (b) River means a large, continuous and natural stream of water that is fed along its course by converging tributaries and empties into an ocean, lake or other body of water.
- (2) When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the subject for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.
- (3) This section does not apply when the territory not within a city:
  - (a) Is surrounded entirely by water; or
  - (b) Is surrounded as provided in subsection (2) of this section, but a portion of the corporate boundaries of the city that consists only of a public right of way, other than Interstate Highway 5, constitutes more than 25 percent of the perimeter of the territory.
- (4) Unless otherwise required by its charter, annexation by a city under this section must be by ordinance or resolution subject to referendum, with or without the consent of any owner of real property within the territory or resident in the territory.
- (5) For property that is zoned for, and in, residential use when annexation is initiated by the city under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved. The city recorder or other officer performing the duties of the city recorder shall:
  - (a) Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed

annexation is located within 60 days after the city proclaims the annexation approved; **and**

- (b) Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.
- (6) Notwithstanding subsection (5) of this section, property that is subject to delayed annexation becomes part of the city immediately upon transfer of ownership.
- (7) This section does not limit provisions of a city charter, ordinance or resolution that are more restrictive than the provisions of this section for creating or annexing territory that is surrounded as described in subsection (2) of this section.
- (8) If a city charter, ordinance or resolution requires the city to conduct an election in the city, the city shall allow electors, if any, in the territory proposed to be annexed to vote in the election on the question of annexation. If the governing body of the city finds that a majority of the votes cast in the city and the territory combined favor annexation, the governing body, by ordinance or resolution, shall proclaim the annexation approved. The proclamation shall contain a legal description of each territory annexed. [Amended by 1963 c.444 §1; 1985 c.702 §16; 2007 c.654 §1; 2007 c.706 §1]

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## Notes of Decisions

Permitting annexation of surrounded territory without vote of residents does not deprive residents of right to equal protection under United States Constitution. Kane v. City of Beaverton, 202 Or App 431, 122 P3d 137 (2005)

Surrounded by means territory to be annexed is completely enclosed by and contiguous with corporate boundaries of annexing city or corporate boundaries of annexing city and body of water. Costco Wholesale Corp. v. City of Beaverton, 206 Or App 380, 136 P3d 1219 (2006), affd 343 Or 18, 161 P3d 926 (2007)

Chapter 222

## Notes of Decisions

Provisions of this chapter do not require final decisions on small tract annexations to be made in quasi-judicial proceedings rather than by popular vote. *Stewart v. City of Corvallis*, 48 Or App 709, 617 P2d 921 (1980), Sup Ct review denied

### Related Statutes<sup>3</sup>

- 12.270  
Conclusive presumption of validity of governmental subdivision boundary proceedings one year after effective date
- 197.175  
Cities and counties planning responsibilities
- 199.487  
Commission authority to initiate minor boundary change
- 199.490  
Procedure for minor boundary changes or transfers of territory
- 222.050  
Certain consolidations and mergers
- 222.183  
Notice of annexation when effective date delayed for more than one year
- 222.280  
Election of officers
- 222.855  
Annexation to remove danger to public health

<sup>1</sup> Legislative Counsel Committee, *CHAPTER 222—City Boundary Changes; Mergers; Consolidations; Withdrawals*, <http://www.leg.state.or.us/ors/222.html> (2011) (last accessed Mar. 25, 2012).

<sup>2</sup> Legislative Counsel Committee, *Annotations to the Oregon Revised Statutes, Cumulative Supplement - 2011, Chapter 222*, <http://www.leg.state.or.us/ors/annos/222ano.htm> (2011) (last accessed Mar. 25, 2012).

<sup>3</sup> OregonLaws.org assembles these lists by analyzing references between Sections. Each listed item refers back to the current Section in its own text. The result reveals relationships in the code that may not have otherwise been apparent.

Currency Information

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## CORRESPONDENCE

Pat Torsen	Affected property owner	Letter submitted prior to the public hearing
Carol Maloy Et Al.	Affected property owner	Letter submitted prior to the public hearing
Susan Hansen	Testimony and letter received at the public hearing	

May 1, 2013

Attention: Dan Huff;

This letter is in regards to the annexation of the Proposed Annexations to the City Limits of Molalla.

My property is included in this list, which I do not object to, however; upon viewing all the area being annexed, I would like to propose three other areas that are within city boundaries that are not being listed to annex.

1. The corner of Lowe Rd., there seems to be two lots that are not in the city? And they are not on the list to be annexed in.
2. The area on both sides of Hwy 213 that are within the Forest Road Purple boundary lines.

If we are doing this, let's get it done all at once, for future development. The City Limits are moving out. Big Businesses can develop on the other side of 213 and still be in the City Limits. Let's not leave out little pieces again. This is supposed to be the purpose of This Annexation!

Also, the Dibble, Larkin, Jackson Cemetery is on this list! Do you want the City to have the responsibility of maintaining it instead of the county? We need a fence around it and a gate. The ground is being checked for other graves, and many more are there. They have already been desecrated, thanks to the apartment builders. The property on the other side of the cemetery towards Lowe Road should be donated to the Cemetery to make up for the damage that was done. The property behind the apartments can be fenced in for apartment area recreation. The other side they have already been developing!!!!

Let's get this all done at once, so we don't have to do it later.

Thank You,



Patricia Torsen  
cc Debbie Rogue, Mayor

**RECEIVED**  
APR 30 2014

BY: .....

June 3, 2014

City of Molalla  
117 N. Molalla Avenue  
Molalla, OR 97038

**RE: City of Molalla Proposed Annexation / Assignment of City Zoning Designations Notice  
Parcels 5S 2E 08B, 03100 (account 01091927) and 5S 2E 08B, 03200 (account 01091936)**

Dear City of Molalla Representative:

In regards to the notice received concerning a public hearing scheduled for June 4, 2014, and specifically as it relates to the two parcels noted, we are sending this letter to document the following:

... We confirmed with the City on 5/2/14 that these properties were annexed in 2007 by City of Molalla Ordinance 2007-3, were rezoned R-1 at that time, and have been paying City taxes since then.

... We have been told by the City that this proceeding is just to correct a mapping error at Clackamas County and will have no substantive effect on these two properties in any way, including not changing the R-1 zoning.

... We express no opinion on whether or not these properties are needed to satisfy the requirements of state laws for annexation of other parcels.

... If any of this is incorrect we object to the proceedings as it affects these two parcels and should be contacted immediately.

Sincerely,



Carol Maloy, Member

N. Scott Maloy, Member

For SLEDGE DEVELOPMENT, LLC

P.O. Box 605 – Molalla, OR 97038

**RECEIVED**  
JUN 03 2014

BY: 





## STAFF REPORT

**TO:** Planning Commission  
**FROM:** City Manager  
**DATE:** June 4, 2014  
**SUBJECT:** CITY INITIATED ISLAND ANNEXATION AND ZONE CHANGE  
**FILE No.:** City File Number P-6-14

**This matter is scheduled for public hearing during the regular June 4, 2014 meeting of the City of Molalla Planning Commission at 7:00PM at the Adult Center, 315 Kennel Ave., Molalla, OR.**

---

### I. SUMMARY

This Staff Report is in regards to a proposed legislative city initiated island annexation and zone change that requires the Planning Commission to make certain land use decisions and recommendations to the Molalla City Council prior to a final Council ordinance adoption. This particular action involves 96 properties located within the Molalla Urban Growth Area (UGA) that meet statutory definitions of islands that can be annexed by the City of Molalla (Exhibit A). The Commission will notice by examining the water and sewer connection map and property spreadsheet (Exhibits C & D) that 42 of the identified properties are fully served by the City of Molalla with water and sewer service and 18 have partial city services.

This proposal will be evaluated by the Planning Commission based on the following criteria:

1. Does this proposal comply with the Statewide Planning Goals?
2. Can properties affected by this proposal be adequately served by urban services?
3. Does this proposal comply with the Comprehensive Plan?
4. Does this proposal comply with applicable Oregon Administrative Rules?

Following legal review and adherence to statutory notification requirements the proposed annexation appears to satisfy applicable approval criteria. Based on the following Findings, Staff recommends that the Planning Commission recommend approval of the island annexation and accompanying zone changes to the City Council.

## **GENERAL INFORMATION**

Based on the attached map(s) (Exhibits A, B and C) and spreadsheet (Exhibit D) the Planning Commissions deliberation of this matter affects 96 individual properties throughout the west portion of the City of Molalla Urban Growth Area. All properties were mailed an individual public notice (Exhibit E) and provided a map (Exhibit A) to identify their individual ownership. Public notice was provided in the Molalla Pioneer and posted on the City website. Notice to the Department of Land Conservation and Development (DLCD) was also provided within the required notification timeframe.

The subject properties comply with various definitions of “islands” as described in ORS 222.750 (Exhibit F). Each of these properties will also receive the appropriate city zoning designation that complies with the underlying Comprehensive Plan designation as shown on the spreadsheet. **No Comprehensive Land Use designations will be affected by this action.**

## **EXHIBITS**

Exhibit A	Property Vicinity Map
Exhibit B	Zoning Map
Exhibit C	Existing Water and Sewer connections Map
Exhibit D	Property Spreadsheet
Exhibit E	Public Notice
Exhibit F	ORS 211.750

## **PROCEDURES**

This specific action is specific to the identified 96 properties and will not affect other properties not shown or shall approve development of the properties identified. This is a legislative action but because the City is applying compliant city zones to these properties a quasi judicial hearing process is required. During this hearing the Commission will receive the subject staff report, take written and verbal testimony, consider facts and criteria and render a decision based on the information available.

To date Staff has received nine (9) phone calls or personal visits at City Hall but no written testimony.

To assist the Planning Commission in forming a recommendation regarding this matter, Staff offers the following Findings. Should the Commission move to provide a recommendation a final decision document will be prepared for the Chair's signature.

## **PROCEDURAL FINDINGS**

1. The City of Molalla is initiating a legislative island annexation of 96 individual properties located within the Molalla Urban Growth Area. The process will also include zone changes for all 96 properties from Clackamas County zoning to a compliant City of Molalla zoning district as detailed on the attached zoning map (Exhibit B) and property attribute spreadsheet (Exhibit D).
2. Notice of Proposed Land Use Regulation Amendment (DLCD Form 1) was electronically mailed to the Department of Land of Conservation and Development (DLCD) on April 25, 2014.
3. On April 29, 2014 Notice of Public Hearing before the Molalla Planning Commission was mailed to all record owners of the property proposed to be annexed and rezoned. The Notice was published in the Molalla Pioneer on May 14, 2014 and posted on the City of Molalla Website.
4. The City of Molalla has not received written testimony or correspondence from property owners concerning the proposed annexation and zone change as of the print of this staff report.
5. This matter came before the Molalla Planning Commission for consideration on June 4, 2014. The Planning Commission received the staff report, and heard public testimony.

**Conclusion:** The procedural findings noted above are adequate to support the Planning Commission's recommendation on the requested annexation and zone changes.

## **II. DECISION CRITERIA AND SUBSTANTIVE FINDINGS OF FACT**

Chapter 222.750 of the Oregon Revised Statutes (ORS) provides procedures for annexation of unincorporated territory surrounded by Cities. In addition, state statute requires that proposed amendments to Molalla's Zoning Map be consistent with the Statewide Planning Goals. Finally, Section 19.7.300 of the Development Code provides specific local criteria for approving a zone change.

The requested annexation and zone changes are measured here against these state and local criteria. The results of this analysis are presented as proposed Findings of Fact below.

### **COMPLIANCE WITH ANNEXATION PROCEDURES OF ORS CHAPTER 222.750**

Chapter 222.750 of the Oregon Revised Statutes provides the procedures for annexing unincorporated territory to the City of Molalla (Exhibit F).

Finding: The subject annexation and zone change complies with ORS 222.750 and has been reviewed by legal counsel for legal and case law purposes.

ORS 222.111(2) provides that “*A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.*”

Finding: The City Council of the City of Molalla by its own motion has initiated this action as a legislative body and the action complies with statutory requirements.

Conclusion: The annexation and zone change proposal conforms to the procedures provided by ORS Chapter 222.750 for annexation of unincorporated territory surrounded by the City of Molalla.

## **CONSISTENCY WITH THE STATEWIDE PLANNING GOALS**

**Goal 1: Citizen Involvement.** To provide for widespread citizen involvement in the planning process, and to allow citizens the opportunity to review and comment on proposed changes to comprehensive land use plans prior to any formal public hearing to consider the proposed changes.

Findings: Statewide Planning Goal 1 requires cities and counties to create and use a citizen involvement process designed to include affected area residents in planning activities and decision-making. On April 29, 2014, City staff mailed copies of a Notice of Public Hearing and map to all owners affected by this action (Exhibit E). The same notice was published in the Molalla Pioneer on May 14, 2014. Written information and/or Staff Report was available seven days prior to the June 4, 2014 public hearing at Molalla City Hall.

Conclusion: Statewide goal of citizen involvement has been met through the mechanisms described above.

**Goal 2: Land Use Planning.** To establish a land use planning process and policy framework as a basis for all decisions and actions related to land use and to ensure a factual base for such decisions and actions.

Finding: Molalla’s acknowledged Comprehensive Plan and implementing ordinances provide a State-approved process for land use decision making, and a policy framework derived from a proper factual base. The City's Comprehensive Plan, implementing ordinances and State Law provide criteria by which the proposed island annexation will be processed. All of the subject properties are within the Molalla Urban Growth Area.

Conclusion: Statewide goal of land use planning has been met through the use of Molalla's acknowledged Comprehensive Plan, implementing ordinances and State Law

**Statewide Planning Goals 3 and 4 have been combined for the purposes of this Staff Report as follows:**

**Goal 3: Agricultural Lands.** To preserve and maintain agricultural lands.

**Goal 4: Forest Lands.** To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land....

Finding: Neither Goal 3 or 4 apply to this action because all properties are within the Molalla UGA and none of the properties have agricultural or forest Comprehensive Plan designations.

Conclusion: The proposed zone changes will not adversely impact agricultural lands as defined by Statewide Planning Goal 3, or forest lands as defined by Goal 4 nor do either of these Goals apply.

**Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources.** To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: Statewide Planning Goal 5 requires local governments to adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. Goal 5 requires local governments to inventory natural resources such as wetlands, riparian corridors, and wildlife habitat. In addition, Goal 5 encourages local governments to maintain current inventories of open spaces, scenic views and sites, and historic resources. Significant sites must be identified and protected according to Goal 5 rules contained in the Oregon Administrative Rules, Chapter 660, Division 23.

Goal 5 resources within the Molalla UGA have previously been inventoried and evaluated. The subject properties except one are all designated for urban development and many of these properties are currently developed at an urban level. The one exception is the Pioneer Cemetery currently owned and under the jurisdiction of Clackamas County. The annexation and zone change will not affect ownership or jurisdictional responsibility of the Pioneer Cemetery.

Conclusion: The island annexation and zone changes will not conflict with or adversely impact Goal 5 and are consistent with Goal 5.

**Goal 6: Air, Water, and Land Resource Quality.** To maintain and improve the quality of air, water and land resources of the State.

**Finding:** Statewide Planning Goal 6 requires that waste and process discharges from future development, combined with that of existing development, do not violate State or Federal environmental quality regulations. The annexation and rezoning does not approve development activity and is unlikely to generate waste streams that are significantly more adverse to the environment and the City's treatment capacity than would be the case if the property remained unincorporated.

The City has regulations in place to control the generation and disposal of wastes, and the properties are or either can be served by City water and sewer service once annexed. Therefore, the proposed annexation and rezoning is not expected to have any deleterious effects on the quality of the air, water, or land resources of the State. Existing state, federal, and local land use and environmental standards will be sufficient to ensure that subsequent land use activities regarding current and future development will be conducted in a manner that is consistent with, and will achieve the purpose of Goal 6.

**Conclusion:** The requested annexation and zone changes are consistent with Statewide Planning Goal 6.

**Goal 7: Areas Subject to Natural Disasters and Hazards.** To protect life and property from natural disasters and hazards.

**Finding:** The subject properties contain relatively flat topography similar to the balance of Molalla and are not within a special overlay zone or in an area that is designated as susceptible to flooding or other natural hazards. Any new development on any of the properties will be required to comply with development standards, building codes and public safety requirements. These existing regulations serve to ensure the protection of life and property.

**Conclusion:** Based on the above findings, the requested map amendments will be consistent with Goal 7.

**Goal 8: Recreational Needs.** To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the citing of necessary recreational facilities including destination resorts.

**Finding:** The subject property has not been designated by the City of Molalla or Clackamas County as land needed to meet the recreational needs of the citizens of, or visitors to, the state of Oregon. The property is currently zoned by the City and Clackamas County for urban development with no special geographic or natural advantages for recreational use.

**Conclusion:** The requested annexation and zone change will not adversely affect recreational opportunities within the City limits or urban growth boundary. The proposal is consistent with Goal 8.

**Goal 9: Economy of the State.** To provide adequate opportunities throughout the State for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

**Finding:** The subject properties are located inside the City's UGB, and planned for urban development. Annexation and compliant zoning does not approve development but will have the effect of allowing future urban development pursuant to current development standards and regulatory compliance of these properties within the city limits of Molalla.

**Conclusion:** The Statewide goal of providing adequate economic opportunities will be met by approving the request.

**Goal 10: Housing.** To provide for the housing needs of citizens of the State.

**Finding:** The proposed annexation and zone change includes a variety of fully developed, partially developed, nonconforming developed and vacant residential, commercial and industrial land. For example, Trinity Estates is a fully served and developed city standard subdivision. Each of these properties are within the UGB and the residential land is included within the current Buildable Lands Inventory as developable and urbanizable land.

**Conclusion:** The proposed annexation and zone changes are therefore consistent with Goal 10.

**Goal 11: Public Facilities and Services.** To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

**Finding:** Most of the properties are currently served or partially served with urban levels of water and sewer service from the City of Molalla (Exhibit C & D). Specifically, the 96 properties are served with water and sewer as follows:

Fully served with water and sewer	42
Partially served with one service	18
Developed with no service	16
Vacant or undeveloped	20 (Includes Pioneer Cemetery)

Currently, there are water and sewer mains located within a reasonable distance from all properties identified as part of this action. All properties are located within the infrastructure planning areas for the City of Molalla.

**Conclusion:** Based on the above findings, Staff concludes that the proposal is consistent with Statewide Planning Goal 11.

**Goal 12: Transportation.** To provide and encourage a safe, convenient, and economic transportation system.

**Finding:** This action is not for the purpose of approving development activity and only includes the annexation and zone change to compliant zones for each of these properties. All properties are located within the UGB and have been included within the current Transportation System Plan as well as the unacknowledged Downtown Molalla Development and OR 211 Streetscape Plan. This action alone will not lead to a change in the existing level of service or otherwise have a significant impact on the transportation system.

**Conclusion:** Future development that includes providing access to the properties will be addressed by the City at the time a specific development proposal is reviewed. Based on the above finding, the annexation and zone change are consistent with Statewide Planning Goal 12.

**Goal 13: Energy Conservation.** To conserve energy.

**Finding:** Statewide Planning Goal 13 requires that land uses shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Properties included in this action are either currently or partially served with all forms of energy available within the Molalla UGB. The proposal is consistent with principles of efficient land use and energy efficiency.

**Conclusion:** The annexation and zone changes are consistent with Goal 13.

**Goal 14: Urbanization.** To provide for an orderly and efficient transition from rural to urban land use.

**Finding:** The 96 properties are all “urbanizable land” and located within the Molalla UGB and do not include any rural designated land based on Goal 14 language. Provisions of this Goal have been previously met through the acknowledgment of the City’s UGA certifying compliance with Goal 14 and the ability to provide urban services

**Conclusion:** The annexation and zone changes are consistent with the purposes and intent of Statewide Planning Goal 14.



### III. COMPLIANCE WITH CITY OF MOLALLA ZONE CHANGE CRITERIA

Section 19.7.300 (B) of the Molalla development Code (*Zone Changes*) provides the following criteria for approving a zone change:

1. *Approval of the request is consistent with the Statewide Planning Goals;*
2. *Approval of the request is consistent with the Comprehensive Plan;*
3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; and*
4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan or land use district map regarding property which is the subject of the application; and*
5. *The amendment conforms to applicable administrative rules of the Oregon Land Conservation and Development Commission, including the transportation planning rules.*

The Commission should note that this action is a Legislative Action and does not necessarily have specific criteria. However, quasi-judicial zone changes require the process as detailed above and provide guidance for a fully processed decision. Much of the criteria has been discussed previously and to reduce redundancy we will refer to previous statements when applicable.

**Criteria #1 Statewide Planning Goals:** See Section II.

**Criteria #2 Comprehensive Plan Consistency:** The proposed zone changes conform to the Molalla Comprehensive Plan including both the map and written policies by virtue of the zone changes occurring as part of this action. Each of these properties has been located within the Molalla UGB since the creation of the boundary and have been included as part of all full build out plans throughout the planning period.

**Criteria # 3 Public Facilities:** The discussion under Section II Statewide Planning Goal 11 highlights this criteria as part of the Statewide Planning Goal section. But to reiterate the properties identified as part of this action are either fully served or partially served with existing city services including water, sewer, streets and storm drainage. The annexation and zone change by itself will not create any additional need for public facilities and services, subsequent development almost certainly will. However, the extent to which additional public facilities and services is required to serve the property will be determined at the time of development.

**Criteria #4 Public Interest:** The public interest regarding this matter is in the form of development consistency and equity. Highway 211/Main Street is the gateway to Molalla and varying development standards, enforcement and taxation has created an inconsistency for current city residents. This action will apply uniform development standards, enforcement and taxation throughout the developed City of Molalla.

**Criteria #5 OAR Compliance:** See Section II

Finding: The proposed annexation and zone changes for the 96 properties comply with provisions identified in the Molalla Development Code.

#### IV. CONCLUSION

As stated earlier in this Staff Report the Planning Commissions decision process centers on the following;

1. Does this proposal comply with the Statewide Planning Goals?
2. Can properties affected by this proposal be adequately served by urban services?
3. Does this proposal comply with the Comprehensive Plan?
4. Does this proposal comply with applicable Oregon Administrative Rules?

Based on the foregoing findings it is Staff's position that the proposed action complies with the Statewide Planning Goals, can be served with urban levels of service, complies with the Molalla Comprehensive Plan and complies with applicable OAR's. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council regarding this annexation and zone change action.

#### V. ACTION ALTERNATIVES

The Molalla Planning Commission should take one of the following actions before the close of this meeting:

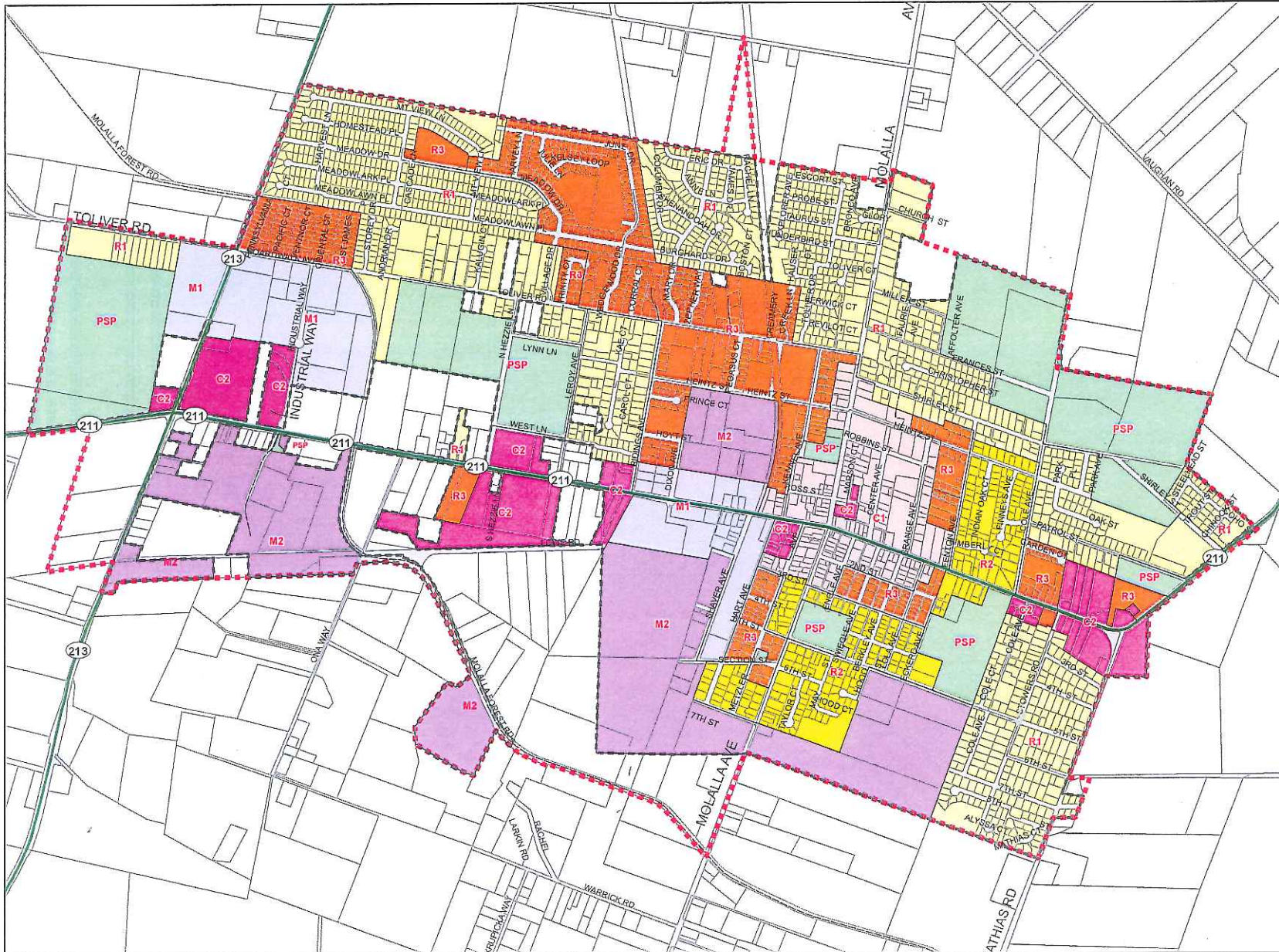
1. Close the public hearing and, after deliberating on the matter, pass a motion to **recommend** to the City Council **approval** of the requested annexation and zone changes.
2. Close the public hearing and, after deliberating on the matter, pass a motion to **recommend** to the City Council **denial** of the proposed annexation and zone changes.
3. Pass a motion to **continue the public hearing** to a specified date and time, or to close the public hearing and to leave the record open to a specified date and time for submittal of additional evidence and rebuttal.

When the Planning Commission makes a decision on the application, it must also make specific findings to support its decision such as adopting the Staff Report as its Findings Document. The Planning Commission may also pass a motion to authorize the Chair of the Planning Commission to review and sign the *Findings of Fact and Decision* document on its behalf, or it may pass a motion directing Staff to prepare the *Findings* document for its approval and signature at the next Planning Commission meeting.

---

Dan Huff  
City Manager

# City of Molalla ZONING



**Legend**

**Zoning**

- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multi-Family Residential (R-3)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- General Commercial (C-1)
- Central Commercial (C-2)
- Public or Semi-Public (PSP)

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
GEOGRAPHIC INFORMATION SYSTEMS  
DEPARTMENT OF INFORMATION SERVICES GEOGRAPHIC INFORMATION SYSTEMS  
111 LIBRARY COURT  
OREGON CITY, OREGON 97141

The information on this map was derived from digital databases from Clackamas County GIS. Care was taken to ensure that the data was as accurate as possible. Clackamas County cannot accept any responsibility for any errors, omissions, or omissions in accuracy, and it neither, nor its representatives, shall be liable for any damages, direct or indirect, arising from the use of this information. The user assumes all liability for any errors, omissions, or omissions in accuracy. Users are cautioned to seek their own information and to verify the accuracy of any data.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 06**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being portion of Tract 3 of the Plat of "Toliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08AA03690.

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of MFR (Multi-Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-3 (Multi-Family Residential). The property is currently vacant and undeveloped.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

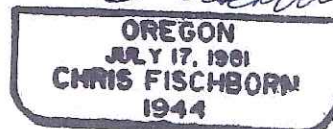
840 S. Tolliver Road  
Annexation to the City of Molalla

A Tract of land being a portion of Tract 3 of the Plat of "Tolliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the Northwest corner of Clackamas County Partition Plat No. 1999-59, said point also being the Northeast corner of that tract of land described in that Deed recorded Document No. 2013-018962, Clackamas County Deed Records; thence South 07°21'30" East along the Westerly boundary line of said Partition Plat No. 1999-59, and its Southerly extension, a distance of 656.27 feet to a point on the Northerly right of way line of South Tolliver Road; thence South 08°00'00" West, at right angles to said South Tolliver Road, a distance of 50.00 feet to a point on the Southerly right of way line of said South Tolliver Road; thence North 82°00'00" West, along said Southerly right of way line, a distance of 21.46 feet to a point; thence North 08°00'00" East at right angles to said South Tolliver Road, a distance of 50.00 feet to a point on said North right of way line of said South Tolliver Road, said point being the Southeast corner of that tract of land described in that Deed recorded as Document No. 99-007711, Clackamas County Deed Records; thence North 07°21'30" West, along the Easterly line of said Document No. 99-007711 tract, a distance of 128.46 feet to the Northeast corner thereof; thence North 82°00'00" West, along the Northerly line of said Document No. 99-007711 tract, and along the Northerly line of that tract of land described in that Deed recorded as Document. 2012-047865, Clackamas County Deed Records, a distance of 147.73 feet to the Northwest corner of said Document No. 2012-047865 tract, said point also being on the Easterly line of that tract of land described in that Deed recorded as Document No. 2005-112377, Clackamas County Deed Records;



*Chris Fischborn*



**EXHIBIT A**

Ordinance 2014-06  
Original Page 1 of 5

840 S. Tolliver Road, Annexation to the City of Molalla, cont.,

thence North 08°30'27" West, along said Easterly line, and along the Easterly line of the Plat of "Del Mar Terrace" (Plat No. 3289), a distance of 530.81 feet to the Northeast corner of said "Dell Mar Terrace", said point also being the Northwest corner of said Document No. 2013-018962 tract; thence South 82°00'40" East, along the North line of said Document No. 2013-018962 tract, a distance of 180.22 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 2.1269 acres (92,648 square feet) more or less.

The bearings and distances in the description are based on Clackamas County Partition Plat No. 1999-59 and on the Plat of "Del Mar Terrace".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

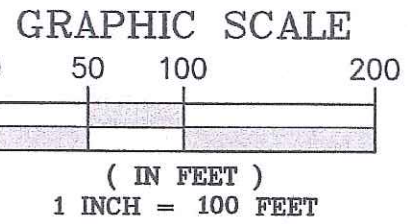
*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

**EXHIBIT A**

Ordinance 2014-06  
Original Page 2 of 5

840 S. TOLIVER RD.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



"LEXINGTON ESTATES  
NO. 3"  
64 65 66 67  
S 82°00'40" E 180.22'



LOT 8  
LOT 9  
"DELL"  
LOT 10  
MAR  
LOT 14

POINT OF BEGINNING

PARCEL 3  
"PARTITION"

"TERRACE"

LOT 15  
530.81'

DOCUMENT NO.  
2013-018962

PARCEL 2  
PLAT  
S 07°21'30" E 656.27'

"TOLIVER  
ACRES"  
TRACT 3

AREA TO BE ANNEXED  
(2.1269 ACRES  
92,648 SQUARE FEET)

DOCUMENT NO.  
2005-112377

PARCEL 1  
NO. 1999-059"

T.L. 3800  
DOCUMENT NO.  
99-007711

DOCUMENT NO.  
2012-047865

147.73'  
N 82°00'00" W

T.L. 3700

128.46'  
N 07°21'30" W

T.L. 4200  
DOCUMENT NO.  
2005-063778

T.L. 4300

DOCUMENT  
NO. 92-23279

S. TOLIVER RD.  
CO. RD. #1490

N 08°00'00" E  
50.00'

50'  
S 08°00'00" W  
50.00'

LOCATED IN THE N.E. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

N 82°00'00" W  
21.46'

**EXHIBIT A**  
Ordinance 2014-06  
Original Page 3 of 5

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 12-13-13</b>	
<b>FILE: W1202-7C.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SPOTTEN BLAKE**  
**30471 S HWY 213**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08AA03690**  
 Land Value: **17025**  
 Building Value: **0**  
 Total Value: **17025**

Acreage:  
 Year Built:  
 Sale Date: **03/18/2013**  
 Sale Amount: **125000**  
 Sale Type: **X**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.61

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

Ordinance 2014-06  
 Original Page 4 of 5

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.

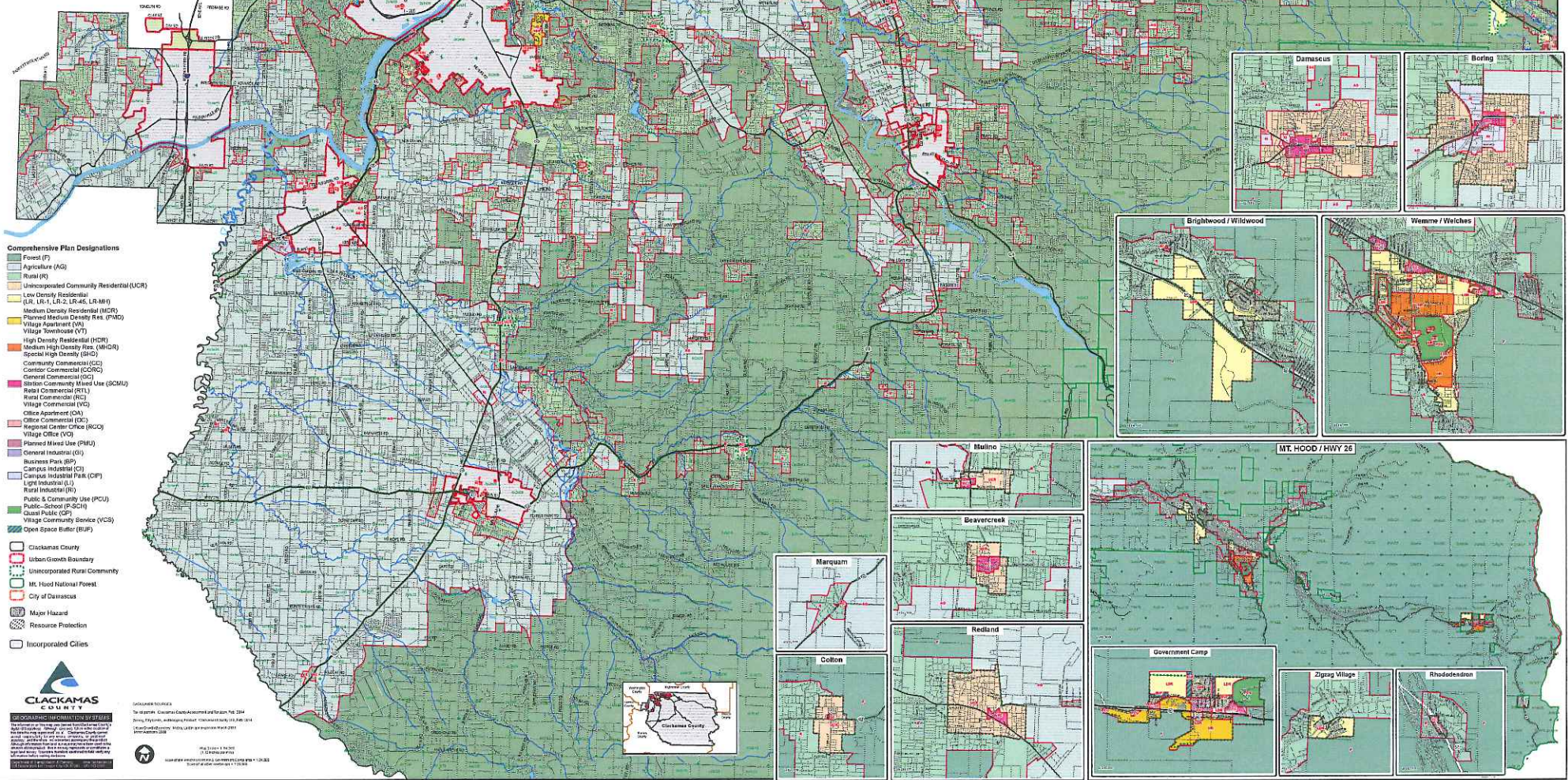


01/28/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

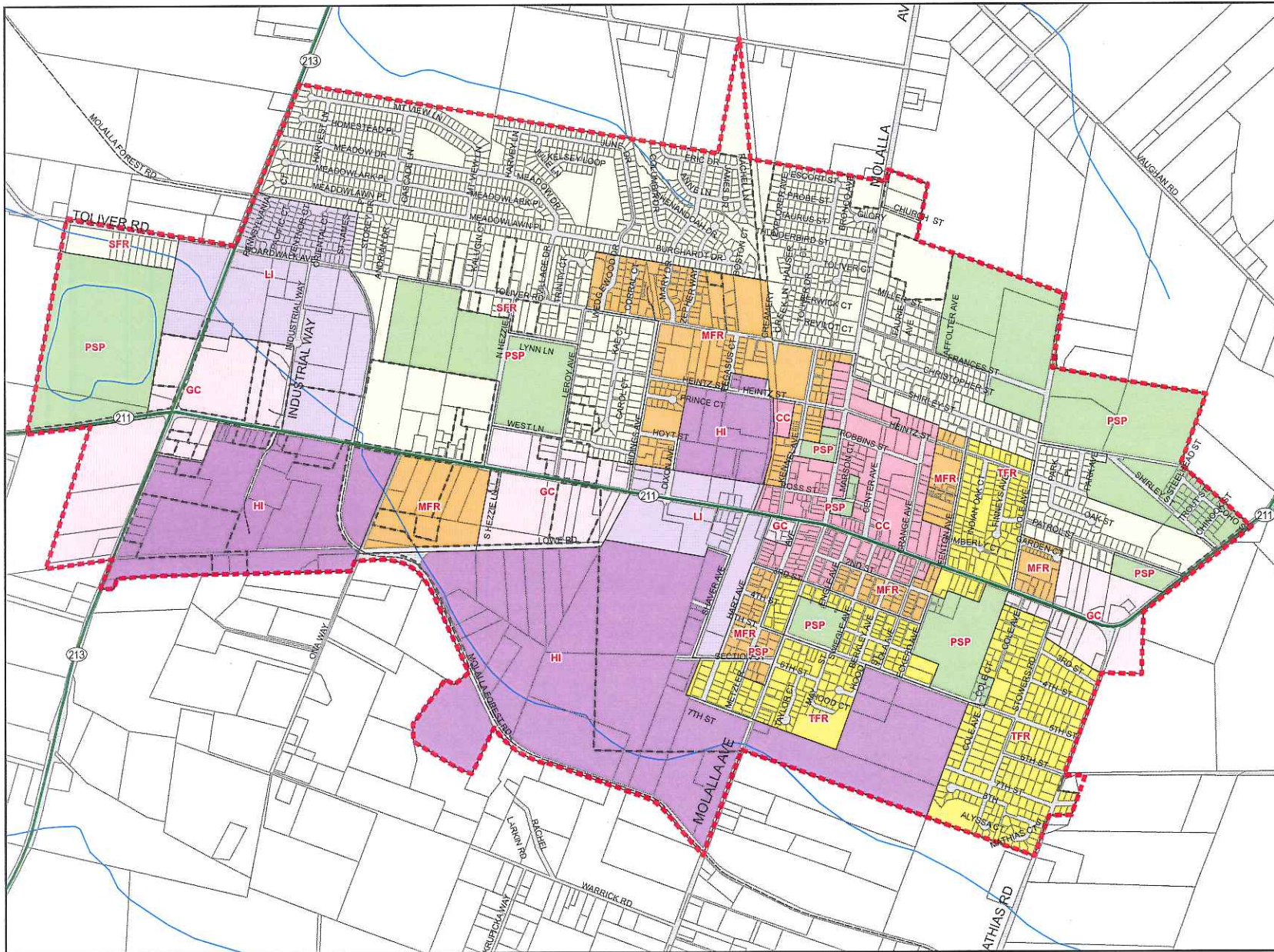
Please refer to the map legend for a complete description of the map symbols. The map is a technical drawing and is not intended to be used for any other purpose. The map is a technical drawing and is not intended to be used for any other purpose. The map is a technical drawing and is not intended to be used for any other purpose.



- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-46, LR-188)
  - Medium Density Residential (MCR)
  - Planned Medium Density Area (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Area (MHDA)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (CCC)
  - General Commercial (GC)
  - Special Community Mixed Use (SCMU)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Symbols:**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities

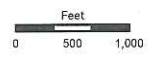
**CLACKAMAS COUNTY**  
 CLACKAMAS COUNTY  
 1000 NE Oregon Street, Portland, OR 97232  
 Phone: 503.766.2000  
 Fax: 503.766.2001  
 Website: www.clackamas.gov

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



- Legend*
- Comp. Plan Designations**
- Single-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Public or Semi-Public
  - General Commercial
  - Central Commercial
  - Light Industrial
  - Heavy Industrial
- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 101 LIBERTY COURT  
 OREGON CITY, OREGON 97058

The information on this map was derived from digital data from Clackamas County's GIS. Care was taken to the extent of the map but a product of the GIS. Clackamas County cannot accept any responsibility for any errors, omissions, or partiality in accuracy and therefore, there are no warranties which extend to the product. Although information from this map may have been used in the creation of this product, it is not a substitute for a professional land survey. Users are advised to field verify information before making any decisions.

**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 07**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being portion of Tract 21 and 24 of the "The Shaver Place" (Plat No. 360), located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08BA00900

Tax Lot No. 52E08BA01000

Tax Lot No. 52E08BA01100

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RFFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08BA00900 Residential – In Use  
Tax Lot No. 52E08BA01000 Residential – Vacant and Uninhabitable  
Tax Lot No. 52E08BA01100 Undeveloped

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

## Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

814 & 816 S. Toliver Rd.  
Tax Lot 1100 on Map 5S 2E 08 BA  
Annexation to the City of Molalla

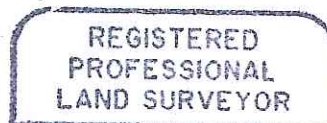
### Exhibit A

A Tract of land being a portion of Tracts 21 and 24 of "The Shaver Place" (Plat No. 360), a portion of that public road described in that deed recorded in Book 449, Page 292, Clackamas County Deed Records, a portion of Hezzie Lane, and a portion of S. Toliver Road, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

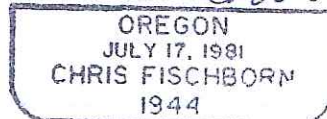
Beginning at the Northwesterly corner of Parcel 6 of Partition Plat No. 2000-017, said point also being the Northeasterly corner of parcel 1 that Tract of land described in that deed recorded as Document No. 75-10574, Clackamas County Deed Records; said point being on the Southerly right of way line of S. Toliver Road at a point that is North  $81^{\circ}45'20''$  West 479.55 feet from the intersection of said Southerly right of way line with the Westerly right of way line of S. Leroy Avenue (60 feet wide); thence South  $08^{\circ}42'55''$  West, along the Westerly line of said Partition Plat No. 2000-017 and along the Westerly line of Partition Plat No. 1998-101, a distance of 365.00 feet to the Southeasterly corner of said parcel 1 of said Document No. 75-10574, said point being on the Northerly right of way line of said public road described in said Book 449, Page 292 deed; thence South  $08^{\circ}14'40''$  West at right angles to said public road, a distance of 60.00 feet to a point on the Southerly right of way line of said public road; thence North  $81^{\circ}45'20''$  West, along said Southerly right of way line, a distance of 280.24 feet to a point on the Easterly right of way line of Hezzie Lane; thence North  $81^{\circ}17'05''$  West, at right angles to said Hezzie Lane, a distance of 60.00 feet to a point on the Westerly right of way line of said Hezzie Lane; thence North  $08^{\circ}42'55''$  East, along said Westerly right of way line, a distance of 424.51 feet to a point on the Southerly right of way line of said S. Toliver Road; thence North  $08^{\circ}14'40''$  East, at right angles to said S. Toliver Road, a distance of 60.00 feet to a point on the Northerly right of way line of said S. Toliver Road; thence South  $81^{\circ}45'20''$  East, along said Northerly right of way line and its Easterly extension, a distance of 339.75 feet; thence South  $08^{\circ}14'40''$  West, at right angles to said S. Toliver Road, a distance of 50.00 feet to the true point of beginning of the Tract of land herein described

Said Tract of land contains an area of 3.7047 acres (161,378 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 17274.



*Chris Fischborn*

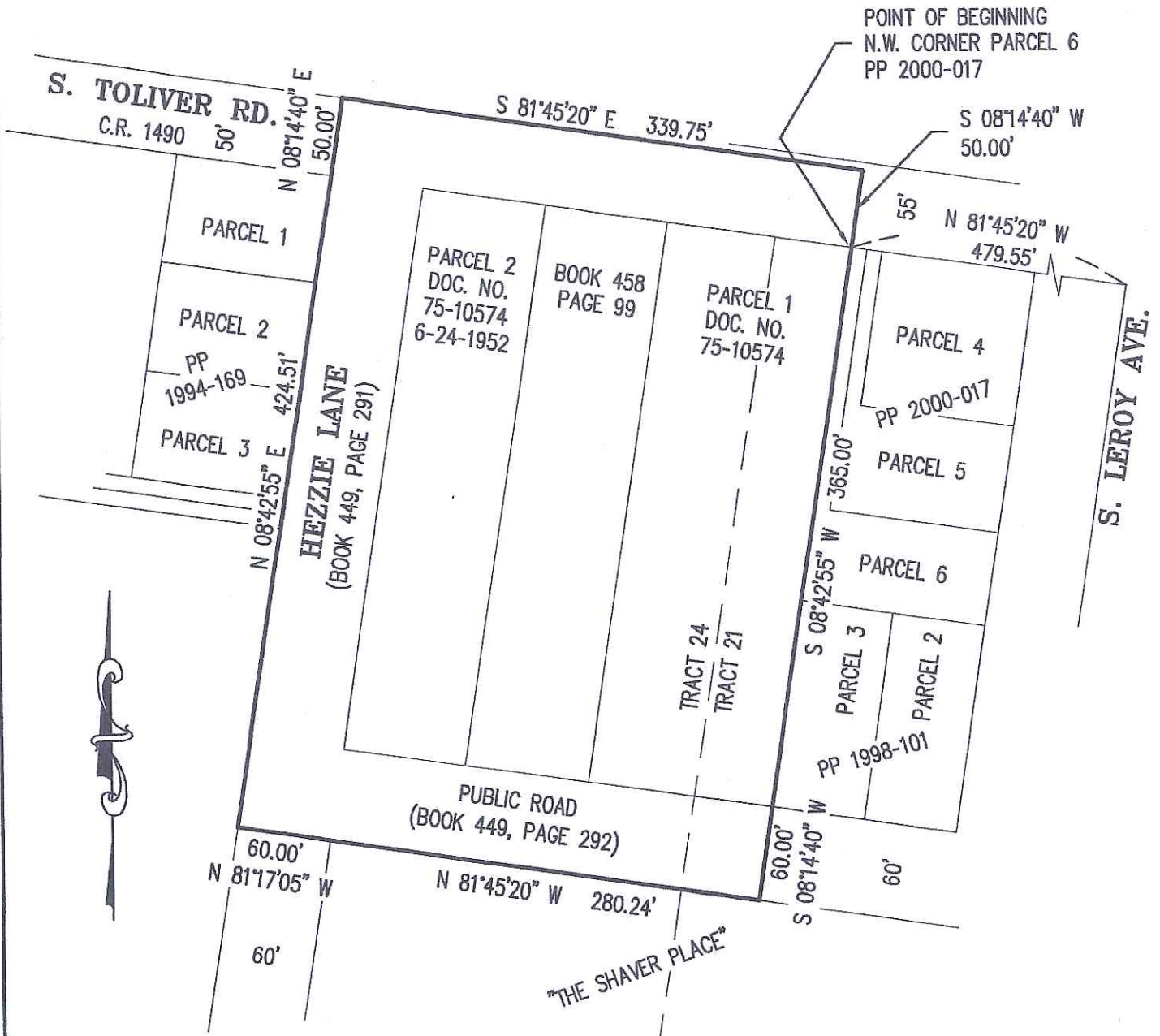


### EXHIBIT A

Ordinance 2014-07  
Original Page 1 of 8

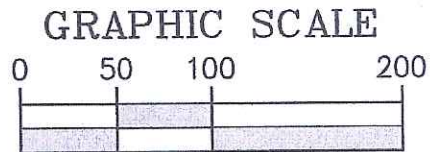
PP DENOTES PARTITION PLAT  
 C.R. DENOTES COUNTY ROAD

814 & 816 S. TOLIVER RD.  
 TAX LOT 1100 ON MAP 5S 2E 08 BA  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



AREA TO BE ANNEXED  
 (3.7047 ACRES  
 161,378 SQUARE FEET)

LOCATED IN THE N.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR



( IN FEET )  
 1 INCH = 100 FEET

**EXHIBIT A**

Ordinance 2014-07  
 Original Page 2 of 8

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 11-18-13</b>	
<b>FILE: W1202-7D.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**

3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SMITH ROSEMARY**  
**814 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **816 S TOLIVER RD**  
 Taxlot Number: **52E08BA00900**  
 Land Value: **62473**  
 Building Value: **97110**  
 Total Value: **159583**

Acreage:  
 Year Built: **1949**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Location Map:



Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.67**

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas County**

### EXHIBIT A

Ordinance 2014-07  
 Original Page 3 of 8

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816

**EXHIBIT A**  
Ordinance 2014-07  
Original Page 4 of 8



01/28/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

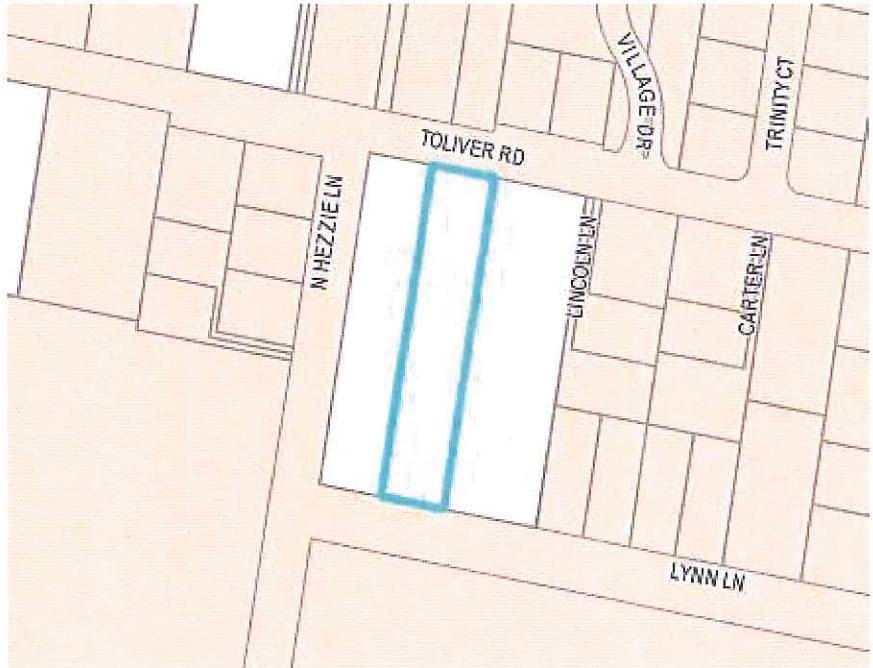
# Property Report

**SMITH MAX L & ROSEMARY**  
**814 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **814 S TOLIVER RD**  
 Taxlot Number: **52E08BA01000**  
 Land Value: **62473**  
 Building Value: **110670**  
 Total Value: **173143**

Acreage:  
 Year Built: **1952**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Location Map:



Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
 Zone **RRFF5**      Overlays:      Acreage: **0.67**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-07  
 Original Page 5 of 8

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814

**EXHIBIT A**

Ordinance 2014-07  
Original Page 6 of 8



01/28/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SMITH ROSEMARY**  
**814 TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08BA01100**  
 Land Value: **56850**  
 Building Value: **0**  
 Total Value: **56850**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		1.01

### EXHIBIT A

Ordinance 2014-07  
 Original Page 7 of 8

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No status

**EXHIBIT A**

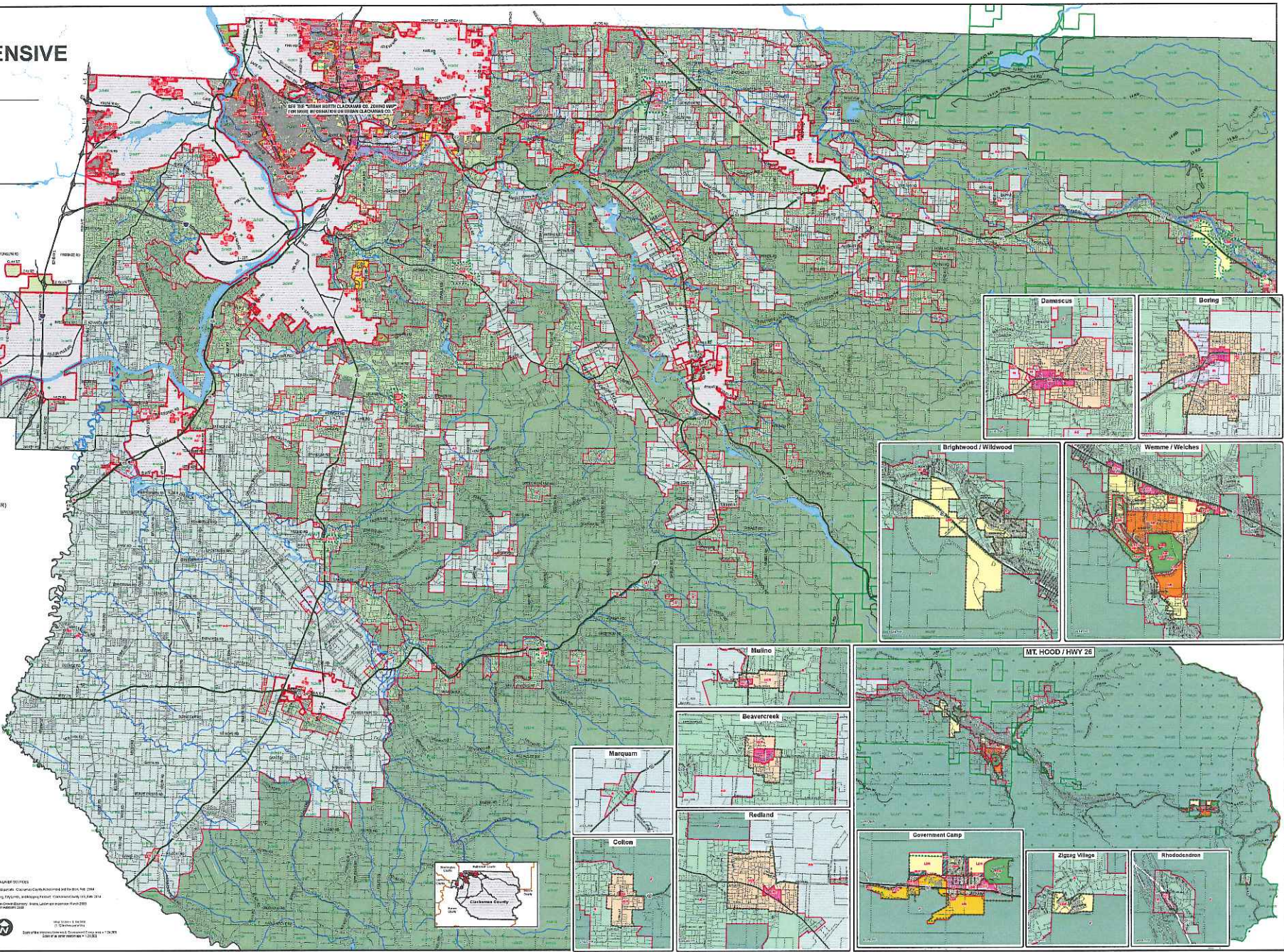
Ordinance 2014-07  
Original Page 8 of 8

01/28/2014

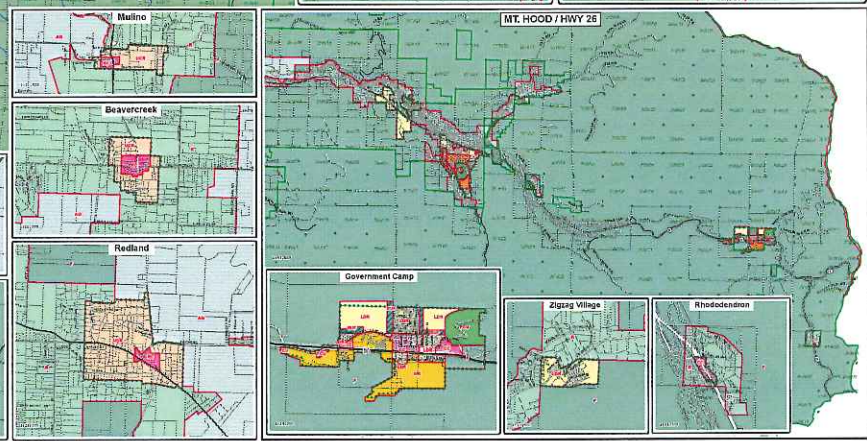
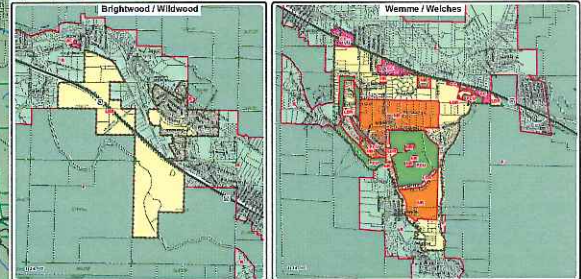
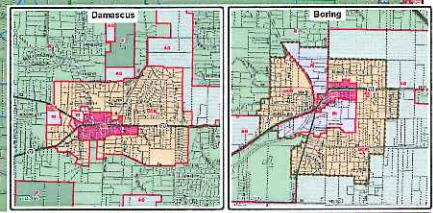
Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

Please refer to the map title block for more information regarding this map. This map is a general representation of the information shown on this map. It is not intended to be used as a legal document. For more information, please contact the Planning Department at (503) 655-3300.

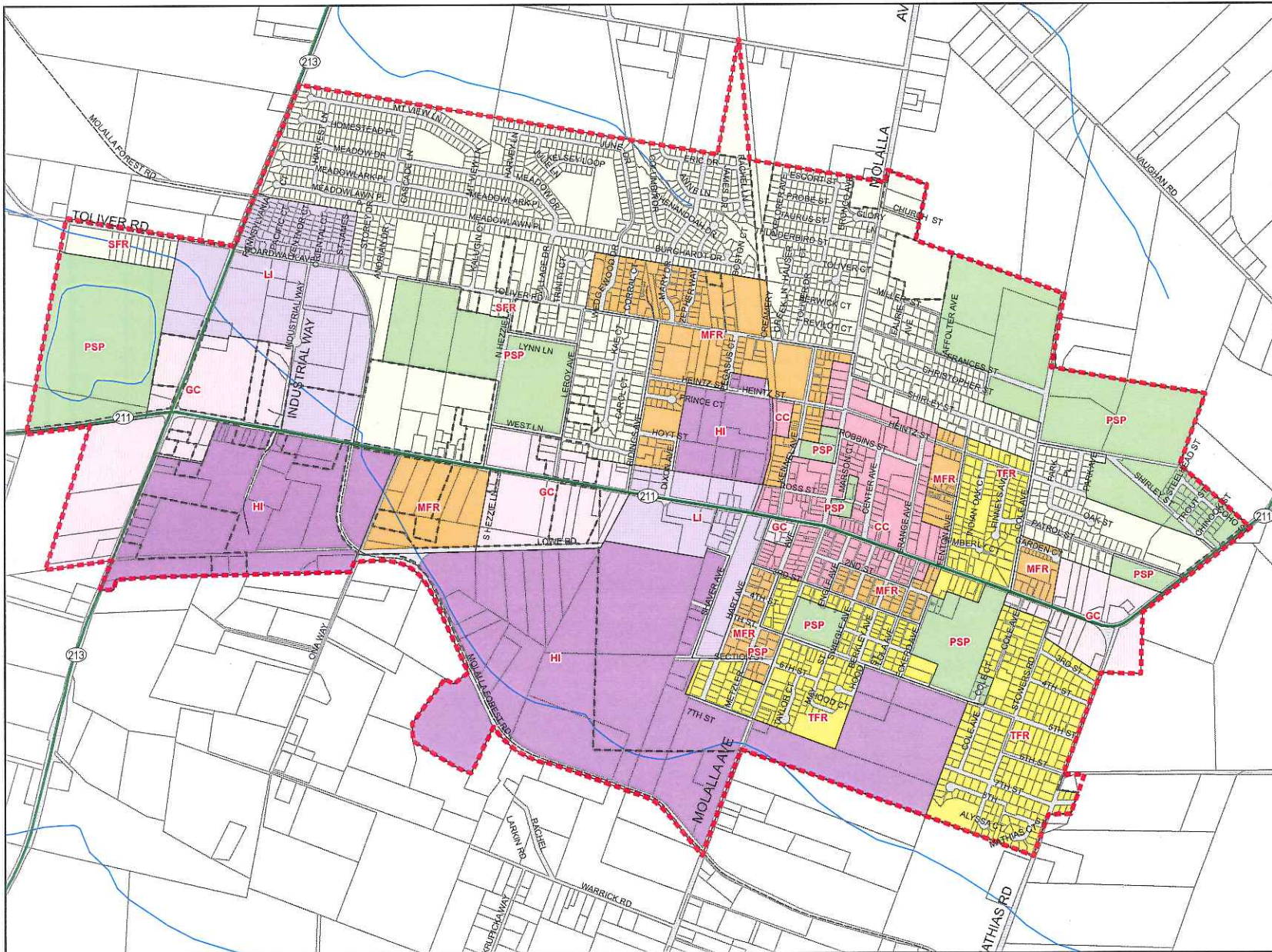


- Comprehensive Plan Designations**
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  - Quasi Public (QP)
  - Village Community Service (VCS)
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  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



CLACKAMAS COUNTY  
 PLANNING DEPARTMENT  
 1000 NE Oregon Street, Suite 200  
 Clackamas, Oregon 97015  
 Phone: (503) 655-3300  
 Fax: (503) 655-3301  
 Website: www.clackamas.gov

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 211 LIBRARY COURT  
 OREGON CITY, OREGON 97143

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 08**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being portion of Tract 7 of the Plat of "Toliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E088BB00400

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The property is currently in use as a residence.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

823 S. Toliver Rd.

Annexation to the City of Molalla

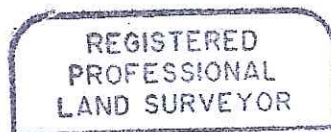
### Exhibit A

A Tract of land being all of that Tract of land described in that deed recorded as Document No. 97-094519, Clackamas County Deed Records, and being a portion of Tract 7 of the plat of "Toliver Acres", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

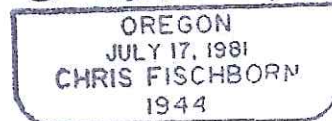
Beginning at the Southwesterly corner of Parcel 3 of Partition Plat No. 1998-115, said point being the Southeasterly corner of said Document No. 97-094519, said point also being on the Northerly right of way line of S. Toliver Road; thence South 07°32'33" West, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on the Southerly right of way line of said S. Toliver Road; thence North 82°27'27" West, along said Southerly right of way line, a distance of 132.22 feet to a point; thence North 07°32'33" East, at right angle to said road, a distance of 50.00 feet to a point on said Northerly right of way line of said S. Toliver Road, said point also being the Southwesterly corner of said Document No. 97-094519 Tract; thence North 07°50'55" East, along the West line of said Document No. 97-094519 Tract, a distance of 633.64 feet to the Northwesterly corner thereof; thence South 82°27'16" East, along the Northerly line of said Document No. 97-094519 Tract, a distance of 132.20 feet to the Northeasterly corner thereof, said point also being the Northwesterly corner of said Partition Plat No. 1998-115; thence South 07°50'49" West, along the Westerly line of said Partition Plat, a distance of 633.63 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 2.0749 acres (90,382 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Partition Plat No. 1998-115.



*Chris Fischborn*

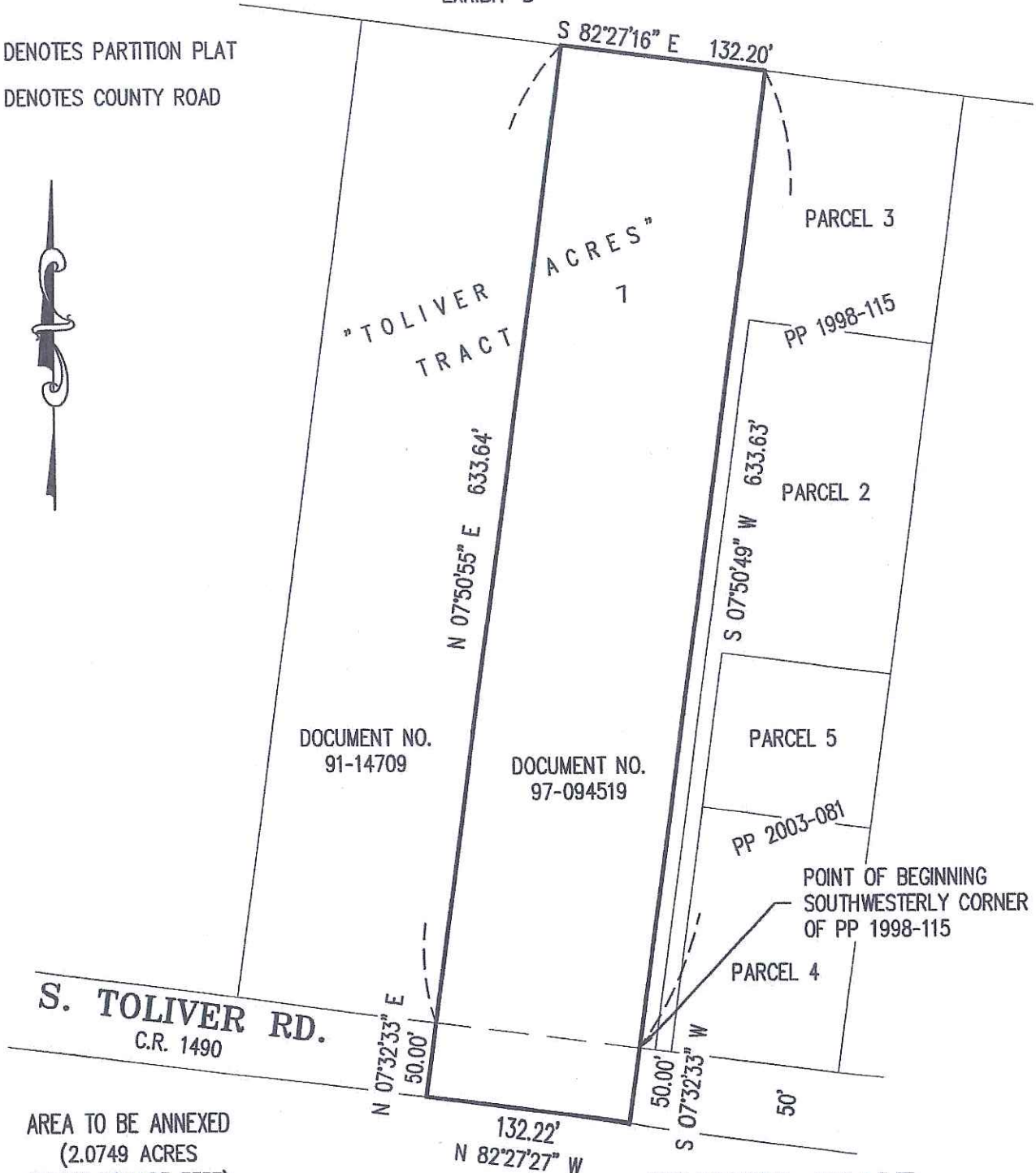


### EXHIBIT A

Ordinance 2014-08  
Original Page 1 of 4

823 S. TOLIVER RD.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

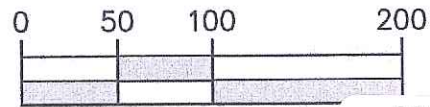
PP DENOTES PARTITION PLAT  
C.R. DENOTES COUNTY ROAD



AREA TO BE ANNEXED  
(2.0749 ACRES  
90,382 SQUARE FEET)

LOCATED IN THE N.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

**EXHIBIT A**

Ordinance 2014-08  
Original Page 2 of 4

TITLE: EXHIBIT "B"	
PLOT DATE: 11-13-13	
FILE: W1202-7E.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BAURER FRED C & RUTHELLA M**  
**823 S TOLIVER RD**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **823 S TOLIVER RD**  
 Taxlot Number: **52E08BB00400**  
 Land Value: **81415**  
 Building Value: **117260**  
 Total Value: **198675**

Acreage:  
 Year Built: **1954**  
 Sale Date: **12/01/1997**  
 Sale Amount: **160000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		1.92

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

Ordinance 2014-08  
 Original Page 3 of 4

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.



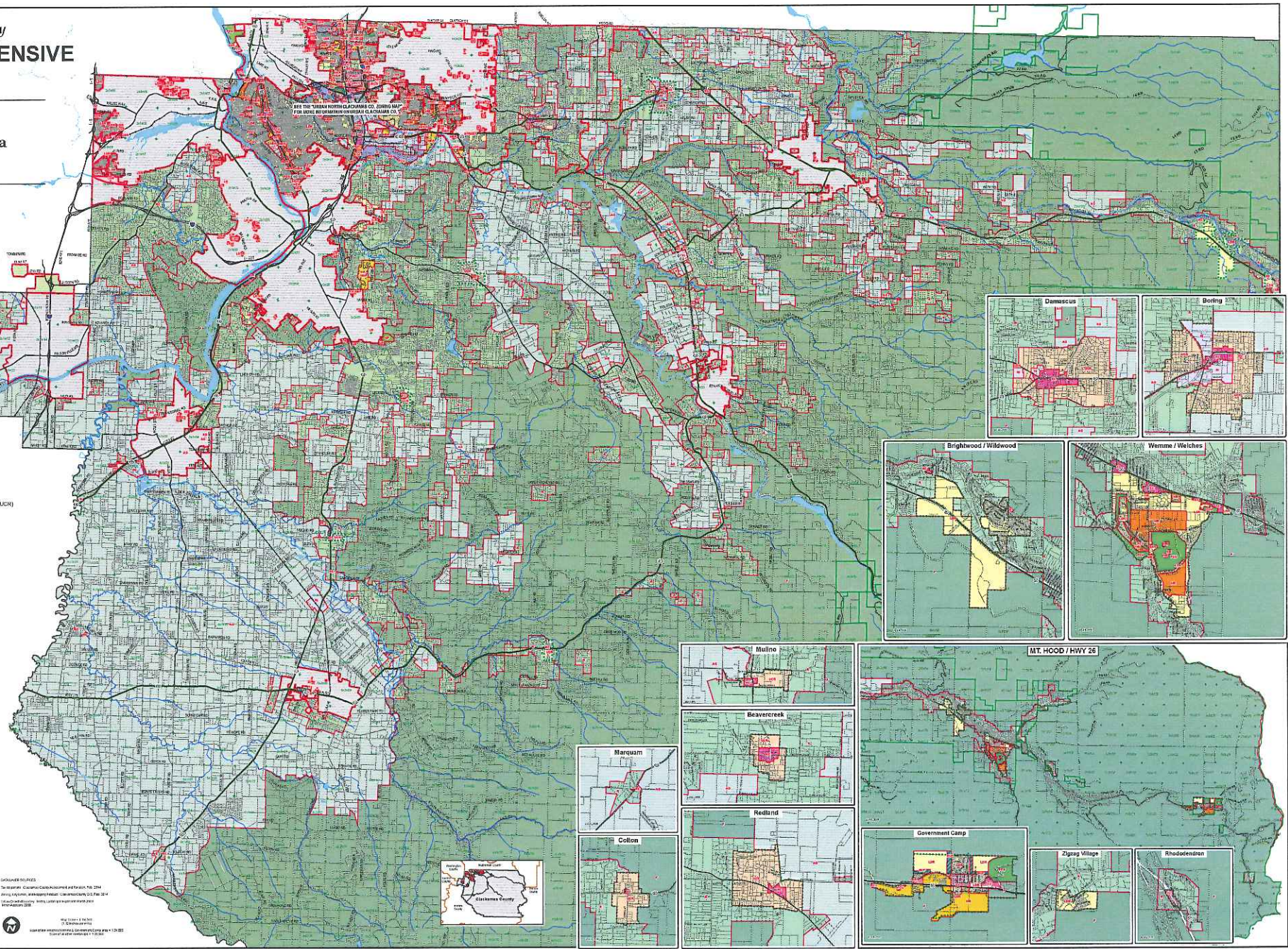
**EXHIBIT A**  
Ordinance 2014-08  
Original Page 4 of 4

01/29/2014

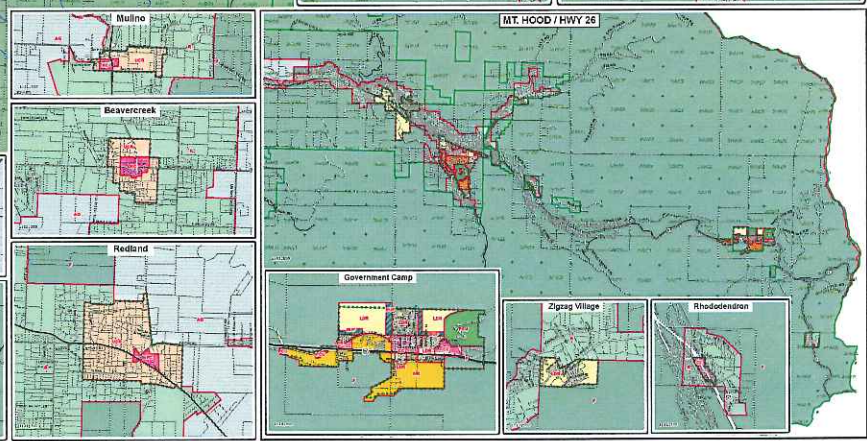
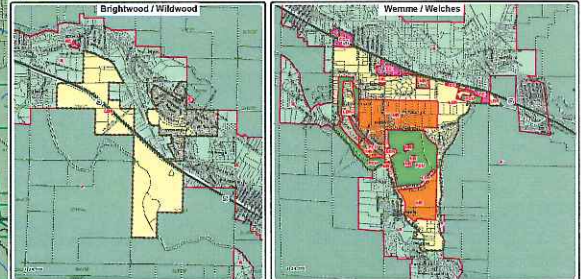
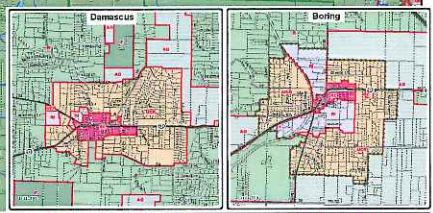
Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

Please see the separate Urban Growth Plan for more details regarding Urban Growth Boundaries. Areas of land-use classification change on this map are shown in yellow, pink or purple. Please contact PCLTA or the county to determine the date of a pending map update to the Comprehensive Plan Designations.

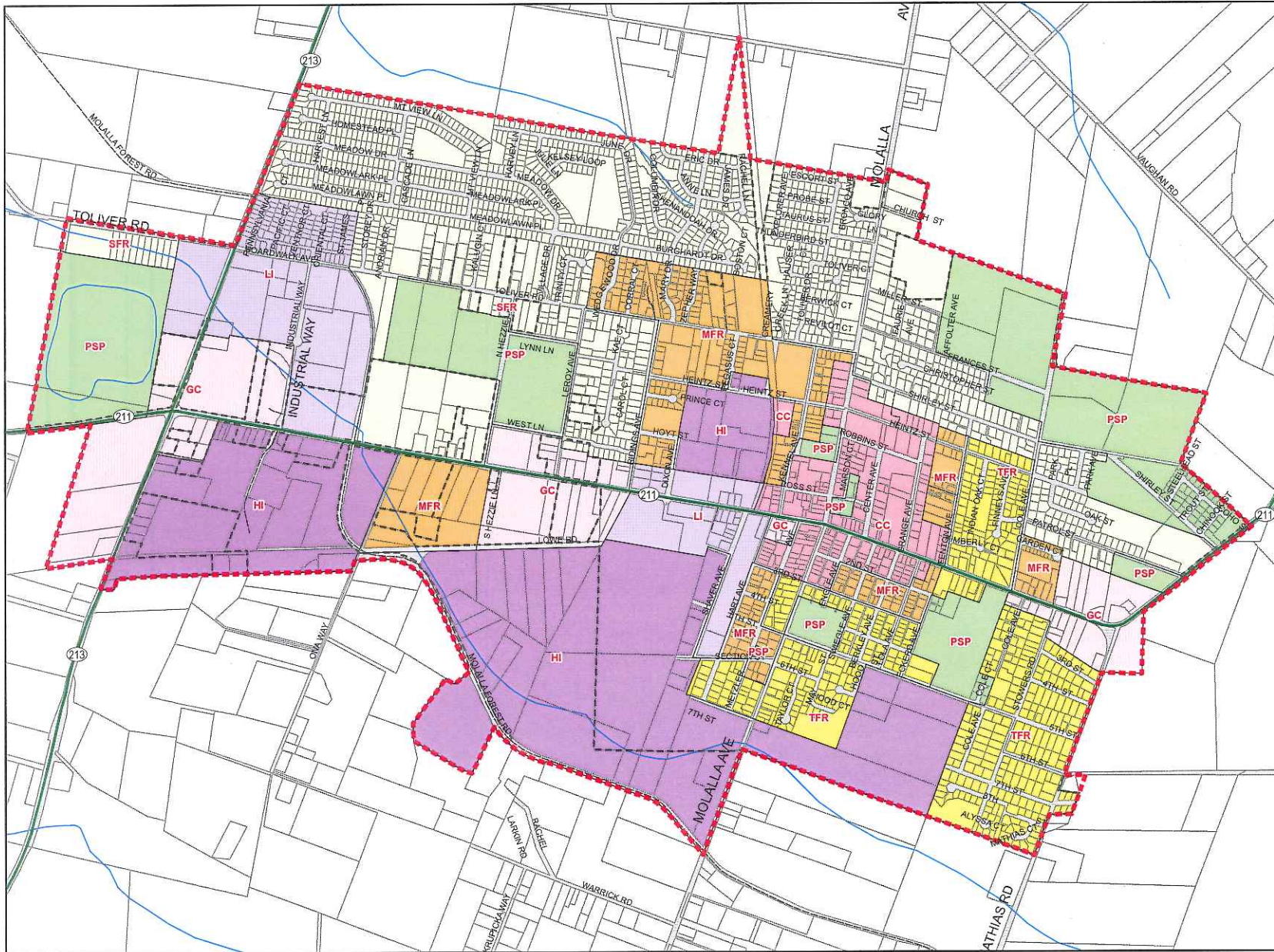


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-4M)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (COC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Retail Commercial (RC)
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  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
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  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 12/15/2011  
 TIME: 10:00 AM  
 PROJECT: Comprehensive Plan Designations  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 CLACKAMAS COUNTY  
 OREGON CITY, OREGON 97143

The information on this map was derived from digital databases from Clackamas County's GIS. Care was taken in the creation of this map but no warranty is provided by Clackamas County as to the accuracy or completeness of the information. Although information from this map may be used in the creation of other products, no warranty is provided for such use. Clackamas County is not responsible for any errors or omissions in this map. Users are cautioned to read and verify information on this product before making any decisions.



**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 09**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being portion of Tract 25 of the "The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08BB02100

Tax Lot No. 52E08BB02200

Tax Lot No. 52E08BB02300

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08BB02100 Residential – In Use  
Tax Lot No. 52E08BB02200 Undeveloped  
Tax Lot No. 52E08BB02300 Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 9th day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

904 & 906 S. Toliver Rd.  
Annexation to the City of Molalla

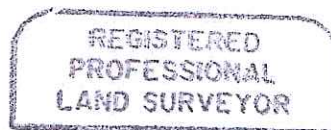
### Exhibit A

A Tract of land being a portion of Tract 25 of the plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

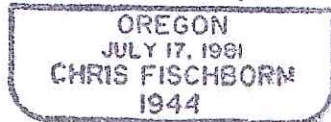
Beginning at the intersection of the Westerly line of said Lot 25 with the Southerly right of way line of S. Toliver Road; thence North 08°14'40" East, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on the Northerly right of way line of said S. Toliver Road; thence South 81°45'20" East, along said Northerly right of way line, a distance of 230.00 feet to a point; thence South 08°14'40" West, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on said Southerly right of way line, said point being the Northeasterly corner of that Tract of land described as Parcel 1 of that deed recorded as Document No. 2012-054822, Clackamas County Deed Records; thence South 08°42'21" West, parallel with the Westerly line of said Lot 25 of said Plat of "The Shaver Place" and along the Easterly line of said Document No. 2012-054822 Tract, a distance of 230.00 feet to the Southeasterly corner thereof; thence North 81°45'20" West parallel with said S. Toliver Road, and along the Southerly line of Parcels 1 and 2 of said Document No. 2012-054822 and along the Southerly line of that Tract of land described in that deed recorded as Document No. 2012-009177, Clackamas County Deed Records, a distance of 230.00 feet to a point on said Westerly line of said Lot 25; thence North 08°42'21" East, along said Westerly line, a distance of 230.00 feet to the true point of beginning of the Tract of land herein described

Said Tract of land contains an area of 1.4784 acres (64,398 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 17274.



*Chris Fischborn*

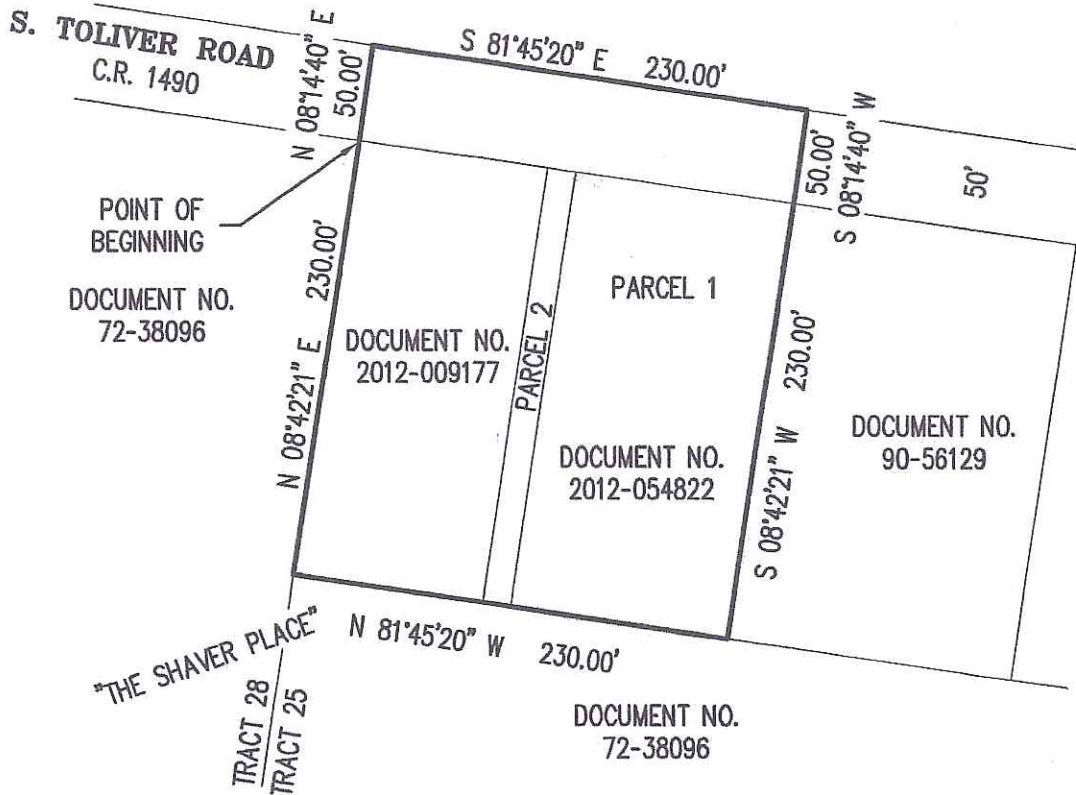


### EXHIBIT A

Ordinance 2014-09  
Original Page 1 of 8

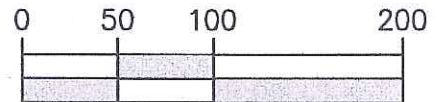
C.R. DENOTES COUNTY ROAD

904 & 906 S. TOLIVER RD.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



AREA TO BE ANNEXED  
(1.4784 ACRES  
64,398 SQUARE FEET)

GRAPHIC SCALE



( IN FEET )

1 INCH = 100 FEET

LOCATED IN THE N.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

EXHIBIT A

Ordinance 2014-09  
Original Page 2 of 8

<b>TITLE:</b> EXHIBIT "B"	
<b>PLOT DATE:</b> 11-18-13	
<b>FILE:</b> W1202-7F.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**COLBRY KYRAN L**  
**12813 ARNDT RD NE**  
**AURORA, OR 97002**

Site Address: **906 S TOLIVER RD**

Taxlot Number: **52E08BB02100**

Land Value: **59006**

Building Value: **122440**

Total Value: **181446**

Acreage:

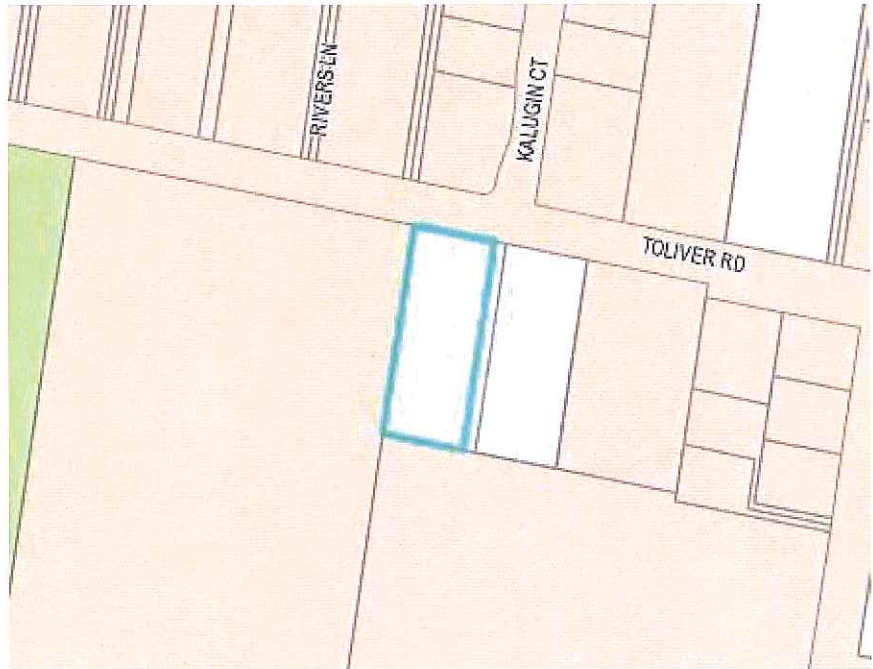
Year Built: **1967**

Sale Date: **02/10/2012**

Sale Amount: **116000**

Sale Type: **S**

Location Map:



Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone

Overlays:

Acreage:

RRFF5

0.55

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas County**

### EXHIBIT A

Ordinance 2014-09  
 Original Page 3 of 8

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**EXHIBIT A**  
Ordinance 2014.09  
Original Page 4 of 8

01/29/2014

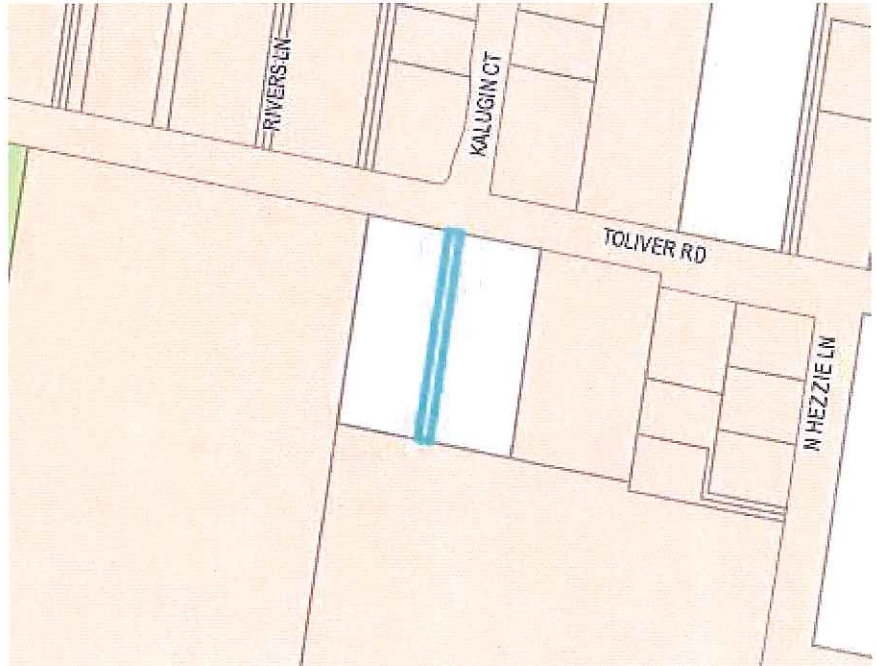


Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**NORVO SHANE J & KIMBERLY G**  
**904 S TOLIVER RD**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
Taxlot Number: **52E08BB02200**  
Land Value: **2667**  
Building Value: **460**  
Total Value: **3127**

Acreage:  
Year Built:  
Sale Date: **08/22/2012**  
Sale Amount: **241000**  
Sale Type: **X**

Land Class:  
**101**  
Building Class:  
  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
  
**RRFF5**           **0.08**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-09  
Original Page 5 of 8

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**EXHIBIT A**  
Ordinance 2014-09  
Original Page 6 of 8

01/29/2014





Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**NORVO SHANE J & KIMBERLY G**  
**904 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **904 S TOLIVER RD**

Taxlot Number: **52E08BB02300**

Land Value: **59806**

Building Value: **200270**

Total Value: **260076**

Acreage:

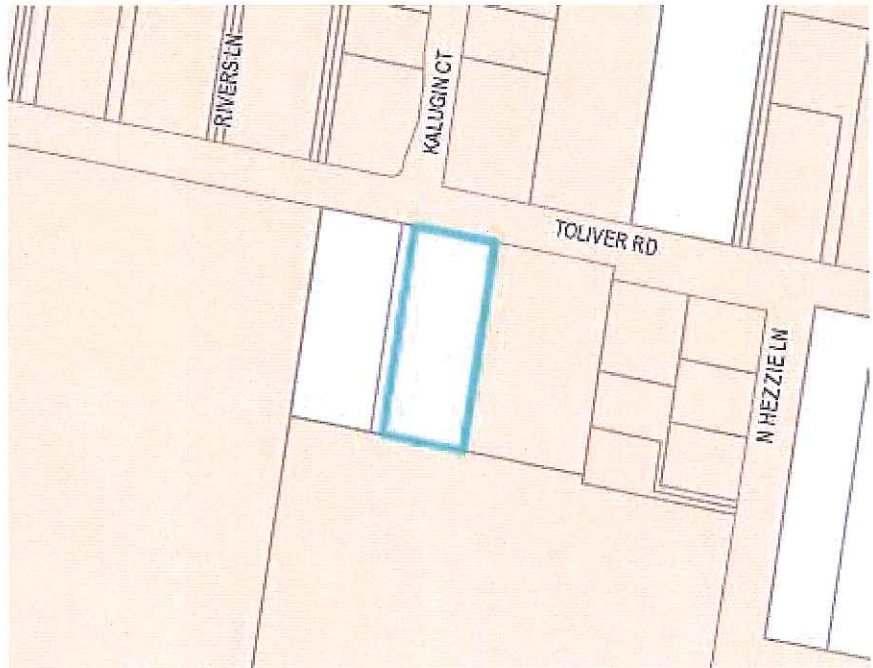
Year Built: **1967**

Sale Date: **08/22/2012**

Sale Amount: **241000**

Sale Type: **M**

Location Map:



Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
RRFF5		0.55

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas County

## EXHIBIT A

Ordinance 2014-09  
Original Page 7 of 8

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904

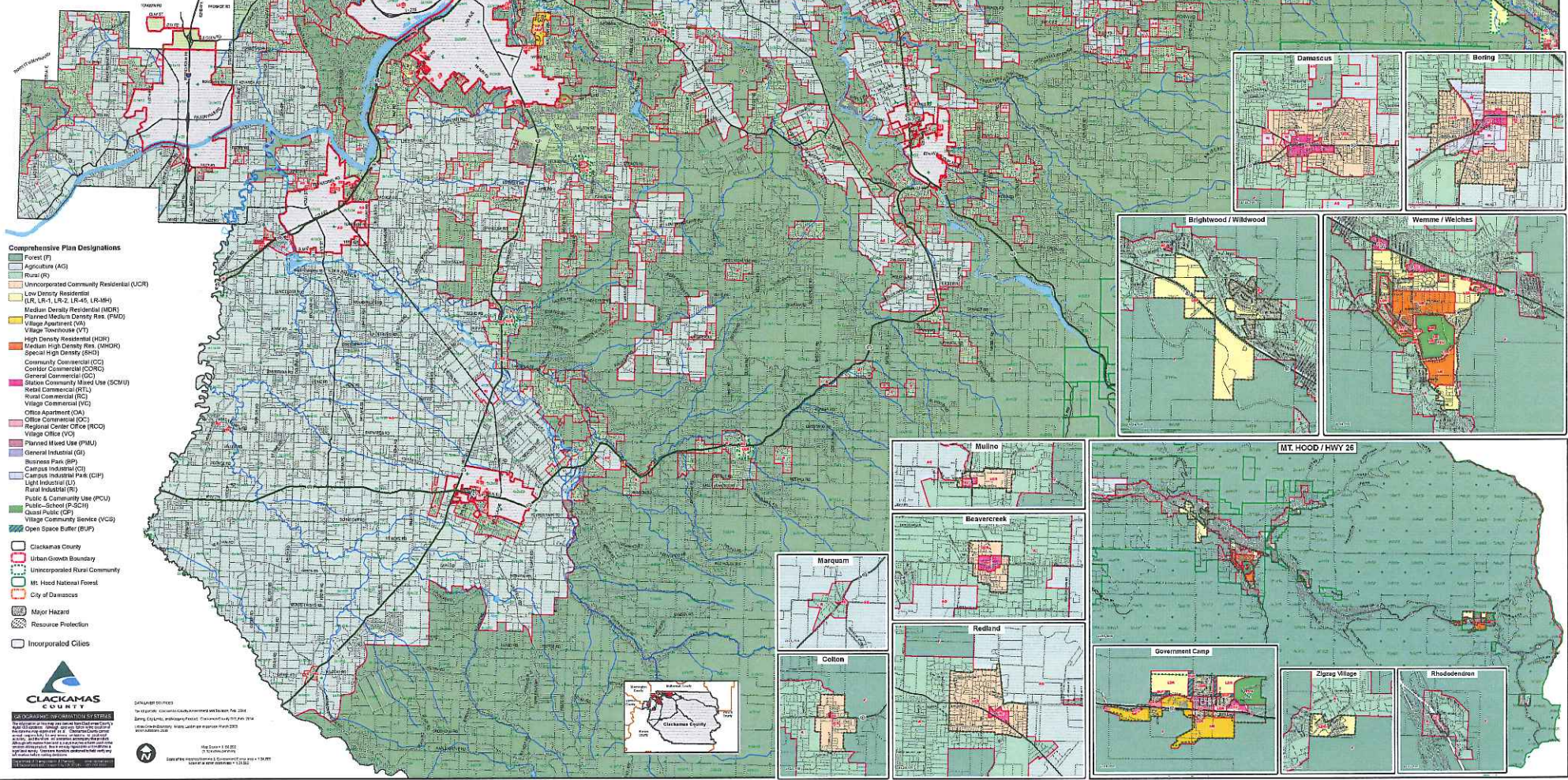
**EXHIBIT A**  
Ordinance 2014-09  
Original Page 8 of 8

01/29/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate Urbanizing Map for more details regarding public Utility Lines.  
Areas of Sub-Use Classifications shown on Urbanizing Map are shown in Yellow or Orange.  
Please contact PUDs for a more complete description of existing regulations in a "Sub-Use".



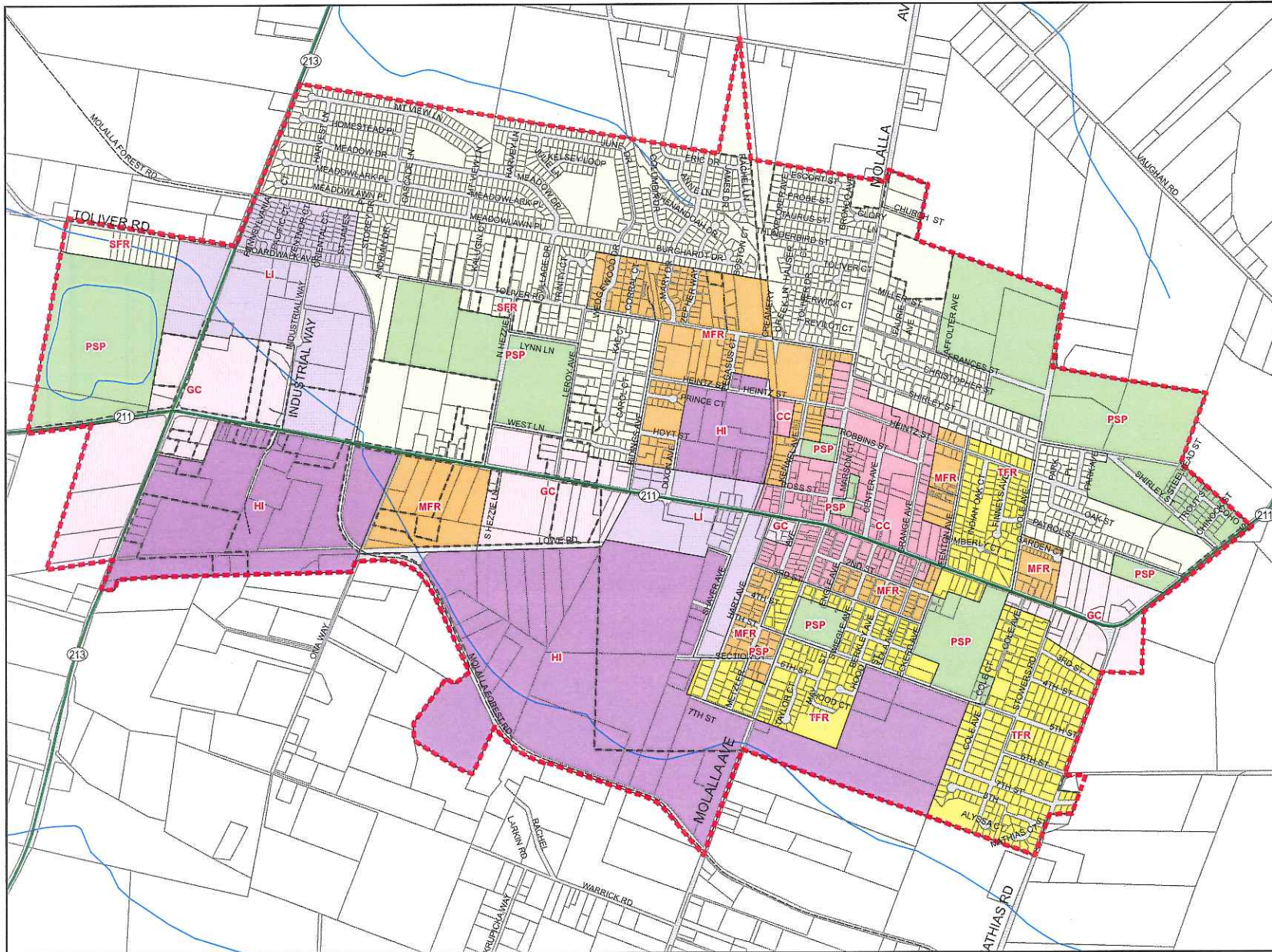
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
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- Clackamas County  
  Urban Growth Boundary  
  Unincorporated Rural Community  
  Mt. Hood National Forest  
  City of Damascus  
  Major Hazard  
  Resource Protection  
  Incorporated Cities



CLACKAMAS COUNTY  
 CLACKAMAS COUNTY PLANNING DEPARTMENT  
 1000 NE Oregon Street, Suite 200  
 Clackamas, Oregon 97015  
 Phone: 503.263.1000  
 Fax: 503.263.1001  
 Website: www.clackamas.gov

DATE: 08/11/2011  
 PREPARED BY: CLACKAMAS COUNTY PLANNING DEPARTMENT  
 DRAWN BY: CLACKAMAS COUNTY PLANNING DEPARTMENT  
 CHECKED BY: CLACKAMAS COUNTY PLANNING DEPARTMENT  
 APPROVED BY: CLACKAMAS COUNTY PLANNING DEPARTMENT  
 SCALE: AS SHOWN  
 NORTH ARROW: UP  
 SOURCE: CLACKAMAS COUNTY PLANNING DEPARTMENT  
 DATE: 08/11/2011

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 221 LIBRARY COURT  
 OREGON CITY, OREGON 97143

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**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 10**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Parcels 2 and 3 of Partition Plat No. 2000-007, all of that tract of land described in that deed recorded as Document No. 91-46033, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records, a portion of State Highway 213, and a portion of State Highway 211, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 02000

Tax Lot No. 52E07D 01900

Tax Lot No. 52E07D 01800

Tax Lot No. 52E07D 02401

Tax Lot No. 52E07D 02404

Tax Lot No. 52E07D 02400

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RI (Rural Industrial), is changed to a City plan designation of GC (General Commercial) except for Tax Lot No. 52E07D 02400 which will have the City plan designation of HI (Heavy Industrial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial), except for Tax Lot No. 52E07D 02400 will be changed to M-2 (Heavy Industrial). The properties are currently:

Tax Lot No. 52E07D 02000	Commercial – In Use
Tax Lot No. 52E07D 01900	Undeveloped
Tax Lot No. 52E07D 01800	Residential – In Use
Tax Lot No. 52E07D 02401	Residential – In Use
Tax Lot No. 52E07D 02404	Undeveloped
Tax Lot No. 52E07D 02400	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

12700, 12704, 12754, 12757, 12763, 12770 State Highway 211  
and Tax Lot 1900 on Map 52E 07D  
Annexation to the City of Molalla

### Exhibit A

A Tract of land being all of Parcels 2 and 3 of Partition Plat No. 2000-007, all of that Tract of land described in that deed recorded as Document No. 2006-106274, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46033, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records, a portion of State Highway 213, and a portion of State Highway 211, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped, "LOVE PLS 747" found at the most Southerly corner of said Parcel 3 of said Partition Plat No. 2000-007; thence North 81°29'00" West, along the Southerly line of said Parcel 3, a distance of 253.88 feet to the most Easterly corner of said Parcel 3; thence North 19°55'00" East, along the Easterly line of said Parcel 3, a distance of 179.92 feet to the most Easterly Northwest corner of said Parcel 3; thence South 81°29'00" East, along the Northerly line of said Parcel 3, a distance of 112.88 feet to an angle point in said Northerly line; thence North 19°55'00" East, along the boundary line of said Parcel 3, and along the Westerly line of said Parcel 2 of said Partition Plat No. 2000-007, a distance of 213.31 feet to the Northwesterly corner of said Parcel 2, said point also being the Northeasterly corner of Parcel 1 of said Partition Plat No. 2000-007; thence North 81°29'00" West, along the Northerly line of said Parcel 1, a distance of 112.98 feet to the Southwesterly corner of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records; thence North 19°53'30" East, along the Westerly line of said Document No. 91-46034 Tract, a distance of 117.57 feet to the Southeasterly corner of that Tract of land described in that deed recorded as Document No. 2006-106274, Clackamas County Deed Records; thence North 81°32'20" West, along the Southerly line of said Document No. 2006-106274 Tract, a distance of 256.70 feet to a point on the Easterly right of way line of State Highway 213; thence North 70°05'00" West, at right angle to said State Highway 213, a distance of 60.00 feet to a point on the Westerly right of way line of said State Highway

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

### EXHIBIT A

Ordinance 2014-10  
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213; thence North 19°55'00" East, along said Westerly right of way line, a distance of 222.52 feet to a point on the Westerly extension of the Northerly right of way line of State Highway 211; thence South 81°29'09" East, along said Northerly right of way line, a distance of 559.80 feet to a point; thence South 08°30'51" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said State Highway 211, said point also being at the Northwesterly corner of the Plat of the "West Molalla Homes"; thence South 19°55'00" West, along the Westerly line of said "West Molalla Homes" Plat; and its Southerly extension, a distance of 683.99 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 5.3777 acres (234,251 square feet), more or less.

The bearings and distances in this description are based on Partition Plat No. 2000-0070 and on Clackamas County Survey No. 25082.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

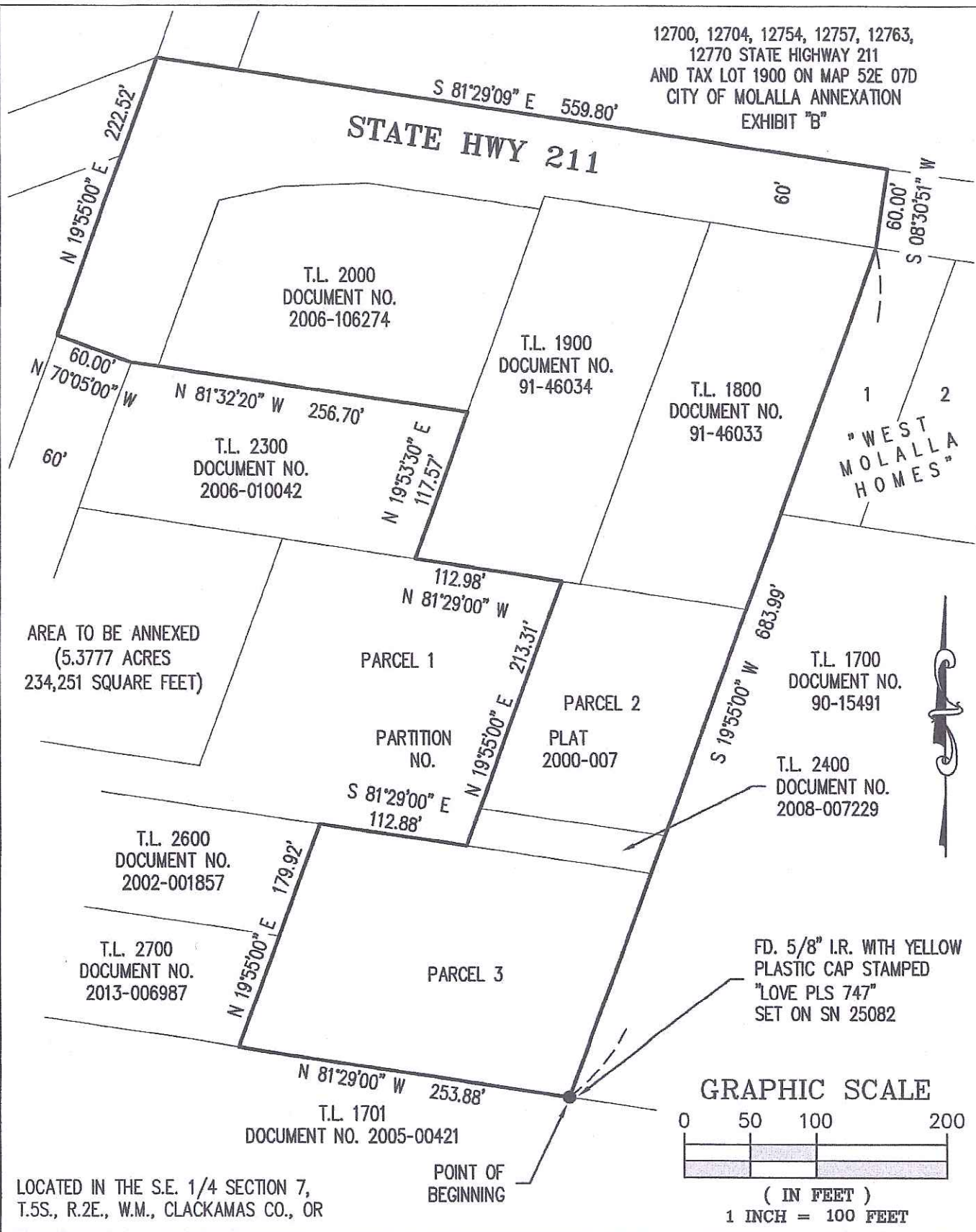
**EXHIBIT A**

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12700, 12704, 12754, 12757, 12763,  
12770 STATE HIGHWAY 211  
AND TAX LOT 1900 ON MAP 52E 07D  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

# STATE HWY 211



LOCATED IN THE S.E. 1/4 SECTION 7,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 11-18-13</b>	
<b>FILE: W1202-7G.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GURDIAL & HARDEEP INC**  
 10794 SE 144TH LOOP  
 HAPPY VALLEY, OR 97086

Location Map:



Site Address: 12704 S HWY 211

Taxlot Number: 52E07D 02000

Land Value: 211075

Building Value: 738580

Total Value: 949655

Acreage:

Year Built:

Sale Date: 11/15/2006

Sale Amount: 1488500

Sale Type: S

Land Class:

**201**

Building Class:

Neighborhood:

**Area 02 commercial**

Taxcode Districts: 035040

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.90

RRFF5

0.90

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HEKALA VIRGINIA TRUST**  
 12754 S HWY 211  
 MOLALLA, OR 97038

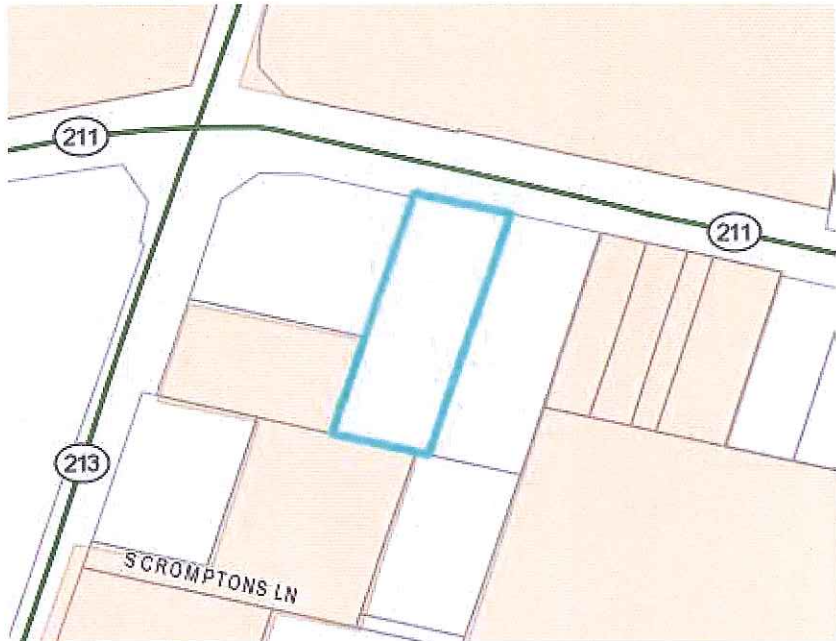
Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 01900**  
 Land Value: **16726**  
 Building Value: **0**  
 Total Value: **16726**

Acreage:  
 Year Built:  
 Sale Date: **09/01/1991**  
 Sale Amount: **10**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.87

### EXHIBIT A

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01/29/2014

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HEKALA VIRGINIA TRUST**  
 12754 S HWY 211  
 MOLALLA, OR 97038

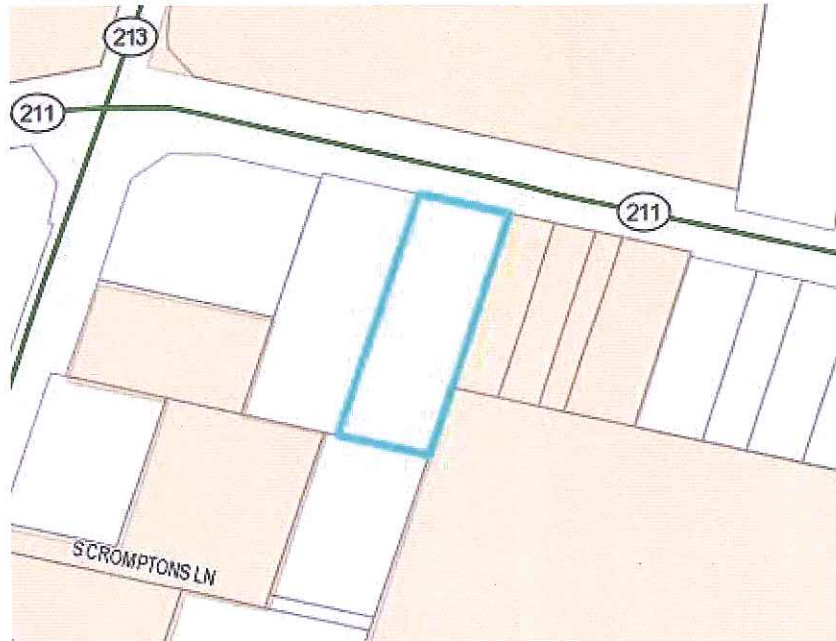
Site Address: 12754 S HWY 211  
 Taxlot Number: 52E07D 01800  
 Land Value: 75105  
 Building Value: 77070  
 Total Value: 152175

Acreage:  
 Year Built: 1925  
 Sale Date: 09/01/1991  
 Sale Amount: 10  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: 035040

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

Location Map:



Site Characteristics:  
 UGB: MOLALLA  
 Flood Zone: Not Available

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.82

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**BURLEY RANDY G**  
**12757 S CROMPTONS LN**  
**MOLALLA, OR 97038**

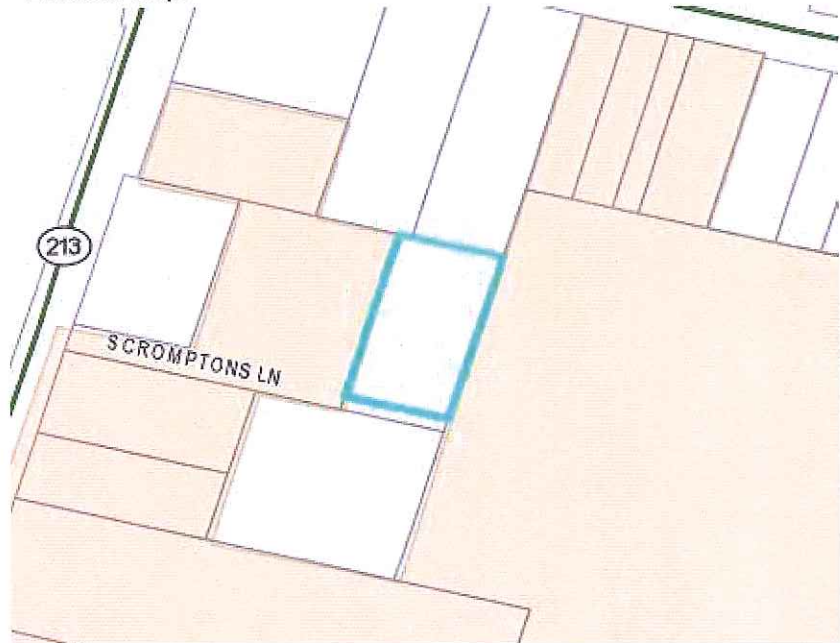
Site Address: **12763 S CROMPTONS LN**  
 Taxlot Number: **52E07D 02401**  
 Land Value: **53841**  
 Building Value: **600**  
 Total Value: **54441**

Acreage:  
 Year Built:  
 Sale Date: **06/23/2008**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.62

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BURLEY TERRY L**  
**12770 S CROMPTONS LN**  
**MOLALLA, OR 97038**

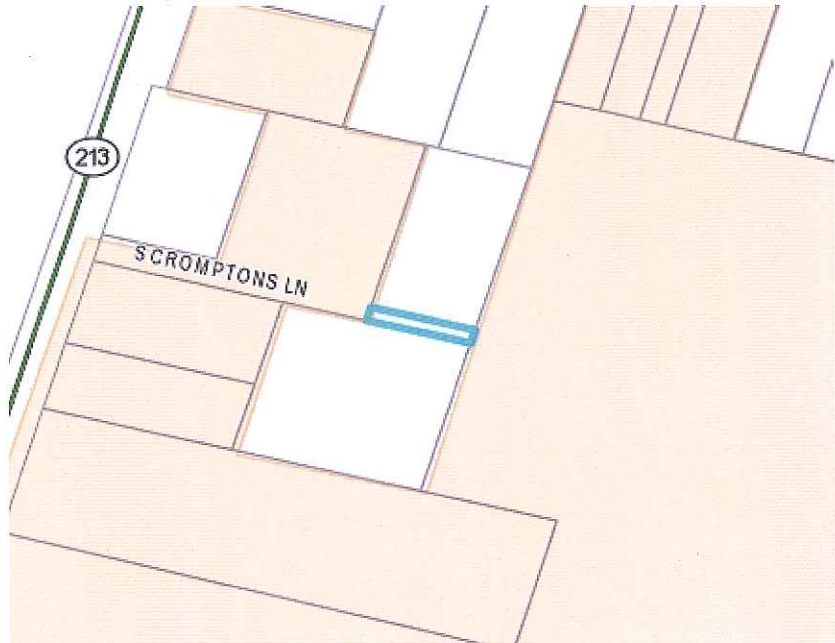
Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 02404**  
 Land Value: **3040**  
 Building Value: **0**  
 Total Value: **3040**

Acreage:  
 Year Built:  
 Sale Date: **05/19/2008**  
 Sale Amount: **28000**  
 Sale Type: **S**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>RRFF5</b> <b>0.05</b>

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

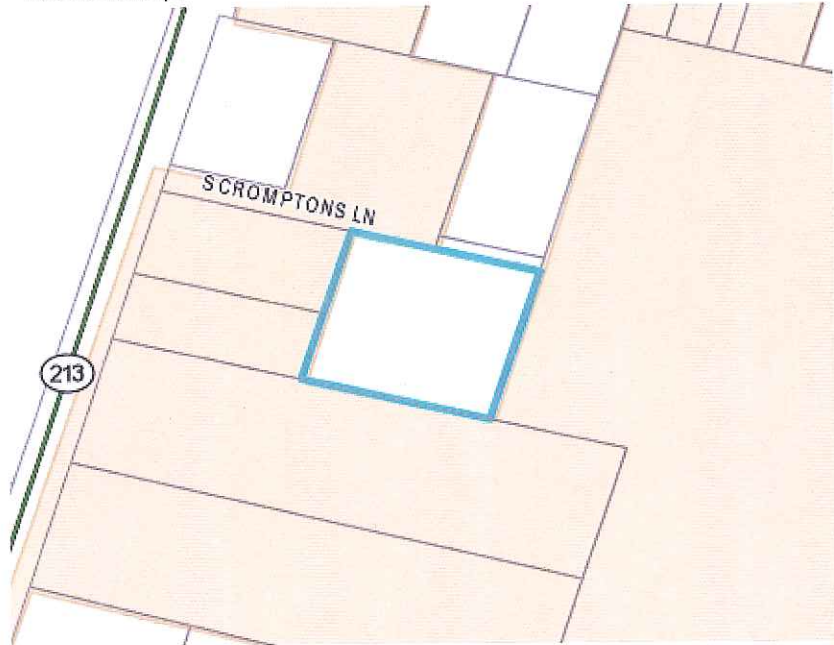
**BURLEY TERRY L**  
**29335 S CRAMER RD**  
**MOLALLA, OR 97038**

Site Address: **12770 S CROMPTONS LN**  
 Taxlot Number: **52E07D 02400**  
 Land Value: **64236**  
 Building Value: **740**  
 Total Value: **64976**

Acreage:  
 Year Built:  
 Sale Date: **12/01/1997**  
 Sale Amount: **28000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		1.03

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

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**EXHIBIT A**  
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01/29/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate Urban Growth Map for more information regarding the Urban Growth Boundary.  
Areas of National Forest are shown in green on the map. Other National Forests are shown in light green on the map. Other National Forests are shown in light green on the map.

Map scale: 1" = 1 mile. The map is a general reference map and is not intended to be used for legal purposes.

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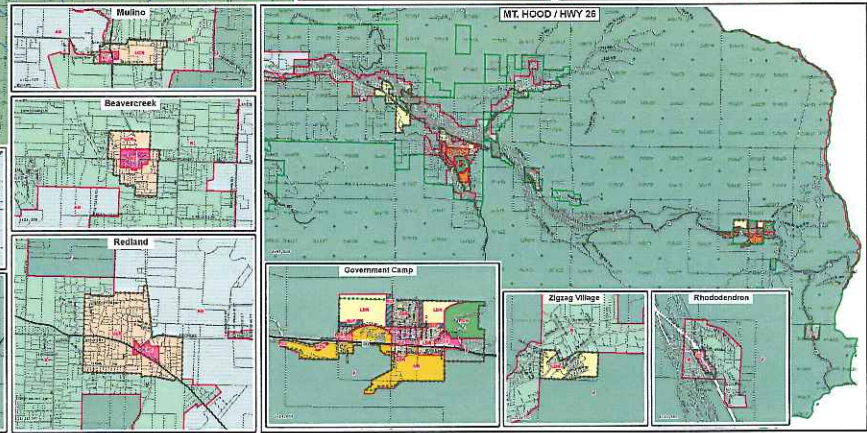
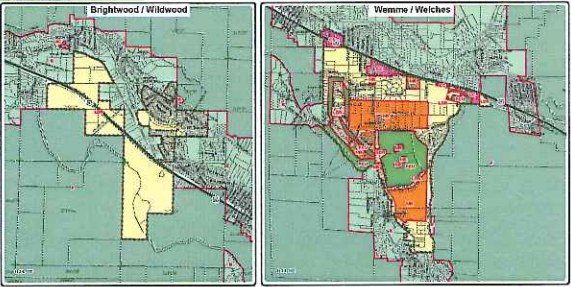
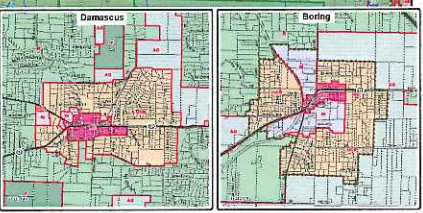
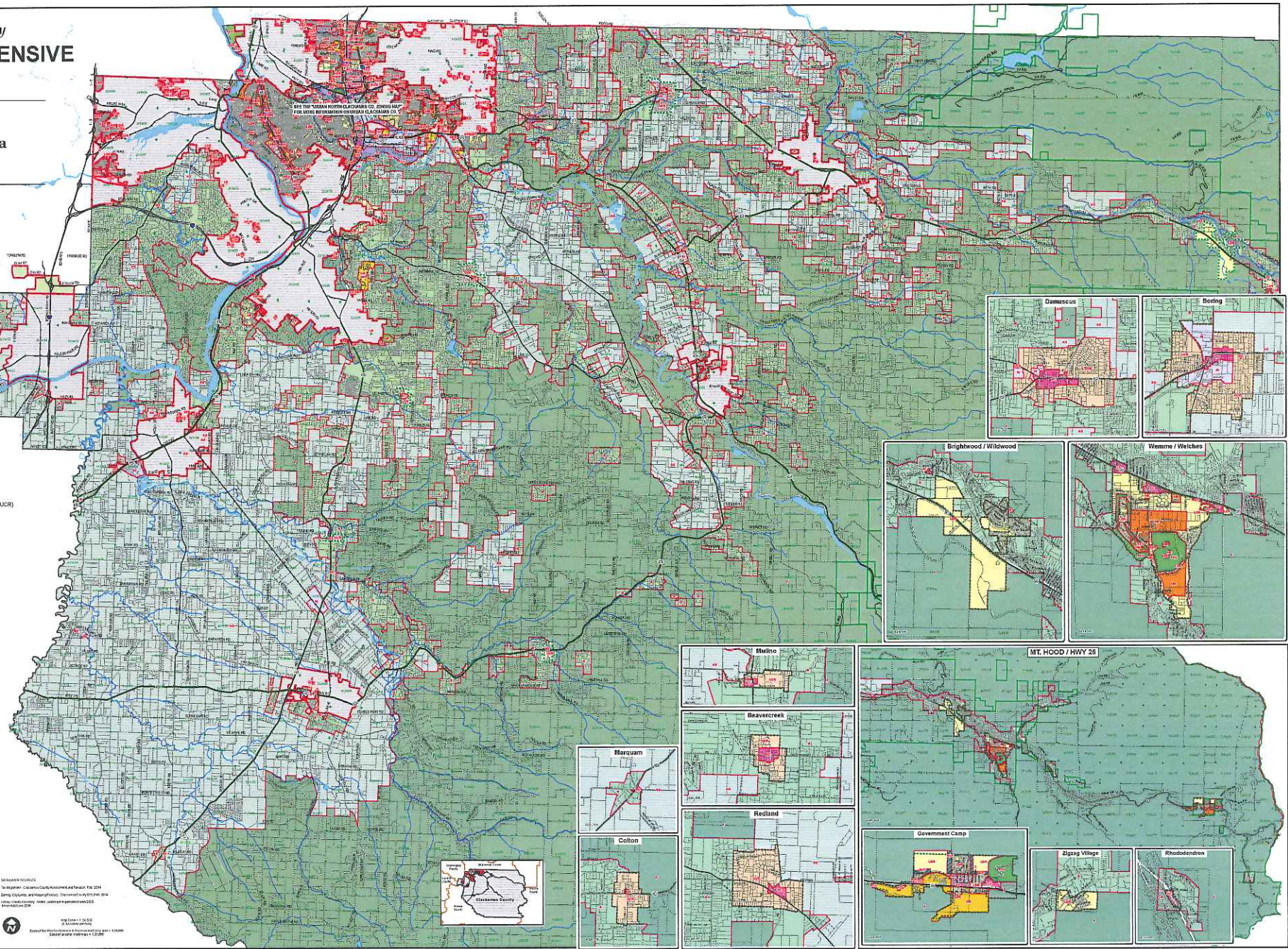
Map scale: 1" = 1 mile. The map is a general reference map and is not intended to be used for legal purposes.

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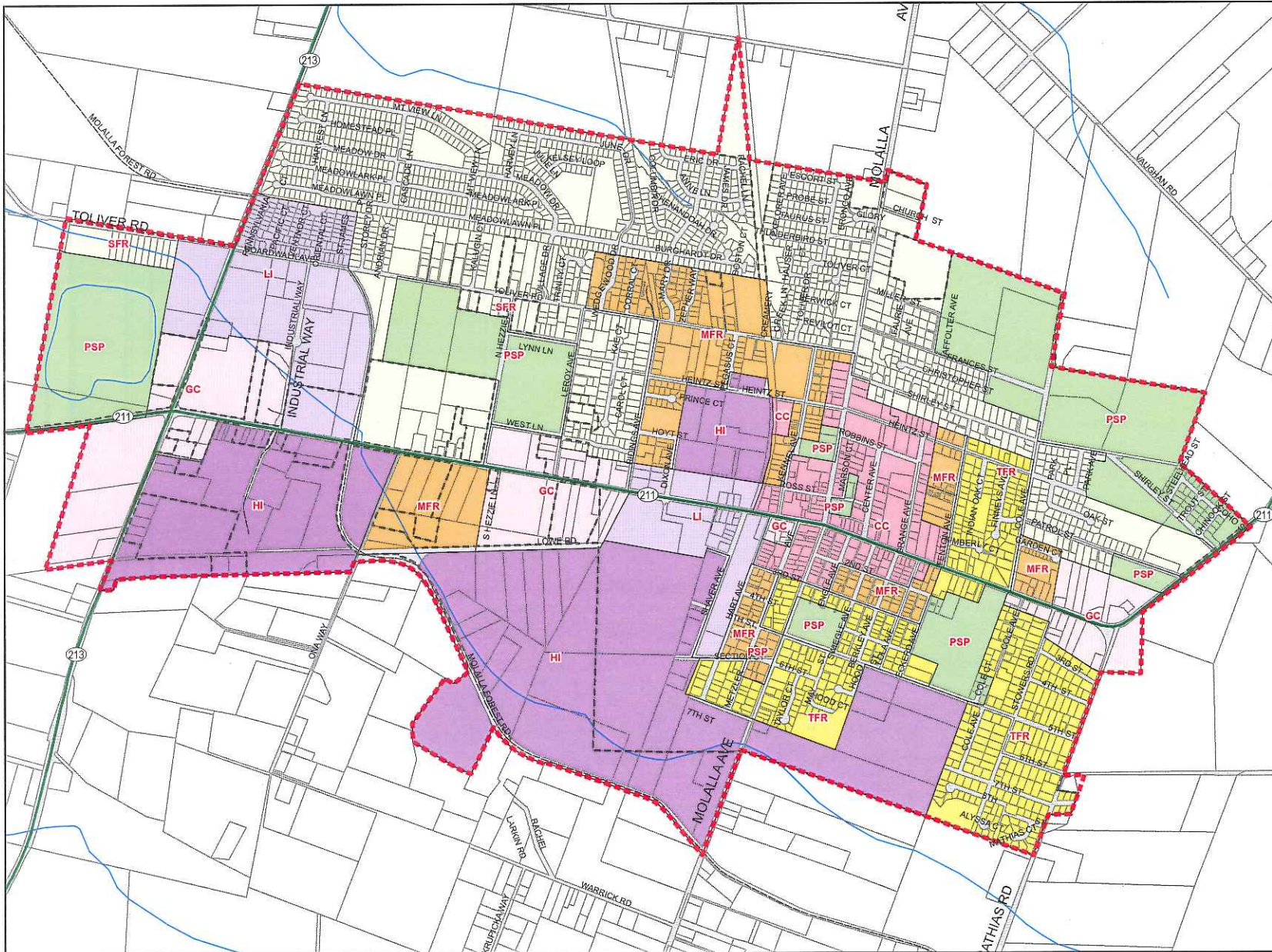
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-M)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHD)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Central Commercial (COC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (PS-S)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Mayor Hazard
  - Resource Protection
  - Incorporated Cities

**CLACKAMAS COUNTY**

**Geographic Information Systems**

Map scale: 1" = 1 mile. The map is a general reference map and is not intended to be used for legal purposes.

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

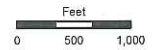
**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 211 LIBRARY COURT  
 CRESHAM CITY, OREGON 97115

The information on this map was derived from digital databases from Clackamas County's GIS. Care was taken to the extent possible to provide an "as of" Clackamas County record and any liability for any errors, omissions, or inaccuracies, or for any use of the information, shall remain with the user. Although information from land surveys may have been used in the creation of the product, no warranty is made by Clackamas County as to the accuracy of the product, or to any use of the product, or to any liability for any errors, omissions, or inaccuracies. Users are encouraged to verify information on the product before making any decisions.

## CITY OF MOLALLA

### ORDINANCE No. 2014 - 11

#### AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHESIVE PLAN AND REZONING PROPERTY.

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being all of that tract of land described in that Deed recorded as Document No. 2006-066856, Clackamas County Deed records and also being a portion of State Highway 213, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 02500

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Industrial), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The property is currently in use as both a residence and commercial photographer.



**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

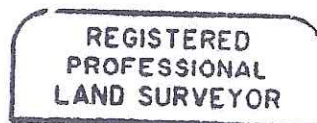
31568 State Highway 213  
Annexation to the City of Molalla

A Tract of land being all of that tract of land described in that Deed recorded as Document No. 2006-066856, Clackamas County Deed Records and also being a portion of State Highway 213, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

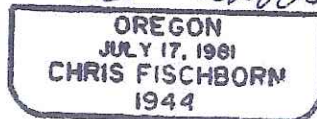
Beginning at a 5/8 inch iron rod with a yellow plastic stamped "LOVE PLS 747", found at the Northwest corner of said Document No. 2006-066856 tract, said point being on the Easterly right of way line of State Highway 213; thence South 81°29'00" East, along the Northerly line of said Document No. 2006-066856 tract, a distance of 155.39 feet to the most Northerly Northwest corner of Parcel 1 of Partition Plat No. 2000-007; thence South 19°55'00" West, along the boundary line of said Parcel 1, a distance of 181.31 feet to a point; thence continuing along said Parcel 1 boundary line, North 81°29'00" West a distance of 155.39 feet to a point on said Easterly right of way line of said State Highway 213; thence North 70°05'00" West, at right angles to said State Highway 213, a distance of 60.00 feet to a point on the Westerly right of way line of said State Highway 213; thence North 19°55'00" East, along said Westerly right of way line, a distance of 181.31 feet to a point; thence South 70°05'00" East, at angles to said State Highway 213, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 0.8838 acres (38,496 square feet) more or less.

The bearings and distance in this description are based on Clackamas County Partition Plat No. 2000-007.



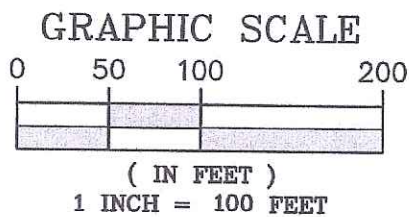
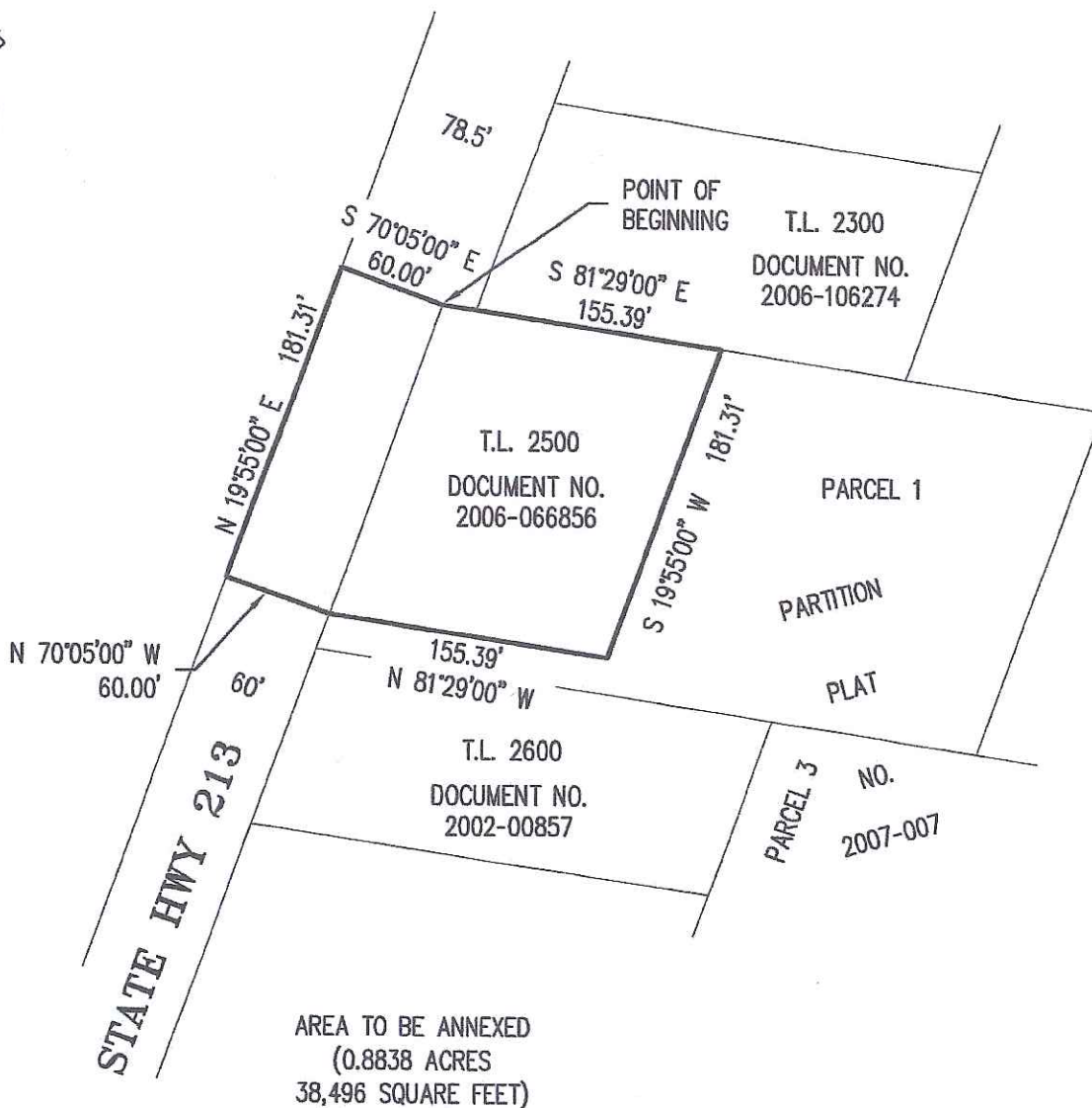
*Chris Fischborn*



**EXHIBIT A**

Ordinance 2014-11  
Original Page 1 of 4

31568 STATE HIGHWAY 213  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



LOCATED IN THE S.E. 1/4 SECTION 7,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

TITLE: EXHIBIT "A"	
PLOT DATE: 1-17-14	
FILE: W1202-7S.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**PETERSON GREGORY E**  
**31568 S HWY 213**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **31568 S HWY 213**

Taxlot Number: **52E07D 02500**

Land Value: **70305**

Building Value: **124780**

Total Value: **195085**

Acreage:

Year Built: **1950**

Sale Date: **07/18/2006**

Sale Amount: **242000**

Sale Type: **S**

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.63**

**Fire**            **Molalla RFPD #73**  
**Park**            **N/A**  
**School**          **SCH 35 MOLALLA RIVER**  
**Sewer**          **N/A**  
**Water**          **N/A**  
**Cable**          **Wave Broadband (Molalla)**  
**CPO**            **Molalla**  
**Garb/Recyc**    **Molalla Sanitary**  
**City/County**   **Clackamas Co.**

## EXHIBIT A

Ordinance 2014-11  
Original Page 3 of 4

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.



BEGIN  
RIGHT TURN  
YIELD TO

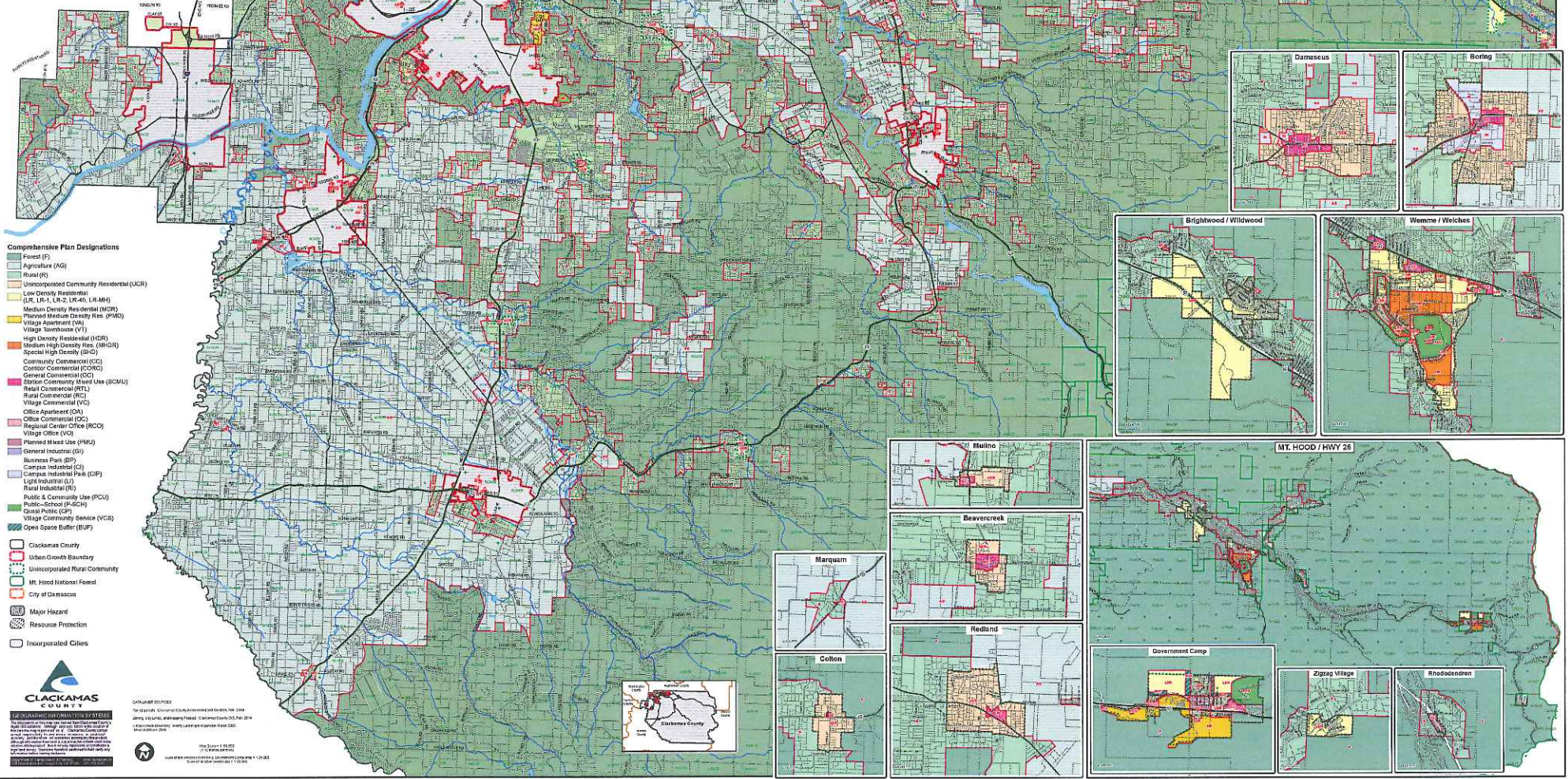
**EXHIBIT A**  
Ordinance 2014-11  
Original Page 4 of 4

01/29/2014

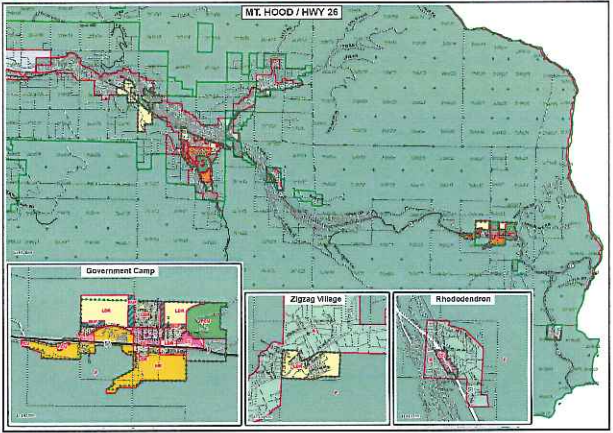
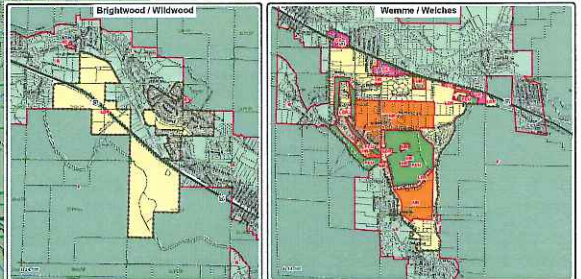
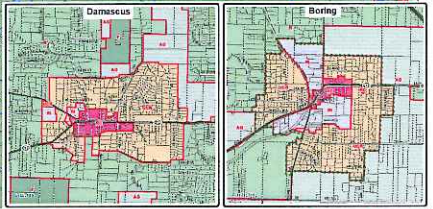
Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

These are the adopted UGA's. They may be revised through the Comprehensive Plan Update process. Areas of unincorporated Clackamas County are shown in light green. Major roads are shown in black. Major water bodies are shown in blue. Major hazards are shown in red. Resource protection areas are shown in light blue. Unincorporated cities are shown in white.

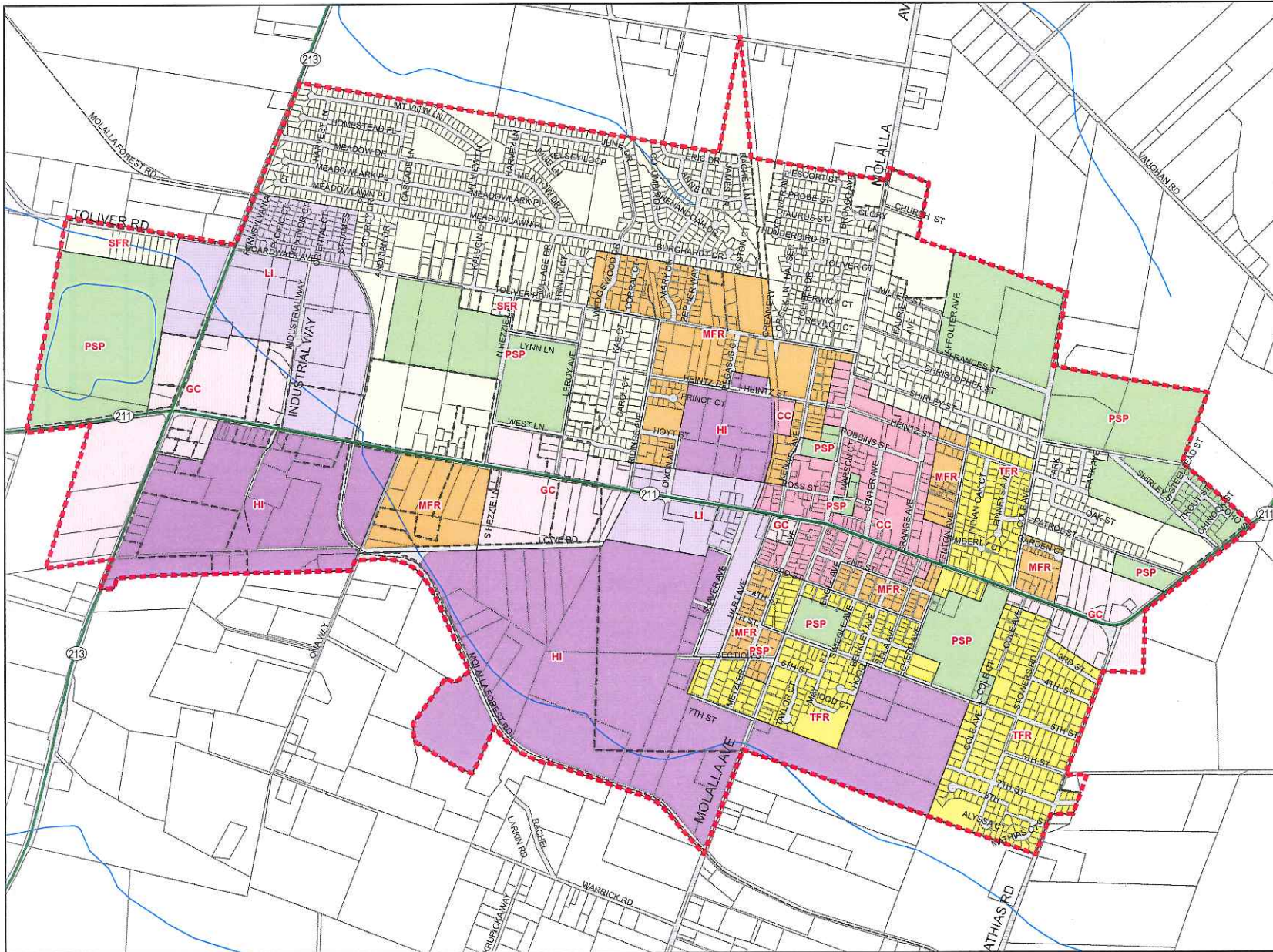


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-45, LR-104)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Residential (V)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (COC)
  - General Commercial (GC)
  - Special Commercial Mixed Use (SCMU)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCC)
  - Village Office (VO)
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  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Unincorporated Cities



CLACKAMAS COUNTY  
 1000 NE Oregon Street, Portland, OR 97232  
 Phone: 503.325.4000  
 Fax: 503.325.4001  
 Website: www.clackamas.gov

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 121 LIBRARY COURT  
 OREGON CITY, OREGON 97143

This information on this map was derived from digital data from Clackamas County GIS. Some use data in the creation of this map has been provided "AS IS". Clackamas County cannot accept any responsibility for any errors, omissions, or special circumstances, and it reflects, there are no warranties, whether expressed or implied. Although information from Land Survey may have been used in the creation of this product, in no way does the product represent or constitute a Land Survey. Users are encouraged to find verify information on this product before making any decisions.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 12**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being all of that tract of land described in that Deed recorded as Document No. 86-02182, Clackamas County Deed Records, being a portion of Tract 35 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07A 02100

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The property is currently in use as a residence.



**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Ronald b. Sellards, P.E.

12843 State Highway 211  
Annexation to the City of Molalla

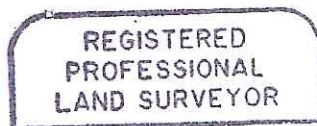
### Exhibit A

A Tract of land being all of that Tract of land described in that deed recorded as Document No. 86-02182, Clackamas County Deed Records, being a portion of Tract 35 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

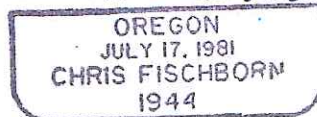
Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped, "DAVIS & PIKE LS 846" found at the Northwesterly corner of Partition Plat No. 2010-054, said point also being the Northeasterly corner of said Document No. 86-02182; thence South 08°42'35" West, along the Westerly boundary line of said Partition Plat No. 2010-054, a distance of 957.60 feet to a point on the Northerly right of way line of State Highway 211; thence South 08°58'07" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°01'53" West, along said Southerly right of way line, a distance of 132.68 feet to a point; thence North 08°58'07" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said Highway 211, said point also being at the Southwesterly corner of said Document No. 86-02182 Tract; thence North 08°42'35" East, along the Westerly line of said Document NO. 86-02182 Tract, a distance of 956.00 feet to the Northwesterly corner thereof; thence South 81°43'29" East, along the Northerly line of said Document No. 86-02182 Tract, a distance of 132.68 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 3.0970 acres (134,905 square feet), more or less.

The basis of bearings for this description is Clackamas County Partition Plat No. 2010-054.



*Chris Fischborn*

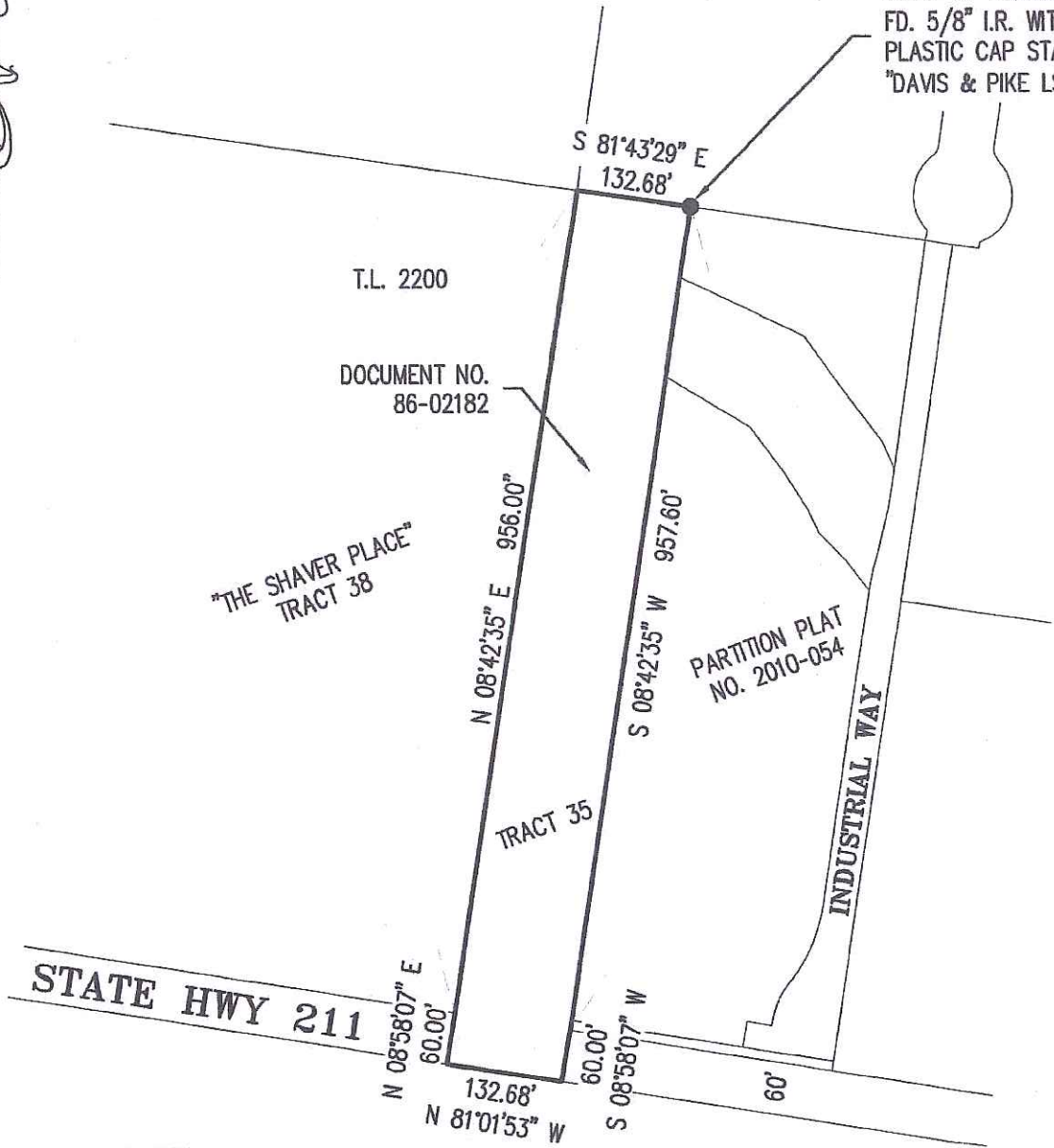


## EXHIBIT A

Ordinance 2014-12  
Original Page 1 of 4

12843 STATE HIGHWAY 211  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

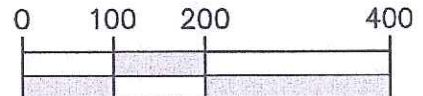
POINT OF BEGINNING  
FD. 5/8" I.R. WITH A YELLOW  
PLASTIC CAP STAMPED  
"DAVIS & PIKE LS 846"



AREA TO BE ANNEXED  
(3.0970 ACRES  
134,905 SQUARE FEET)

MAIN ST.

GRAPHIC SCALE



( IN FEET )

1 INCH = 200 FEET

LOCATED IN THE N.E. 1/4 SECTION 7,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

TITLE: EXHIBIT "B"	
PLOT DATE: 11-18-13	
FILE: W1202-7H.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795

**EXHIBIT A**



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**NEWCOMB DALE C**  
**PO BOX 2579**  
**LEBANON, OR 97355**

Site Address: **12843 S HWY 211**

Taxlot Number: **52E07A 02100**

Land Value: **94703**

Building Value: **148950**

Total Value: **243653**

Acreage: **2.91**

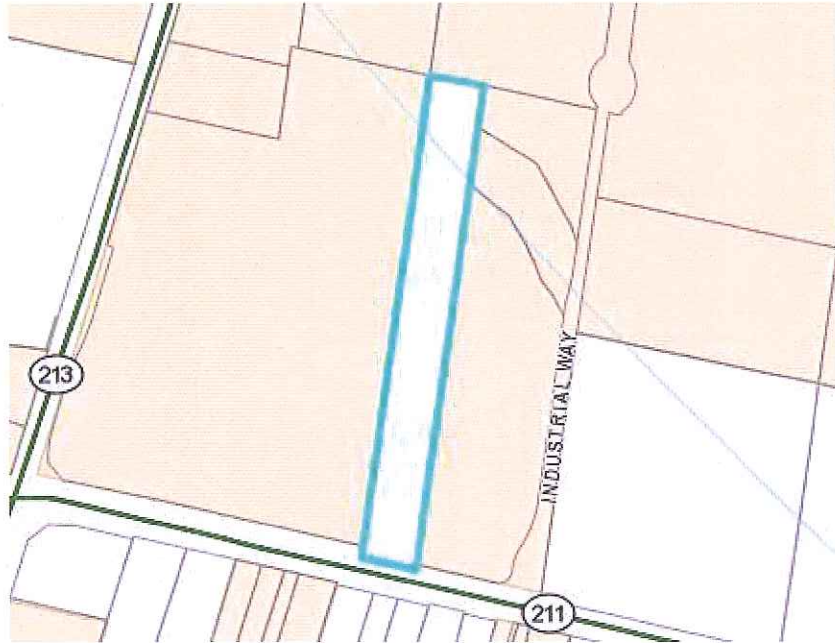
Year Built: **1952**

Sale Date: **01/01/1986**

Sale Amount: **55000**

Sale Type:

Location Map:



Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**M1**

**2.91**

**0.00**

**Fire**            **Molalla RFPD #73**  
**Park**            **N/A**  
**School**         **SCH 35 MOLALLA RIVER**  
**Sewer**         **N/A**  
**Water**         **N/A**  
**Cable**         **Wave Broadband (Molalla)**  
**CPO**            **Molalla**  
**Garb/Recyc**    **Molalla Sanitary**  
**City/County**   **Clackamas Co.**

## EXHIBIT A

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Original Page 3 of 4

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.



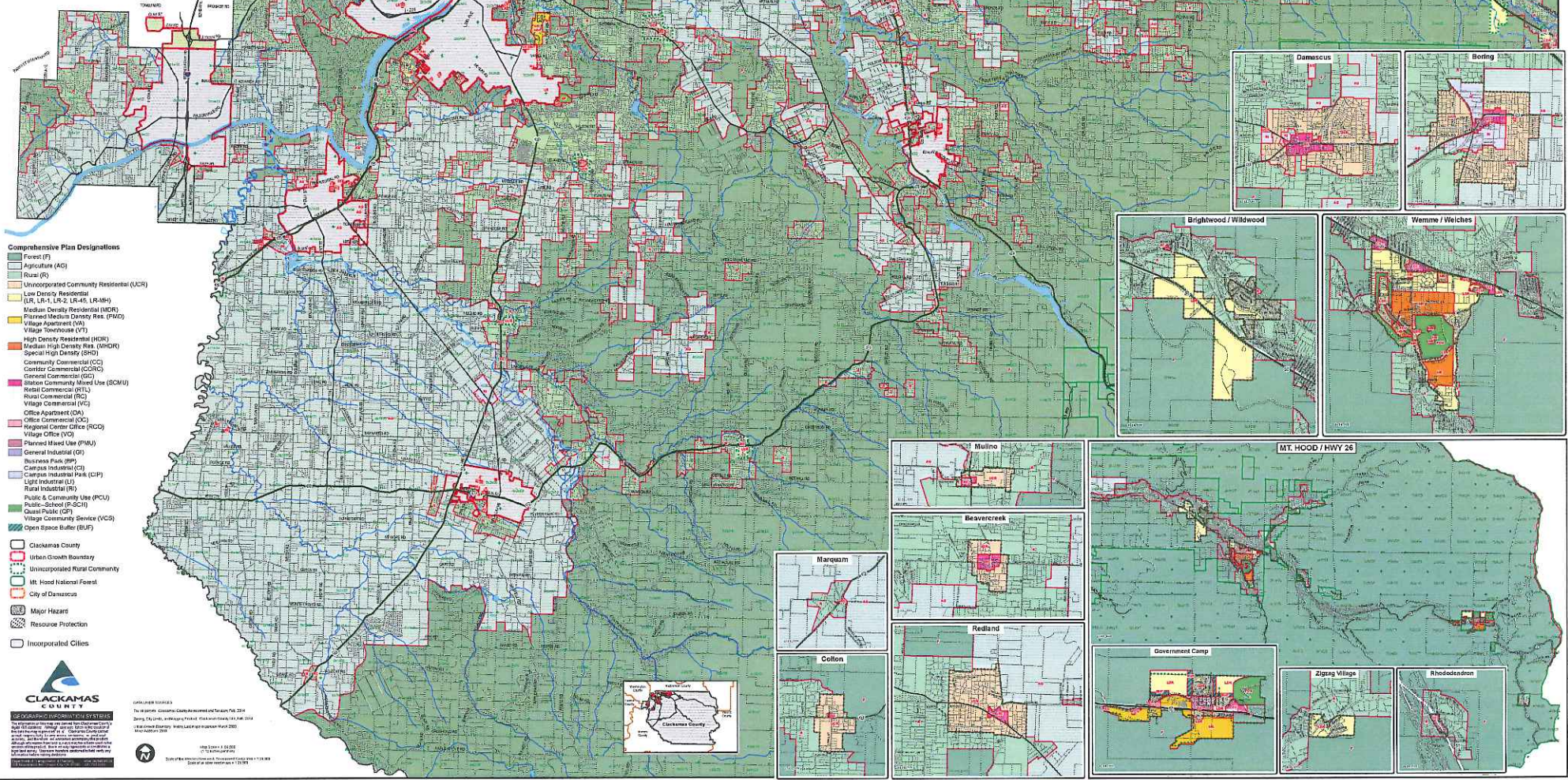
**EXHIBIT A**  
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Original Page 4 of 4

01/29/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

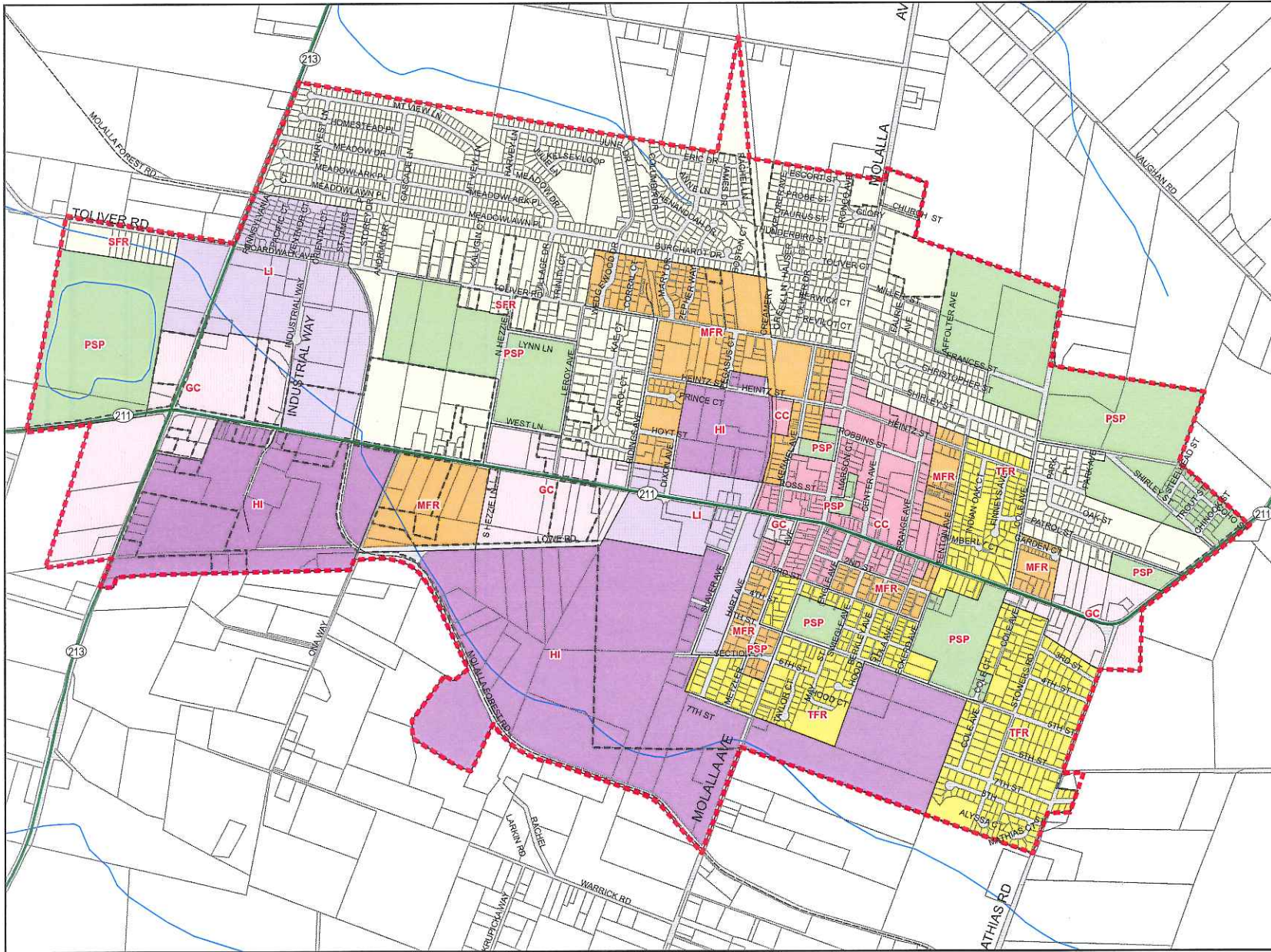
Please see the separate GIS Catalog Map for more information regarding this Comprehensive Plan. Areas of Unincorporated Clackamas County are shown in white. This map is for informational purposes only. All information is subject to change without notice.



- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR) (LR-1, LR-2, LR-4, LR-4B)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhome (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHD)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Central Commercial (CCNC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCI)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 121 LIBERTY COURT  
 OREGON CITY, OREGON 97143

The information on this map was derived from digital databases from Clackamas County's GIS. Clackamas County cannot assume responsibility for any errors, omissions, or partial accuracy, and it makes no warranty about the accuracy of the product. Although information from Land Survey may have been used in the creation of this product, in no way does the product represent or constitute a Land Survey. Users are encouraged to field verify information on the product before making any decisions.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 13**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a Tract of land being all of Parcel 3 of Partition Plat No. 1993-141, all of that Tract of land described in that Deed recorded as Document No. 96-052091, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 97-028357, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document no. 2006-030377, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-084319, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 94-053626, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 92-45178, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-014117, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 72-32514, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2006-029666, Clackamas County Deed Records, all of that Tract of land described as Parcel 2 of that Deed recorded as Document No. 2006-030379, all of that Tract of land described as Parcel 1 of that Deed recorded as Document No. 2006-030379, a portion of State Highway 211 and a portion of Molalla Forest Road, being a portion of Tracts 27, 30, 31 and 34 of the Plat of



"The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07A 01804

Tax Lot No. 52E07A 01700

Tax Lot No. 52E07A 01600

Tax Lot No. 52E08B 03202

Tax Lot No. 52E08B 03201

Tax Lot No. 52E08B 03203

Tax Lot No. 52E08B 03300

Tax Lot No. 52E08B 03400

Tax Lot No. 52E08B 03500

Tax Lot No. 52E08B 03600

Tax Lot No. 52E08B 03700

Tax Lot No. 52E08B 03800

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential), except for Tax Lot No. 52E07A 01804 & Tax Lot No. 52E07A 01700 is changed to City plan designation LI (Light Industrial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected properties, RFFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential), except for Tax Lot No. 52E07A 01804 & Tax Lot No. 52E07A 01700 is changed to M-1 (Light Industrial). The properties are currently:

Tax Lot No. 52E07A 01804	Residential – In Use
Tax Lot No. 52E07A 01700	Residential – In Use
Tax Lot No. 52E07A 01600	Residential – In Use
Tax Lot No. 52E08B 03202	Residential – In Use
Tax Lot No. 52E08B 03201	Undeveloped
Tax Lot No. 52E08B 03203	Commerical – In Use
Tax Lot No. 52E08B 03300	Residential – In Use
Tax Lot No. 52E08B 03400	Residential – In Use
Tax Lot No. 52E08B 03500	Multi-Family Residential – In Use
Tax Lot No. 52E08B 03600	Residential – In Use
Tax Lot No. 52E08B 03700	Residential – In Use
Tax Lot No. 52E08B 03800	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

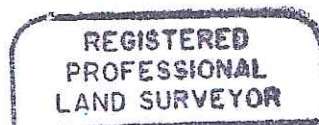
FAX: 503-233-7889

Email: chris@ztecengineers.com

12933, 13053, 13143, 13183, 13241, 13247,  
13257, 13261, 13263 & 13341 State Highway 211  
Tax Lots 3201 and 3203 on Tax Map 5S2E08B  
A Portion of Molalla Forest Road and a Portion  
Of State Highway 211

A Tract of land being all of Parcel 3 of Partition Plat No. 1993-141, all of that Tract of land described in that Deed recorded as Document No. 96-052091, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 97-028357, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document no. 2006-030377, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-084319, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 94-053626, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 92-45178, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-014117, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 72-32514, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2006-029666, Clackamas County Deed Records, all of that Tract of land described as Parcel 2 of that Deed recorded as Document No. 2006-030379, all of that Tract of land described as Parcel 1 of that Deed recorded as Document No. 2006-030379, a portion of State Highway 211 and a portion of Molalla Forest Road, being a portion of Tracts 27, 30, 31 and 34 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a red plastic cap stamped "Centerline Concepts, Inc.", found at the most Westerly corner of Parcel 1 of Partition Plat No. 2003-071, said point being on the Northerly right of way line of State Highway 211; thence South 07°48'30" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said State Highway 211;



*Chris Fischborn*



**EXHIBIT A**

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12933, 13053, 13143, 13183, 13241, 13247, 13257, 13261, 13263 & 13341 State Highway 211 Tax Lots 3201 and 3203 on Tax Map 5S2E08B a Portion of Molalla Forest Road and a Portion of State Highway 211, cont.,

thence North 82°11'30" West, along said Southerly right of way line, a distance of 520.92 feet to an angle point in said Southerly right of way line; thence continuing along said Southerly right of way line, North 81°43'16" West a distance of 1399.58 feet to a point; thence North 08°16'44" East, at right angles to said State Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said State Highway 211, said point being at the most Westerly corner of Parcel 3 of Partition Plat No. 1993-141; thence North 07°57'32" East, along the Westerly line of said Parcel 3, a distance of 524.03 feet to the Northwesterly corner thereof; thence South 82°27'41" East, along the Northerly line of said Parcel 3 and its Easterly extension, a distance of 819.91 feet to a point on the Westerly right of way line of said Molalla Forest Road; thence North 07°57'43" East, along said Westerly right of way line, a distance of 436.14 feet to a point; thence South 82°02'17" East, at right angles to said Molalla Forest Road, a distance of 60.00 feet to the Northwesterly corner of said Document No. 97-028357 tract; thence South 82°27'41" East, along the Northerly line of said Document No. 97-028357 tract, a distance of 439.96 feet to the Northeasterly corner thereof; thence South 07°57'48" West, along the Easterly line of said Document No. 97-028357, a distance of 499.93 feet to the Northwesterly corner of said Document No. 2006-030377 tract; thence South 82°21'20" East, along the Northerly line of said Document No. 2006-030377, and along the Northerly line of said Parcel 2 of said Document No. 2006-030379, a distance of 440.70 feet to a point on the Westerly line of said Document No. 72-32514; thence North 08°00'34" East, along said Westerly line, a distance of 121.07 feet to the Northwesterly corner thereof; thence South 82°11'30" East, along the Northerly line of said Document No. 72-32514 tract, a distance of 186.39 feet to the Northwesterly corner of Parcel 2 of said Partition Plat No. 2003-071; thence South 08°00'34" West, along the Westerly line of said Parcel 2, a distance of 418.73 feet to an angle point in said Westerly line; thence North 82°11'30" West a distance of 26.50 feet to an angle point in said Westerly line; thence South 08°00'34" East, along said westerly line, and along the Westerly line of said Parcel 1 of Said Partition Plat No. 2003-071, a distance of 181.11 feet to the true point of beginning of the Tract of land herein described.

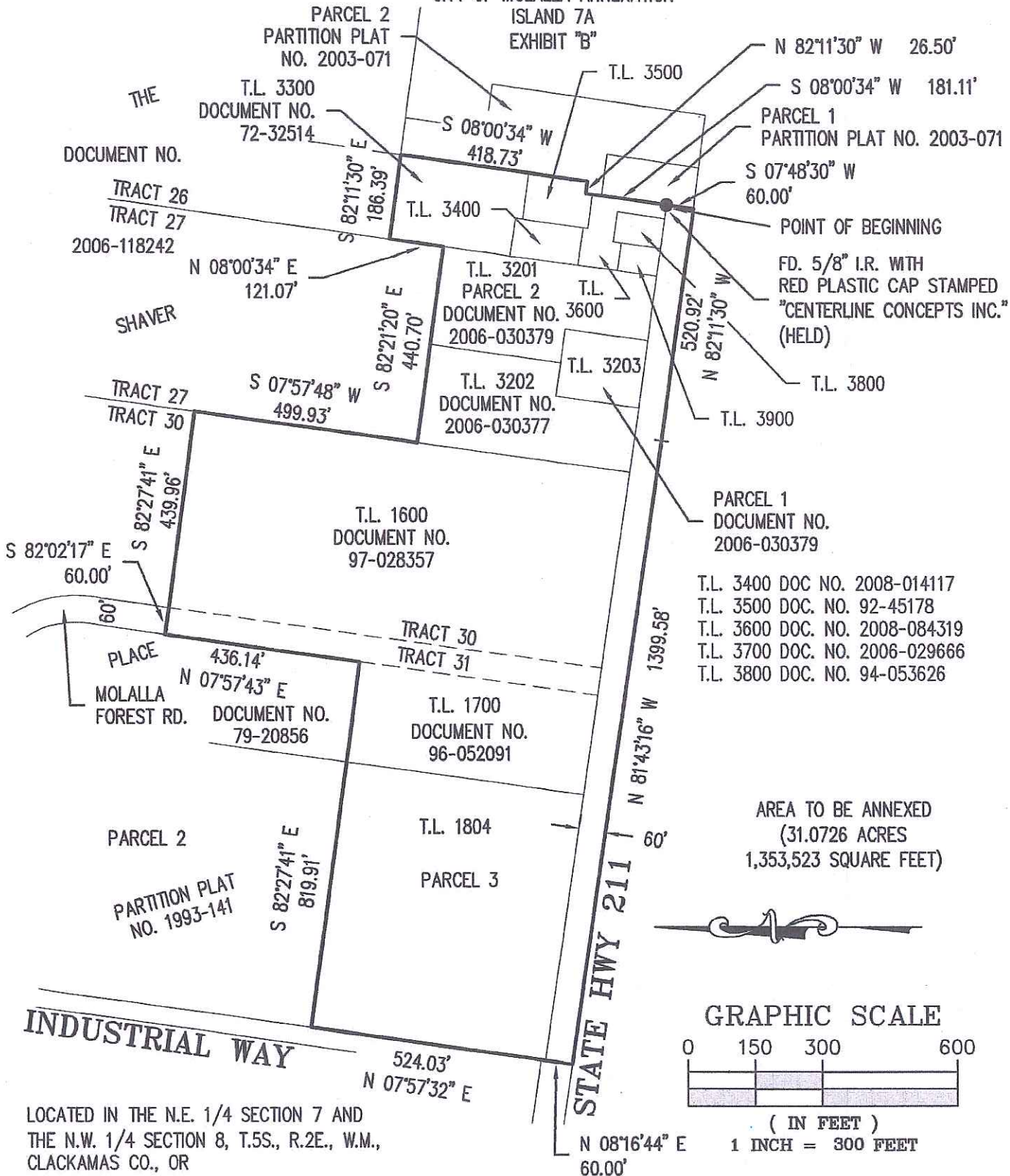
Said Tract of land contains an area of 31.0726 acres (1,353,522 square feet) more or less.

The bearings and distances in this description are based on Partition Plat No's 1993-141, 2003-071 and on Clackamas County Survey No. 10994.



**EXHIBIT A**  
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12933, 13053, 13143, 13183, 13241, 13247, 13257, 13261, 13263 & 13341  
 STATE HIGHWAY 211, TAX LOTS 3201 & 3203 ON TAX MAP 5S 2E 08B  
 CITY OF MOLALLA ANNEXATION



LOCATED IN THE N.E. 1/4 SECTION 7 AND  
 THE N.W. 1/4 SECTION 8, T.5S., R.2E., W.M.,  
 CLACKAMAS CO., OR

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 1-28-14</b>	
<b>FILE: W1202-7TA.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795

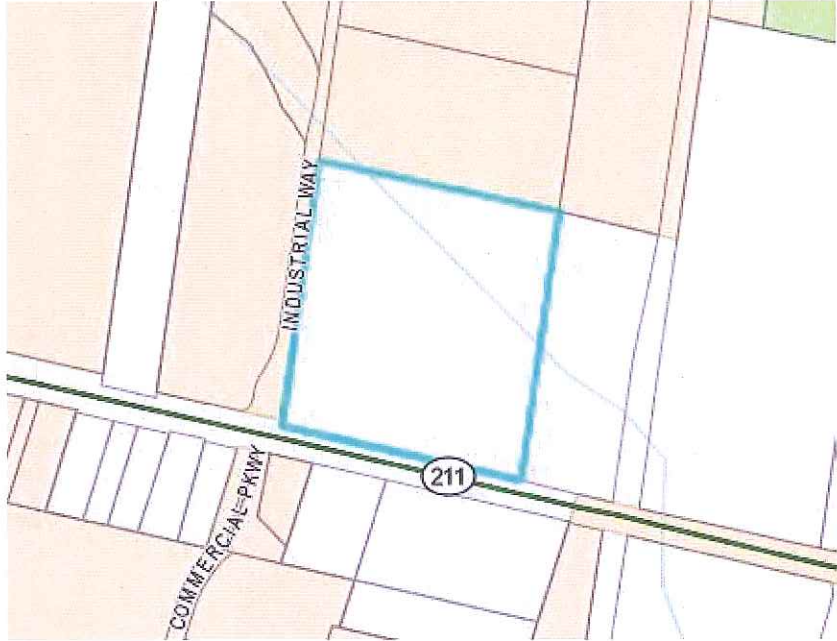


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BENTLEY FAMILY TRUST**  
**12933 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **12933 S HWY 211**

Taxlot Number: **52E07A 01804**

Land Value: **118566**

Building Value: **100570**

Total Value: **219136**

Acreage:

Year Built: **1940**

Sale Date: **05/01/1992**

Sale Amount: **10**

Sale Type:

Land Class:

**641**

Building Class:

**13**

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**7.13**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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**EXHIBIT A**

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S Industrial Way →  
← N Commercial Pkwy  
NEXT INTERSECTION

01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**RUSSELL HARRY V & LEMO J**  
 13053 S HWY 211  
 MOLALLA, OR 97038

Location Map:



Site Address: **13053 S HWY 211**

Taxlot Number: **52E07A 01700**

Land Value: **92915**

Building Value: **185090**

Total Value: **278005**

Acreage:

Year Built: **1940**

Sale Date: **07/01/1996**

Sale Amount: **190000**

Sale Type:

Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

2.82

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GREGORY VIRGIL F TRUSTEE  
 9611 OLDE GEORGETOWN WAY  
 CENTERVILLE, OH 45458**

Location Map:



Site Address: 13143 S HWY 211

Taxlot Number: 52E07A 01600

Land Value: 132780

Building Value: 107870

Total Value: 240650

Acreage:

Year Built: 1925

Sale Date: 09/13/2004

Sale Amount: 0

Sale Type: S

Land Class:

401

Building Class:

13

Neighborhood:

Molalla rural north all

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		9.84

RRFF5

9.84

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

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**EXHIBIT A**

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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13183 S HWY 211

Taxlot Number: 52E08B 03202

Land Value: 82904

Building Value: 111950

Total Value: 194854

Acreage:

Year Built: 1938

Sale Date: 03/31/2006

Sale Amount: 350000

Sale Type: S

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

2.45

Fire: Molalla RFPD #73  
Park: N/A  
School: SCH 35 MOLALLA RIVER  
Sewer: N/A  
Water: N/A  
Cable: Wave Broadband (Molalla)  
CPO: Molalla  
Garb/Recyc: Molalla Sanitary  
City/County: Clackamas Co.

## EXHIBIT A

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**EXHIBIT A**

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01/29/2014

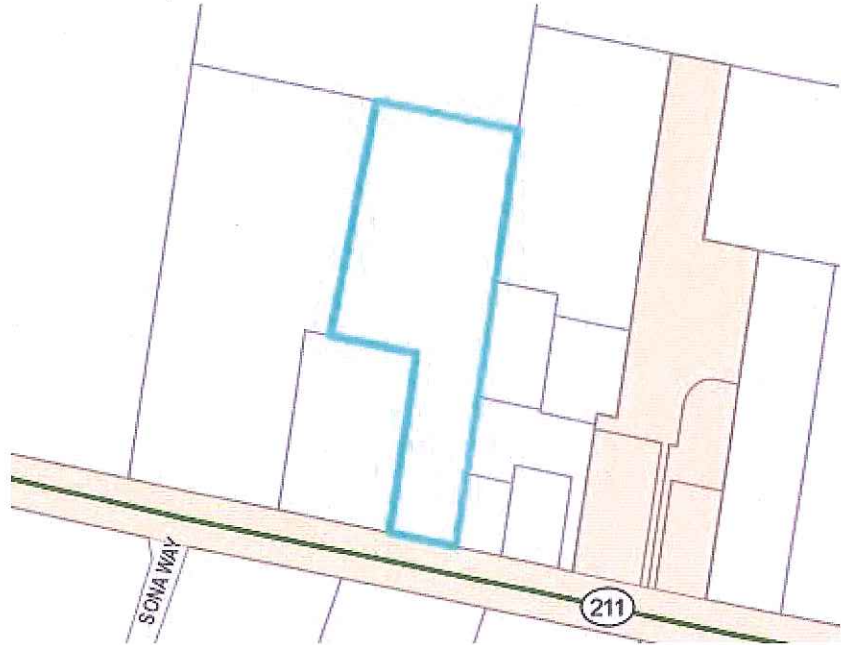


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08B 03201**  
 Land Value: **65897**  
 Building Value: **0**  
 Total Value: **65897**

Acreage:  
 Year Built:  
 Sale Date: **03/31/2006**  
 Sale Amount: **0**  
 Sale Type: **M**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		1.67

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13183 S HWY 211**  
 Taxlot Number: **52E08B 03203**  
 Land Value: **77777**  
 Building Value: **73090**  
 Total Value: **150867**

Acreage:  
 Year Built:  
 Sale Date: **03/31/2006**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.71

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WILLMSCHEN GLEN A & E LOUISE**  
**13263 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13263 S HWY 211

Taxlot Number: 52E08B 03300

Land Value: 74416

Building Value: 71320

Total Value: 145736

Acreage:

Year Built: 1960

Sale Date:

Sale Amount: 0

Sale Type:

Land Class:

101

Building Class:

12

Neighborhood:

Molalla rural north 100,

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		1.32

RRFF5

1.32

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

### EXHIBIT A

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1  
3  
2  
6  
3

01/29/2014





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**KESLAR BRIAN A**  
**823 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: 13261 S HWY 211  
 Taxlot Number: 52E08B 03400  
 Land Value: 52872  
 Building Value: 68860  
 Total Value: 121732

Acreage:  
 Year Built: 1957  
 Sale Date: 02/27/2008  
 Sale Amount: 0  
 Sale Type: S

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: 035013

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

Location Map:



Site Characteristics:	Zoning Designation(s):
UGB: MOLALLA	Zone: RRFF5
Flood Zone: Not Available	Overlays: Acreage: 0.26

### EXHIBIT A

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**TURCOL TOM & JEAN**  
**2455 NE SPRUCE**  
**GRESHAM, OR 97080**

Location Map:



Site Address: **13257 S HWY 211**

Taxlot Number: **52E08B 03500**

Land Value: **67210**

Building Value: **206200**

Total Value: **273410**

Acreage:

Year Built: **2000**

Sale Date: **07/01/1992**

Sale Amount: **54000**

Sale Type:

Land Class:

**101**

Building Class:

**232**

Neighborhood:

**Area 02 plexes except**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.25

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**MATVEEV TROFIM**  
**13241 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13241 S HWY 211**

Taxlot Number: **52E08B 03600**

Land Value: **78679**

Building Value: **142230**

Total Value: **220909**

Acreage:

Year Built: **1960**

Sale Date: **12/29/2008**

Sale Amount: **295000**

Sale Type: **S**

Land Class:

**101**

Building Class:

**232**

Neighborhood:

**Area 02 plexes except**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.32**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**RICKLES MICHELLE**  
**PO BOX 511**  
**MOLALLA, OR 97038**

Site Address: **13341 S HWY 211**

Taxlot Number: **52E08B 03700**

Land Value: **43539**

Building Value: **93830**

Total Value: **137369**

Acreage:

Year Built: **1959**

Sale Date: **03/30/2006**

Sale Amount: **149467**

Sale Type: **S**

Land Class:

**101**

Building Class:

**13**

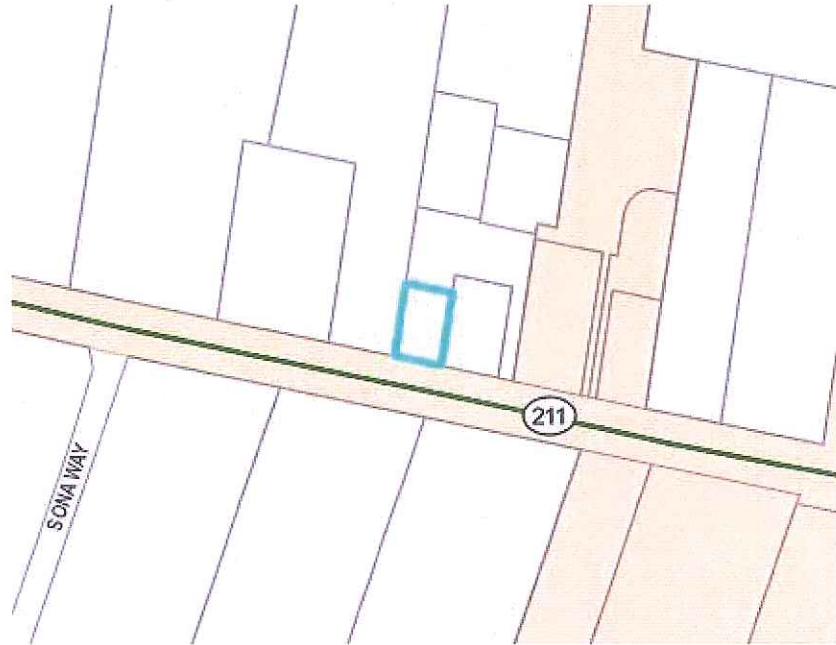
Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

**Fire** Molalla RFPD #73  
**Park** N/A  
**School** SCH 35 MOLALLA RIVER  
**Sewer** N/A  
**Water** N/A  
**Cable** Wave Broadband (Molalla)  
**CPO** Molalla  
**Garb/Recyc** Molalla Sanitary  
**City/County** Clackamas Co.

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.12

### EXHIBIT A

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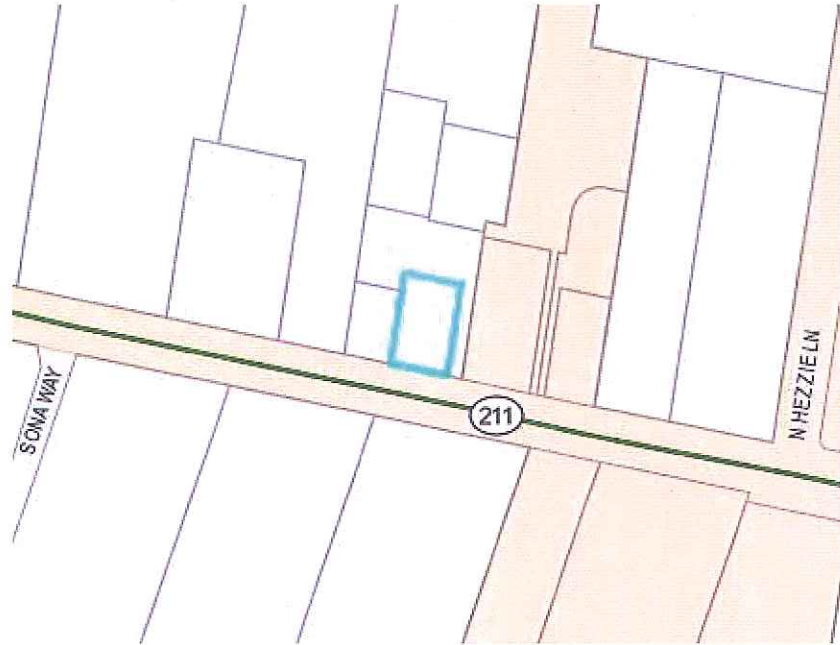


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**DAY STEVEN I**  
**PO BOX 213**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13247 S HWY 211**

Taxlot Number: **52E08B 03800**

Land Value: **43539**

Building Value: **108830**

Total Value: **152369**

Acreage:

Year Built: **1952**

Sale Date: **06/01/1994**

Sale Amount: **84000**

Sale Type:

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.18

RRFF5

0.18

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

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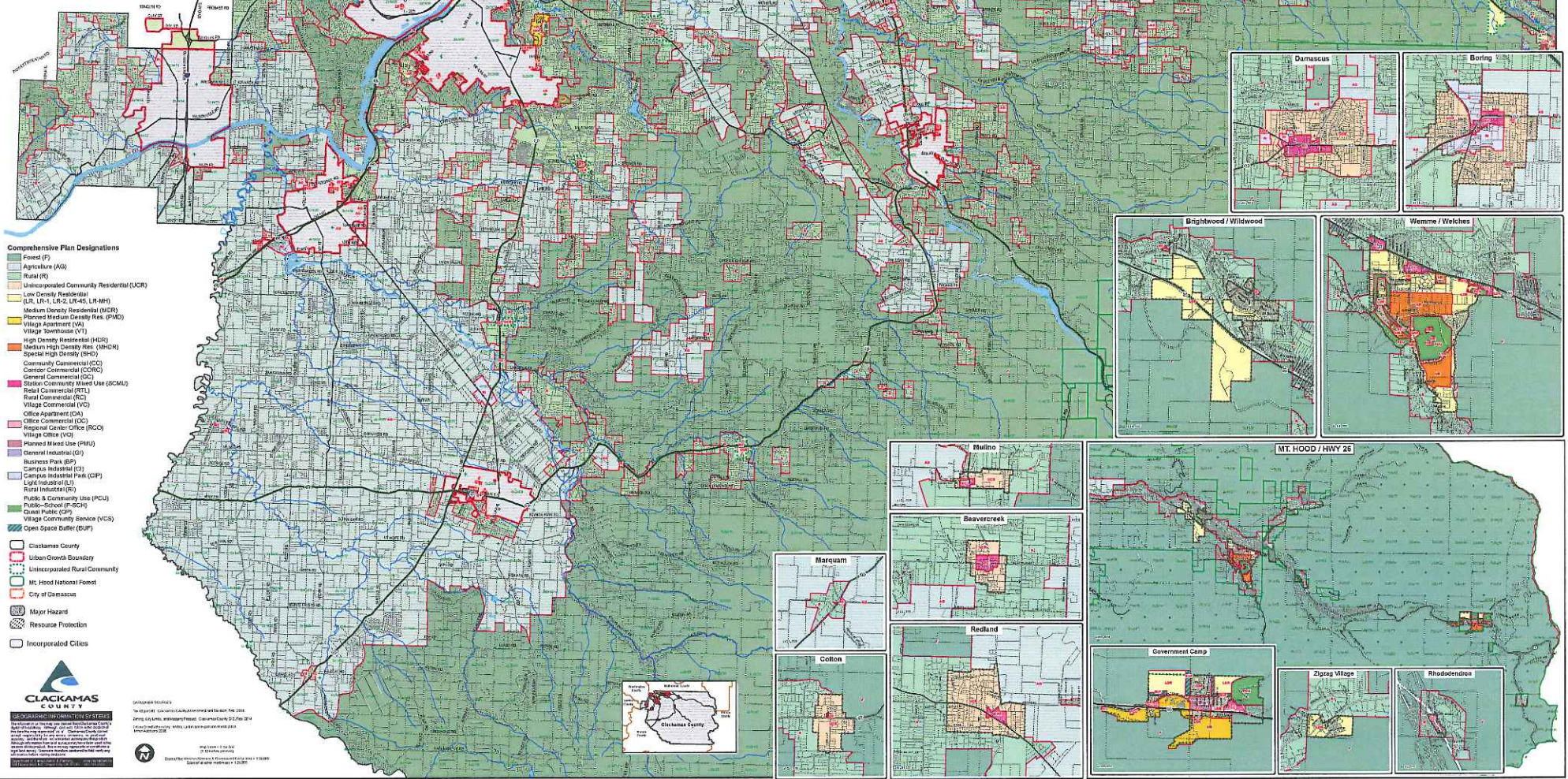
**EXHIBIT A**  
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# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate title page for more information regarding the Clackamas County Comprehensive Plan and the Clackamas County Board of Development Services. For more information, please contact the Clackamas County Board of Development Services at 503.655.3300.

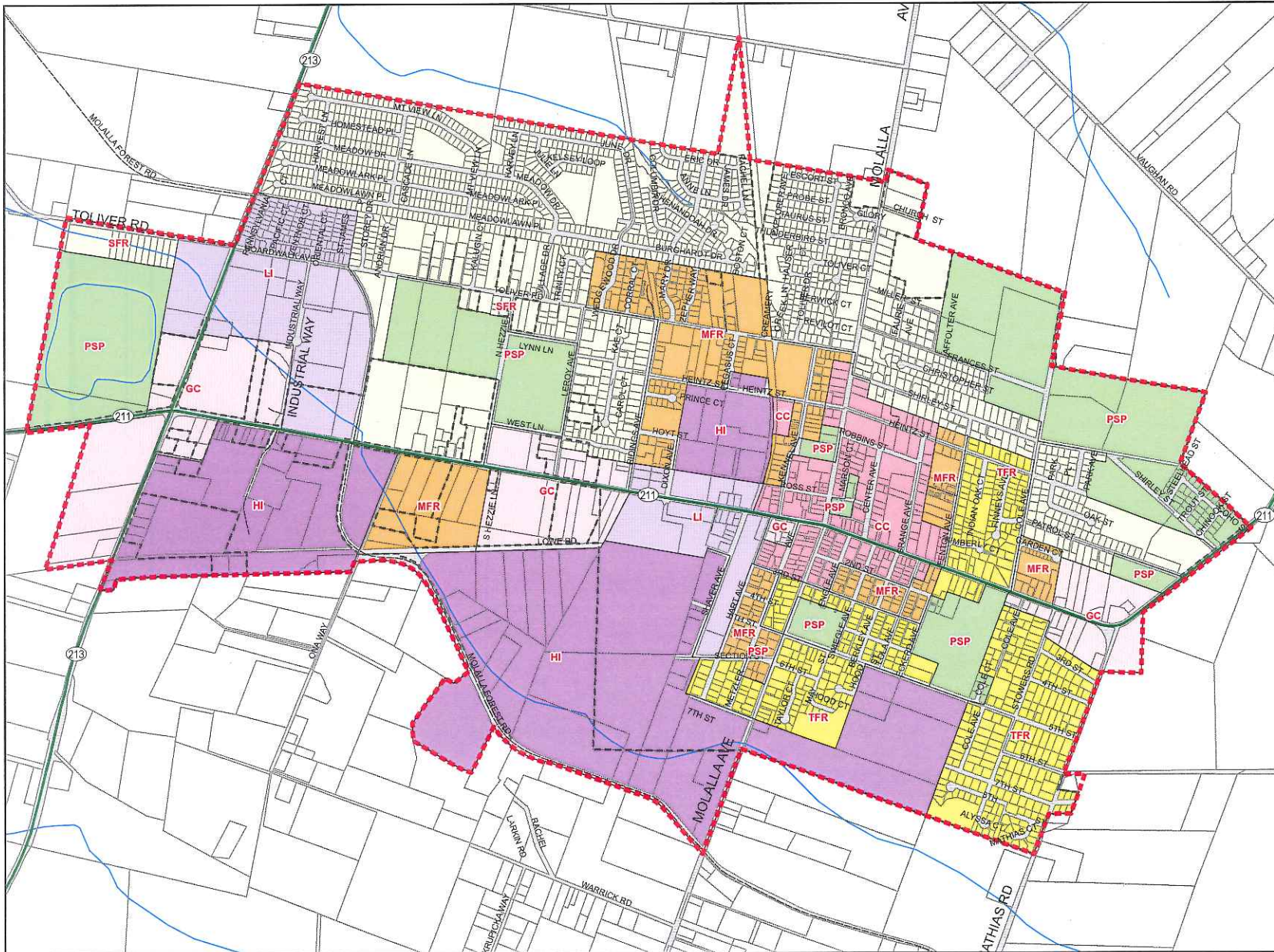


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-45, LR-6H)
  - Medium Density Residential (MDR)
  - Planned Medium Density Park (PMD)
  - Village Apartment (VA)
  - Village Single-Family (V1)
  - High Density Residential (HUR)
  - Medium High Density Park (MHDP)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Comprehensive Commercial (CCC)
  - General Commercial (GC)
  - Station Commercial Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Map Symbols**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 12/15/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 12/15/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 121 LIBRARY COURT  
 OREGON CITY, OREGON 97046

The information on this map was derived from digital databases from Clackamas County's GIS. Clackamas County cannot assume any responsibility for any errors, omissions, or particular accuracy, and it retains, then are no warranties which apply to this product. Although information from this system may be used in the creation of the product, in no way does the product represent or constitute a Land Survey. Users are cautioned to first verify information on the ground before making any decisions.



**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 14**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a Tract of land being all of that Tract of land described in that Deed recorded as Document No. 2004-081919, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 93-01365, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2010-039333, and a portion of State Highway 211, and a portion of Hezzie road, being a portion of Tracts 23 and 26 of the Plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon.:

Tax Lot No. 52E08B 04200

Tax Lot No. 52E08B 04100

Tax Lot No. 52E08B 04000

Tax Lot No. 52E08B 03100

Tax Lot No. 52E08B 03200

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected properties, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08B 04200	Residential – In Use
Tax Lot No. 52E08B 04100	Residential – In Use
Tax Lot No. 52E08B 04000	Residential – In Use
Tax Lot No. 52E08B 03100	Undeveloped
Tax Lot No. 52E08B 03200	Undeveloped

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

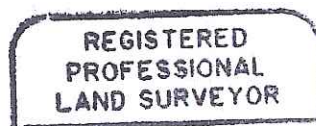
FAX: 503-233-7889

Email: chris@ztecengineers.com

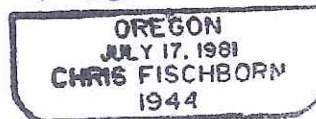
13307 & 13325 State Highway 211  
And Tax Lots 3100, 3200, & 4000 on Tax Map 5S2E08B

A Tract of land being all of that tract of land described in that Deed recorded as Document No. 2004-081919, Clackamas County Deed Records, all of that tract of land described in that Deed recorded as Document No. 93-01365, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2010-039333, all of that tract of land described in that deed recorded as Document no. 2006-118242, Clackamas County Deed Records, and a portion of State Highway 211, and a portion of Hezzie road, being a portion of Tracts 23 and 26 of the Plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a red plastic cap stamped "Centerline Concepts, Inc.", found at the Southeasterly corner of Parcel 2 of Partition Plat No. 2003-071, said point being on the Northerly right of way line of said State Highway 211; thence North 08°00'34" East, along the Easterly line of said Partition Plat No. 2003-071, a distance of 400.00 feet to an angle point in said Easterly line; thence North 82°11'30" West, a distance of 75.04 feet to an angle point in said Easterly line; thence North 08°00'34" East, along said Easterly line, a distance of 199.85 feet to the Northeasterly corner of said Parcel 2; thence North 82°11'30" West, along the Northerly line of said Partition Plat No. 2003-071 and its Westerly extension, a distance of 264.14 feet to the Northwesterly corner of that tract of land described in that deed recorded as Document No. 72-32514, Clackamas County Deed Records, thence South 08°00'34" West, along the Westerly line of said Document No. 72-32514 tract, a distance of 121.07 feet to the Northeasterly corner of that tract of land described in that deed recorded as Parcel 2 of Document No. 2006-030379, Clackamas County Deed Records, thence North 82°21'20" West, along the Northerly line of said Parcel 2 and along the Northerly line of that tract of land described in that deed recorded as Document No. 2006-030377, Clackamas County Deed Records, a distance of 440.70 feet to the



*Chris Fischborn*



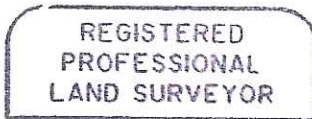
**EXHIBIT A**

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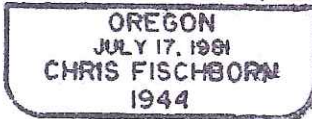
Northwesterly corner of said Document No. 2006-030377 tract; thence North 07 57'48" East along the Westerly line of said Document No. 2006-118242 tract. a distance of 499.93 feet to the Northwesterly corner thereof; thence South 82°24'42" East, along the Northerly line of said Document No. 2006-118242, a distance of 1020.82 feet to a point on the Westerly right of way line of said Hezzie Road; thence South 81°58'52" East, at right angles to said Hezzie Road, a distance of 60.00 feet to a point on the Easterly right of way line of said Hezzie Road; thence South 08°01'08" West, along said Easterly right of way line and its Southerly extension a distance of 1041.14 feet to a point on the Southerly right of way line of said State Highway 211; thence North 82°11'30" West, along said Southerly right of way line, a distance of 300.14 feet to a point; thence North 07°48'30" East, at right angles to said State Highway 211, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 15.5443 Acres (677,110 square feet) more or less.

The bearings and distances in this description are based on Clackamas County Partition Plat No. 2003-071.



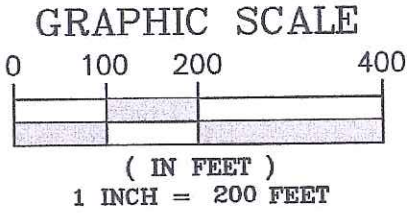
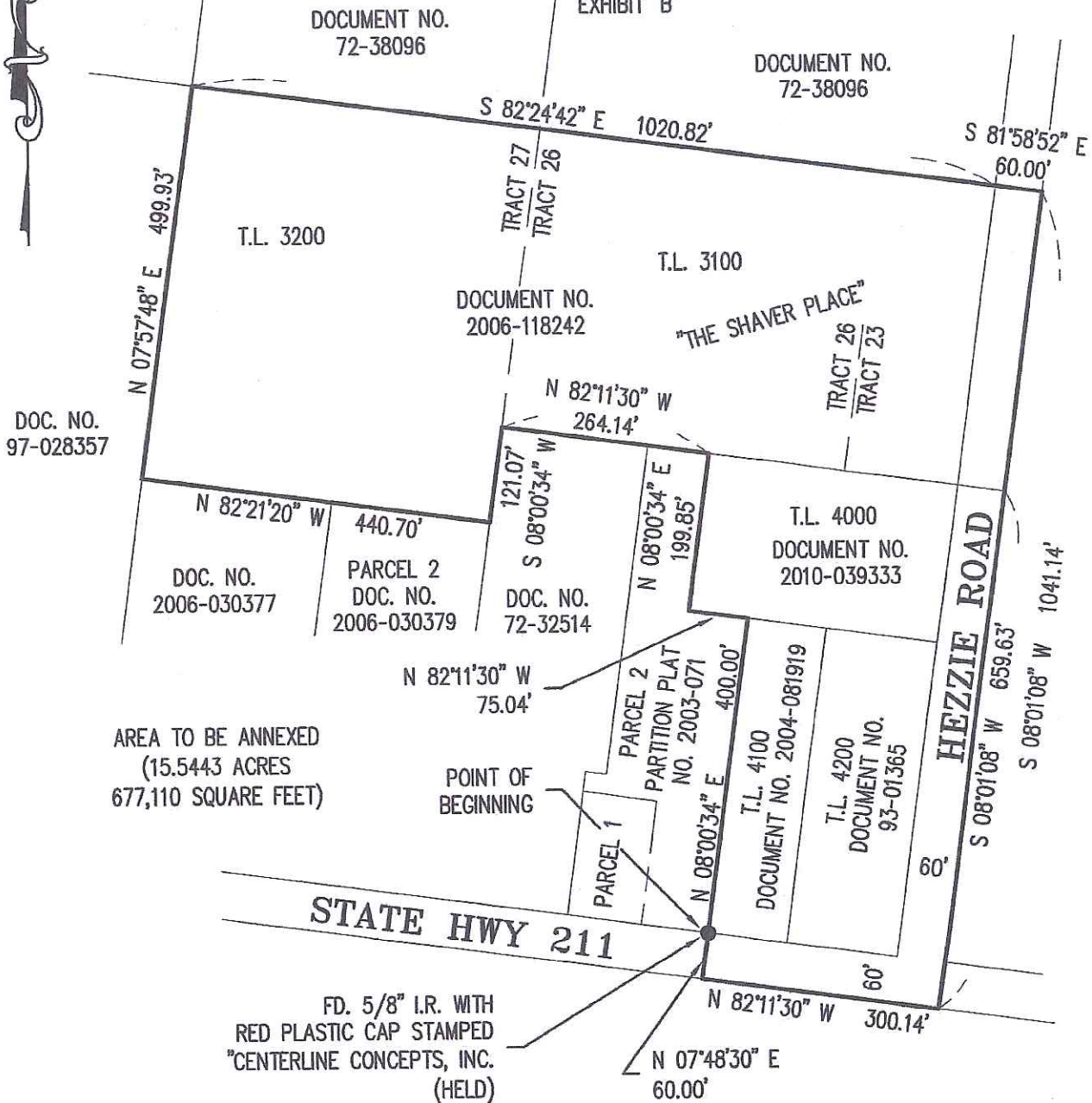
*Chris Fischborn*



## EXHIBIT A

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13307 & 13325 STATE HIGHWAY 211  
 TAX LOTS 3100, 3200 & 4000 ON TAX MAP 5S 2E 08B  
 CITY OF MOLALLA ANNEXATION  
 ISLAND 7B  
 EXHIBIT "B"



LOCATED IN THE N.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

TITLE: EXHIBIT "A"	
PLOT DATE: 1-30-14	
FILE: W1202-7112.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HANSEN CEDRIC H & DOROTHY L L-EST**  
**13325 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13325 S HWY 211

Taxlot Number: 52E08B 04200

Land Value: 74895

Building Value: 152560

Total Value: 227455

Acreage:

Year Built: 1950

Sale Date: 12/01/1992

Sale Amount: 82248

Sale Type:

Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

1.27

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CRUIKSHANK CURTIS D & JOYCE L**  
**13303 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **13303 S HWY 211**

Taxlot Number: **52E08B 04100**

Land Value: **67806**

Building Value: **128970**

Total Value: **196776**

Acreage:

Year Built: **1942**

Sale Date: **08/23/2004**

Sale Amount: **191900**

Sale Type: **S**

Location Map:



Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.92**

**Fire**            **Molalla RFPD #73**  
**Park**           **N/A**  
**School**        **SCH 35 MOLALLA RIVER**  
**Sewer**        **N/A**  
**Water**        **N/A**  
**Cable**        **Wave Broadband (Molalla)**  
**CPO**           **Molalla**  
**Garb/Recyc**   **Molalla Sanitary**  
**City/County** **Clackamas Co.**

### EXHIBIT A

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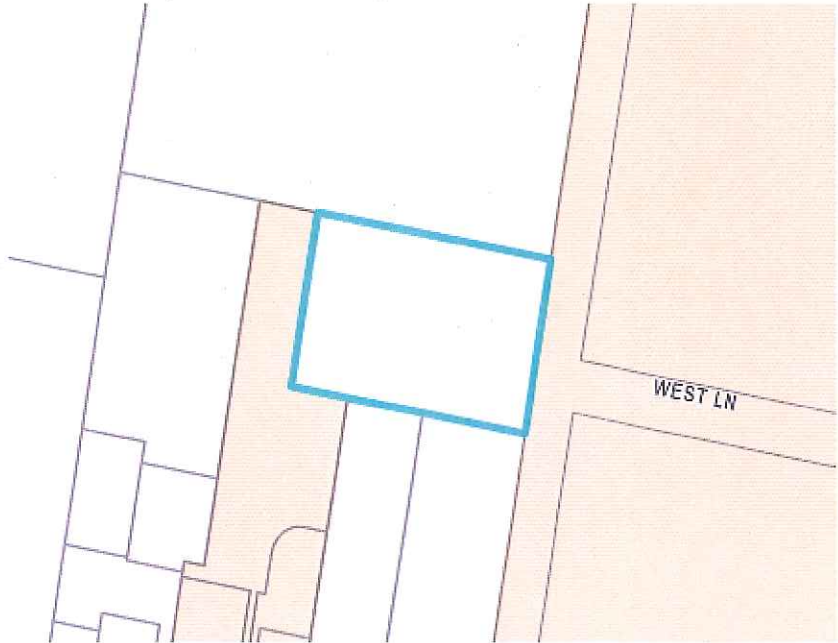


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**MCEACHRAN JOANN G**  
**630 KALUGIN CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **430 S WEST LN**  
 Taxlot Number: **52E08B 04000**  
 Land Value: **78471**  
 Building Value: **77120**  
 Total Value: **155591**

Acreage:  
 Year Built: **1954**  
 Sale Date: **06/29/2010**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**           **1.44**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-14  
 Original Page 8 of 13

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.

**EXHIBIT A**

Ordinance 2014-14  
Original Page 9 of 13

01/29/2014

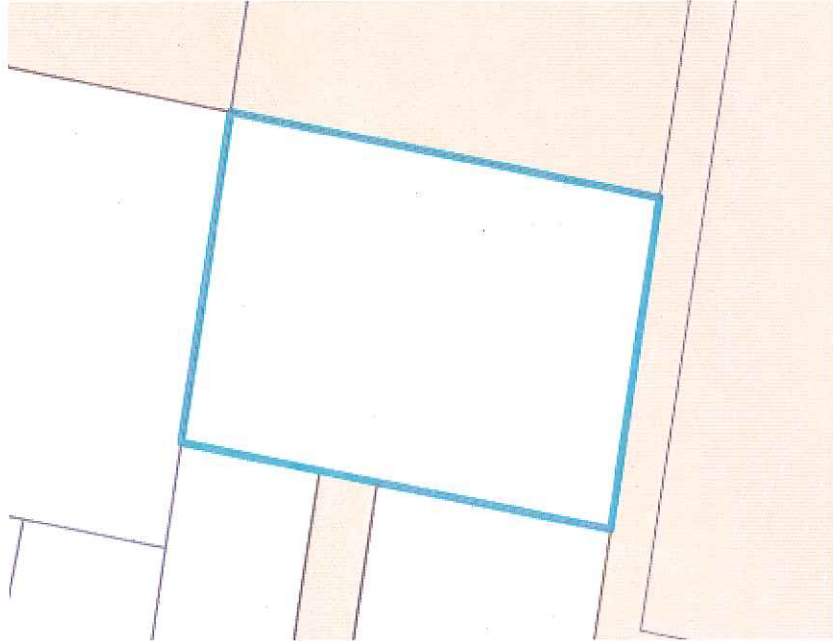


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SLEDGE DEVELOPMENT LLC**  
**PO BOX 605**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08B 03100**  
 Land Value: **139800**  
 Building Value: **0**  
 Total Value: **139800**

Acreage:  
 Year Built:  
 Sale Date: **12/26/2006**  
 Sale Amount: **1**  
 Sale Type: **M**

Land Class:  
**401**  
 Building Class:  
 Neighborhood:  
**City of Molalla all other**  
 Taxcode Districts: **035002**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):		
<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
RRFF5		5.05

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-14  
 Original Page 10 of 13

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**EXHIBIT A**

Ordinance 2014-14  
Original Page 11 of 13

01/30/2014



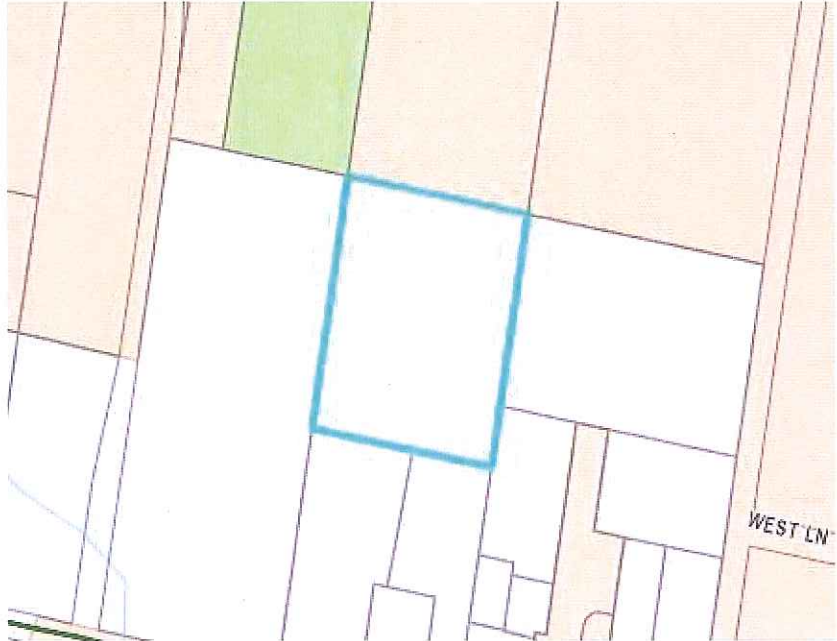


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SLEDGE DEVELOPMENT LLC**  
**PO BOX 605**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08B 03200**  
 Land Value: **139800**  
 Building Value: **0**  
 Total Value: **139800**

Acreage:  
 Year Built:  
 Sale Date: **12/26/2006**  
 Sale Amount: **1**  
 Sale Type: **X**

Land Class:  
**400**  
 Building Class:  
 Neighborhood:  
**City of Molalla all other**  
 Taxcode Districts: **035002**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		5.05

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

## EXHIBIT A

Ordinance 2014-14  
 Original Page 12 of 13

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**EXHIBIT A**

Ordinance 2014-14  
Original Page 13 of 13

01/30/2014

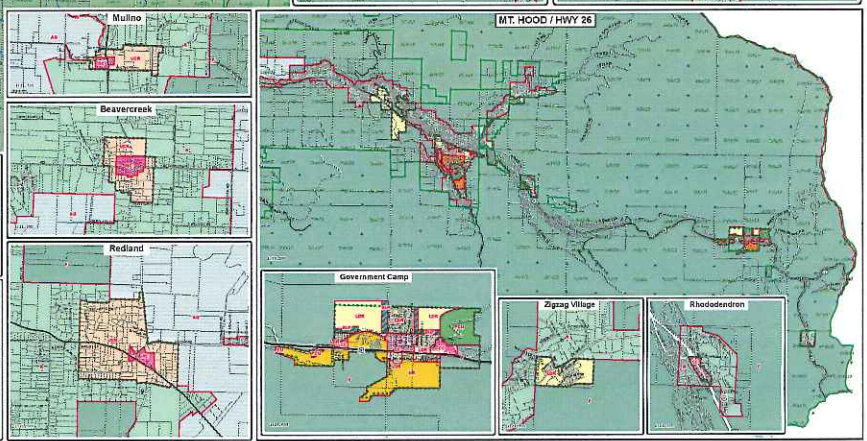
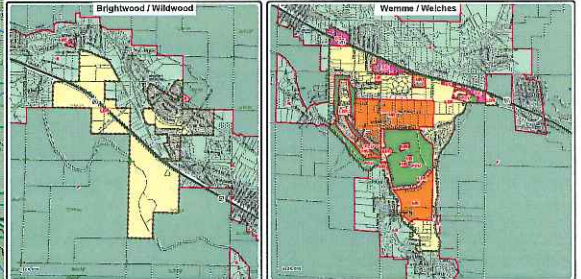
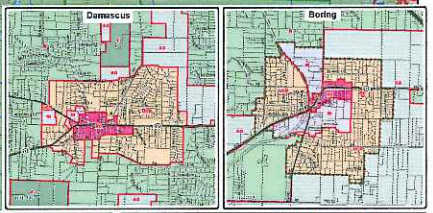
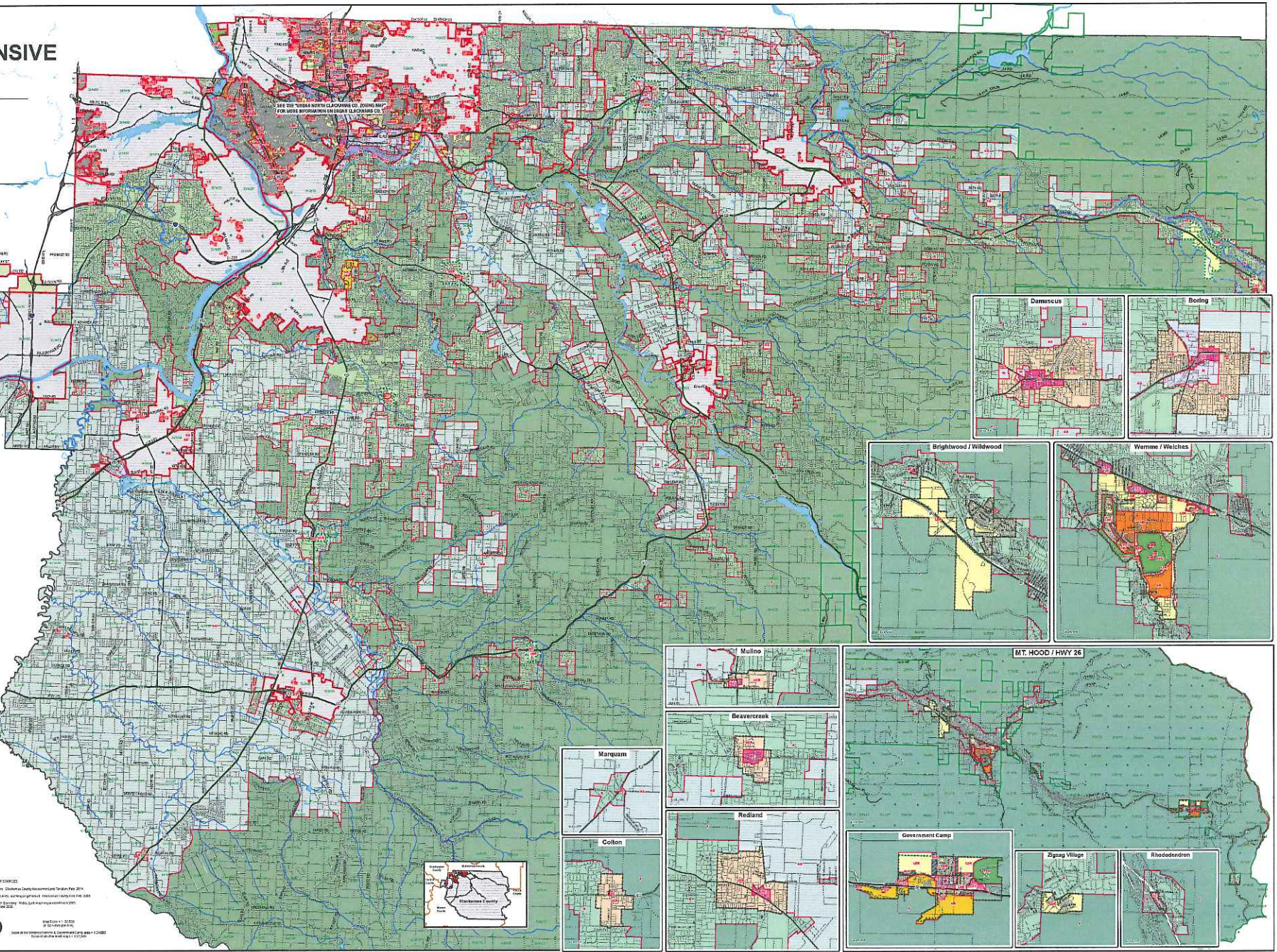


# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the Executive Summary Map for details about the Comprehensive Plan. Areas of unincorporated Clackamas County are shown within the map boundary. The map is intended for informational purposes only. It is not a legal document. For more information, please contact the Planning Department at (503) 263-1000.

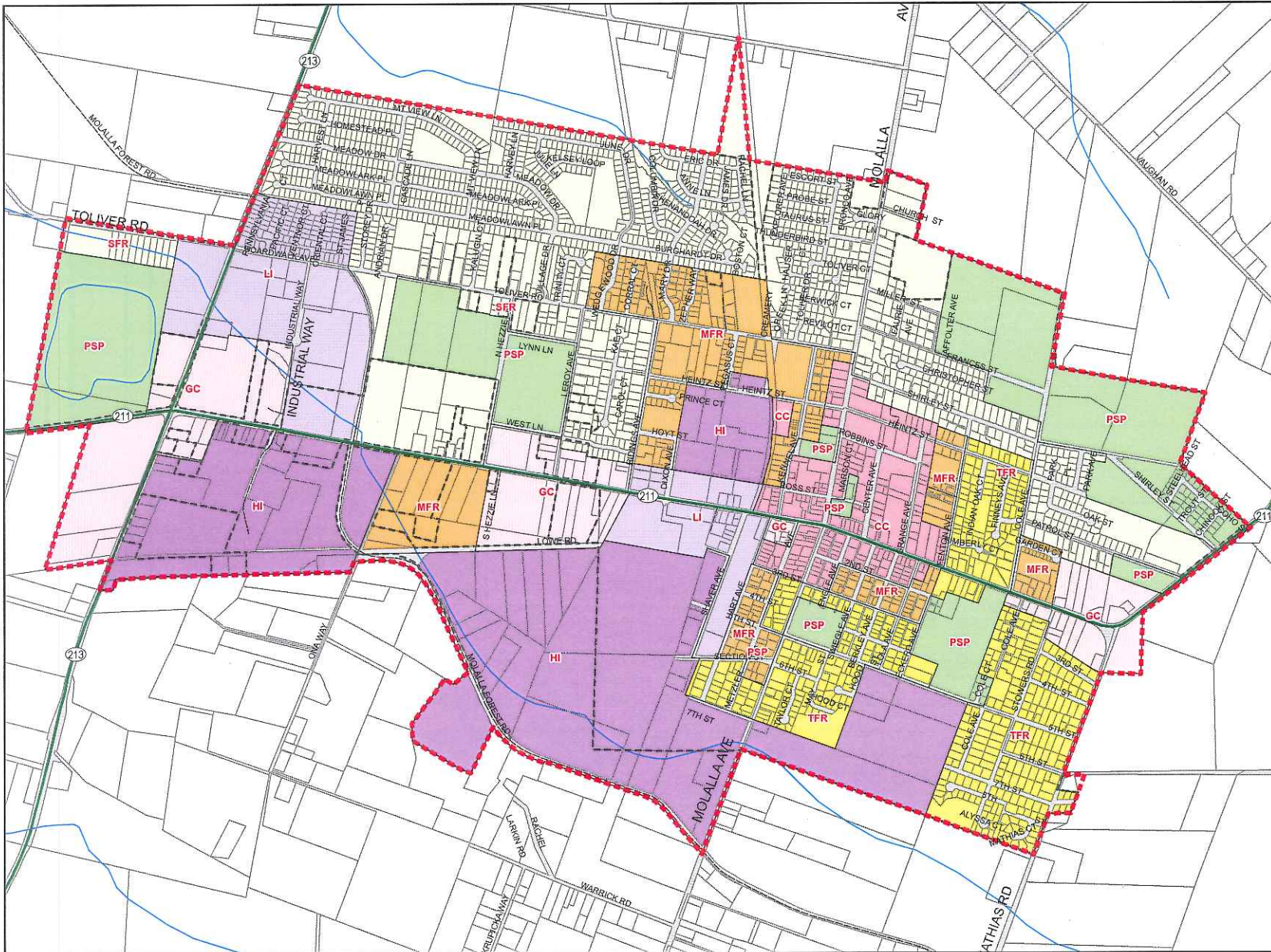
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-45, LR-100)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartments (VA)
  - Village Townships (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (CNC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCC)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi-Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Legend**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 10/2014  
BY: [Name]  
REVISION: [Number]  
DATE: [Date]  
BY: [Name]



City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 1211 LIBRARY COURT  
 OREGON CITY, OREGON 97143

The information on this map was derived from digital databases from Clackamas County's GIS. Clackamas County does not assume any responsibility for any errors, omissions, or political correctness and the information is provided as is. Clackamas County does not warrant the accuracy of this product. Although information from Land Survey may have been used in the creation of this product, it is not a substitute for a professional Land Survey. Users are advised to verify information on this product before making any decisions.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 15**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land in that deed recorded as Document No. 91-50732, Clackamas County Deed Records, and all of that Tract of land described in that deed recorded as Document No. 82-10941, and a portion of State Highway 211, all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08C 00801

Tax Lot No. 52E08C 00900

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial).

The properties are currently:

Tax Lot No. 52E08C 00900 Residential – In Use  
Tax Lot No. 52E08C 00801 Undeveloped

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

31615 S. Hezzie Ln.

and Tax Lot 801 on

Map 52E 08C

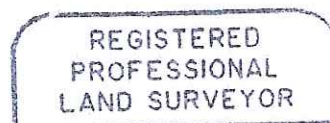
Annexation to the City of Molalla

### Exhibit A

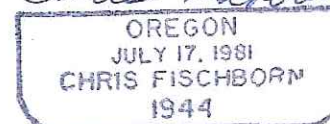
A Tract of land being all of that Tract of land described in that deed recorded as Document No. 91-50732, Clackamas County Deed Records, and all of that Tract of land described in that deed recorded as Document No. 82-10941, and a portion of State Highway 211, all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a point on the Southerly right of way line of State Highway 211 that is also on the Westerly boundary of said Document No. 91-50732 Tract, said point being South 81°30'00" East a distance of 1055.60 feet and South 08°30'00" West a distance of 30.00 feet from the Northwest corner of the Rachel Larkin Donation Land Claim No. 43; thence from said point of beginning, North 08°30'00" East, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line thereof; thence South 81°30'00" East, along said Northerly right of way line, a distance of 100.00 feet; thence South 08°30'00" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on said Southerly right of way line, said point also being on the Easterly boundary line of said Document No. 91-50732 Tract; thence along said Easterly boundary line and along the Easterly boundary line of said Document No. 82-10941 Tract, South 08°30'00" West a distance of 240.00 feet to the Southeasterly corner of said Document No. 82-10941 Tract; thence North 81°30'00" West, along the Southerly line of said Document No. 82-10941 Tract, a distance of 100.00 feet to the Southwesterly corner thereof; thence North 08°30'00" East, along the Westerly line of said Document No. 82-10941 Tract, and along the Westerly line of said Document No. 91-50732 Tract, a distance of 240.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 30,000 square feet (0.6887 acres), more or less.



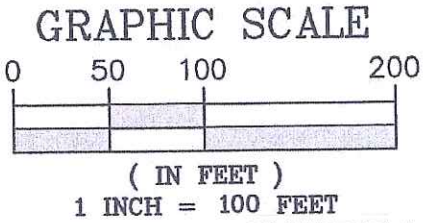
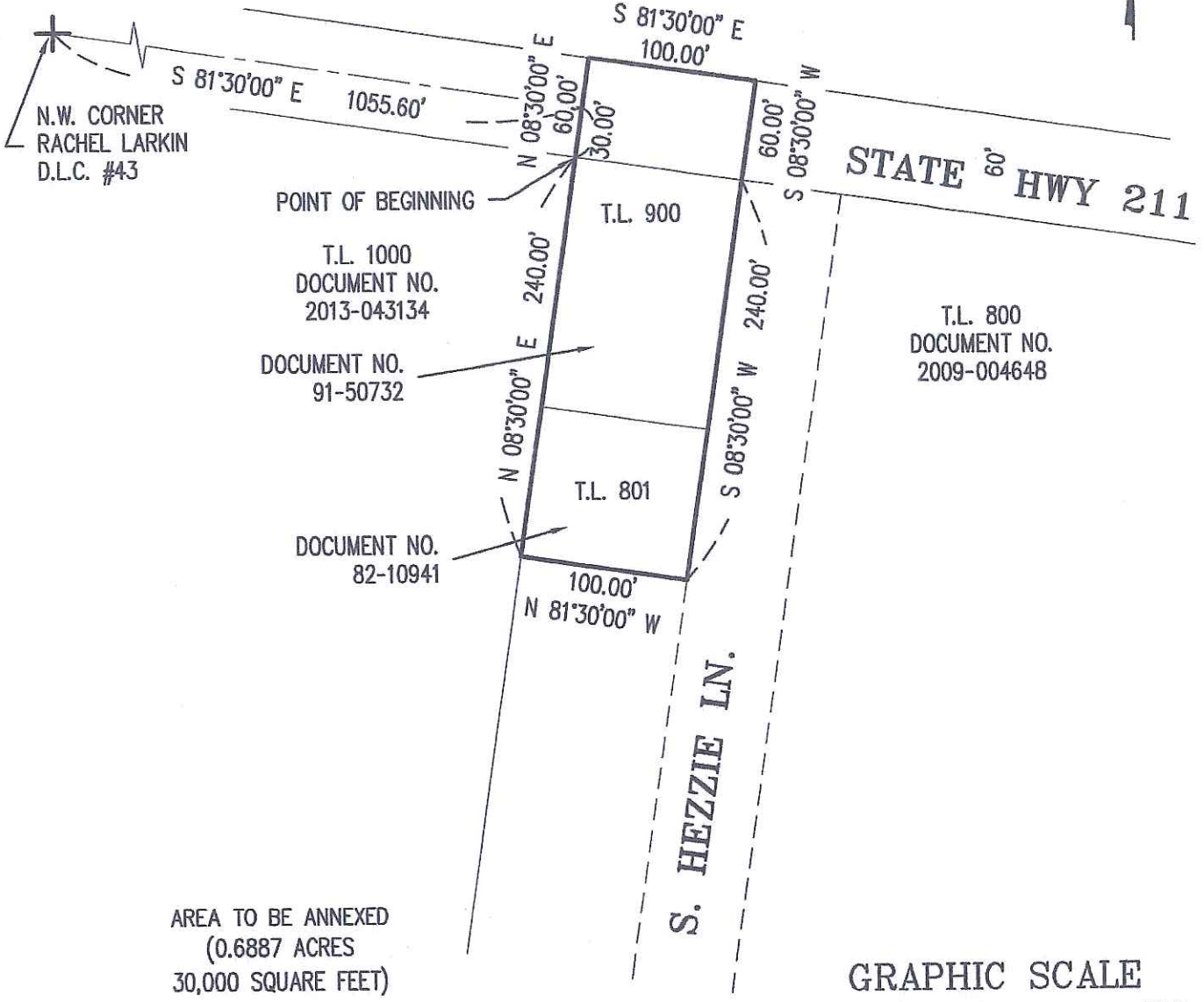
*Chris Fischborn*



### EXHIBIT A

Ordinance 2014-15  
Original Page 1 of 6

31615 S. HEZZIE LN.  
AND T.L. 801 ON  
MAP 52E 08C  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



LOCATED IN THE S.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
Ordinance 2014-15  
Original Page 2 of 6

<b>TITLE:</b> EXHIBIT "B"	
<b>PLOT DATE:</b> 11-20-13	
<b>FILE:</b> W1202-7J.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**MALOY N SCOTT & CAROL L**  
**14550 S CLAIM RD**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00801**  
 Land Value: **10032**  
 Building Value: **0**  
 Total Value: **10032**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.21

## EXHIBIT A

Ordinance 2014-15  
 Original Page 3 of 6

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**EXHIBIT A**  
Ordinance 2014-15  
Original Page 4 of 6

01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**TORSEN PATRICIA LOUISE**  
**PO BOX 577**  
**MOLALLA, OR 97038**

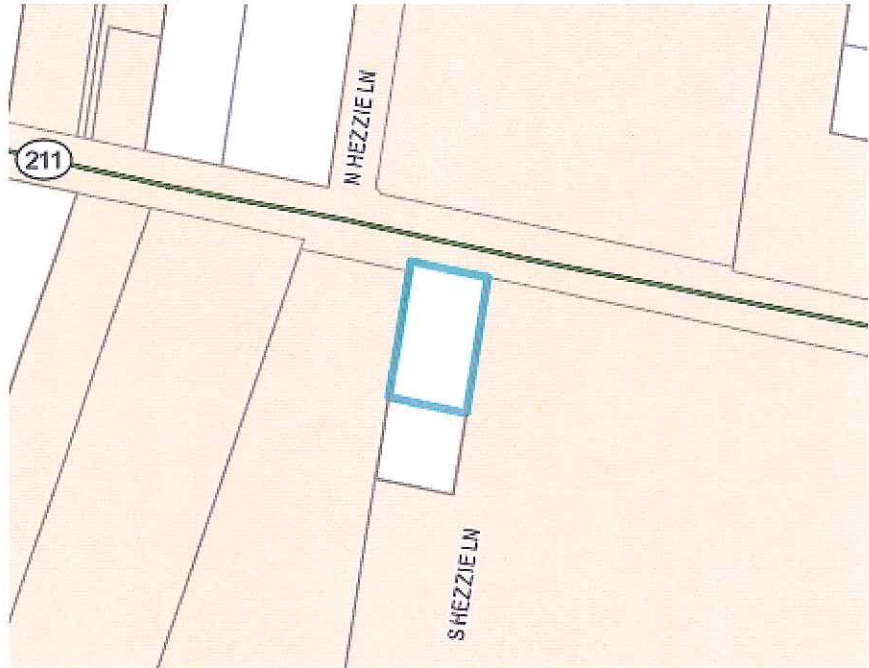
Site Address: **31615 S HEZZIE LN**  
 Taxlot Number: **52E08C 00900**  
 Land Value: **65758**  
 Building Value: **119120**  
 Total Value: **184878**

Acreage:  
 Year Built: **1961**  
 Sale Date: **10/01/1991**  
 Sale Amount: **46780**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:		Zoning Designation(s):		
UGB:	MOLALLA	<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
Flood Zone:	Not Available	RRFF5		0.34

## EXHIBIT A

Ordinance 2014-15  
 Original Page 5 of 6

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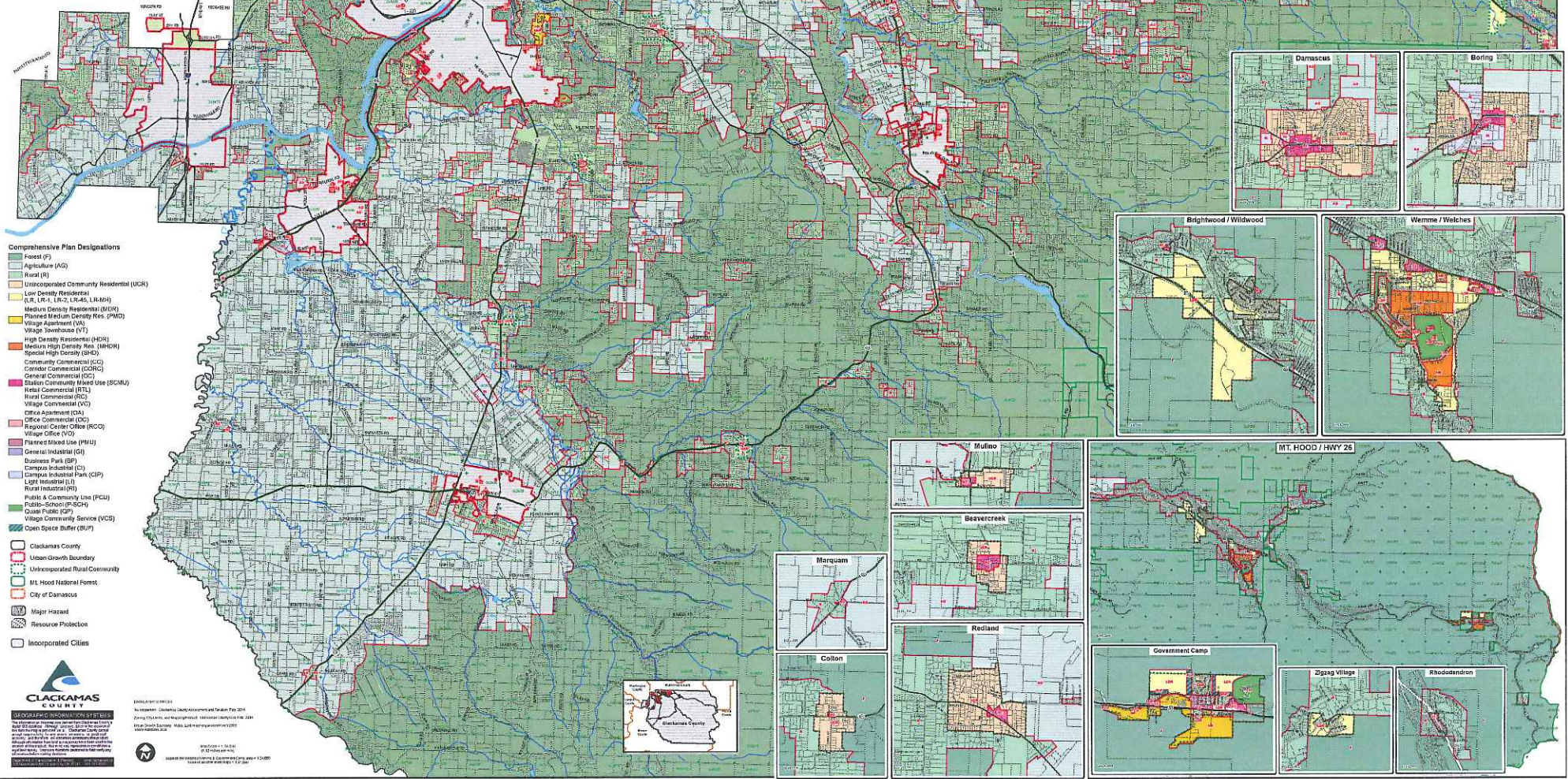
**EXHIBIT A**  
Ordinance 2014-15  
Original Page 6 of 6

01/29/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

FILES AND THE APPROXIMATE DATING MAY BE VIEWED  
ON THE WEBSITE: [www.clackamas.gov](http://www.clackamas.gov). SEE THE WEBSITE FOR  
A LIST OF ALL THE MAPS IN THE SERIES: "MAP IV-7: Non-Urban Area Land Use Map".

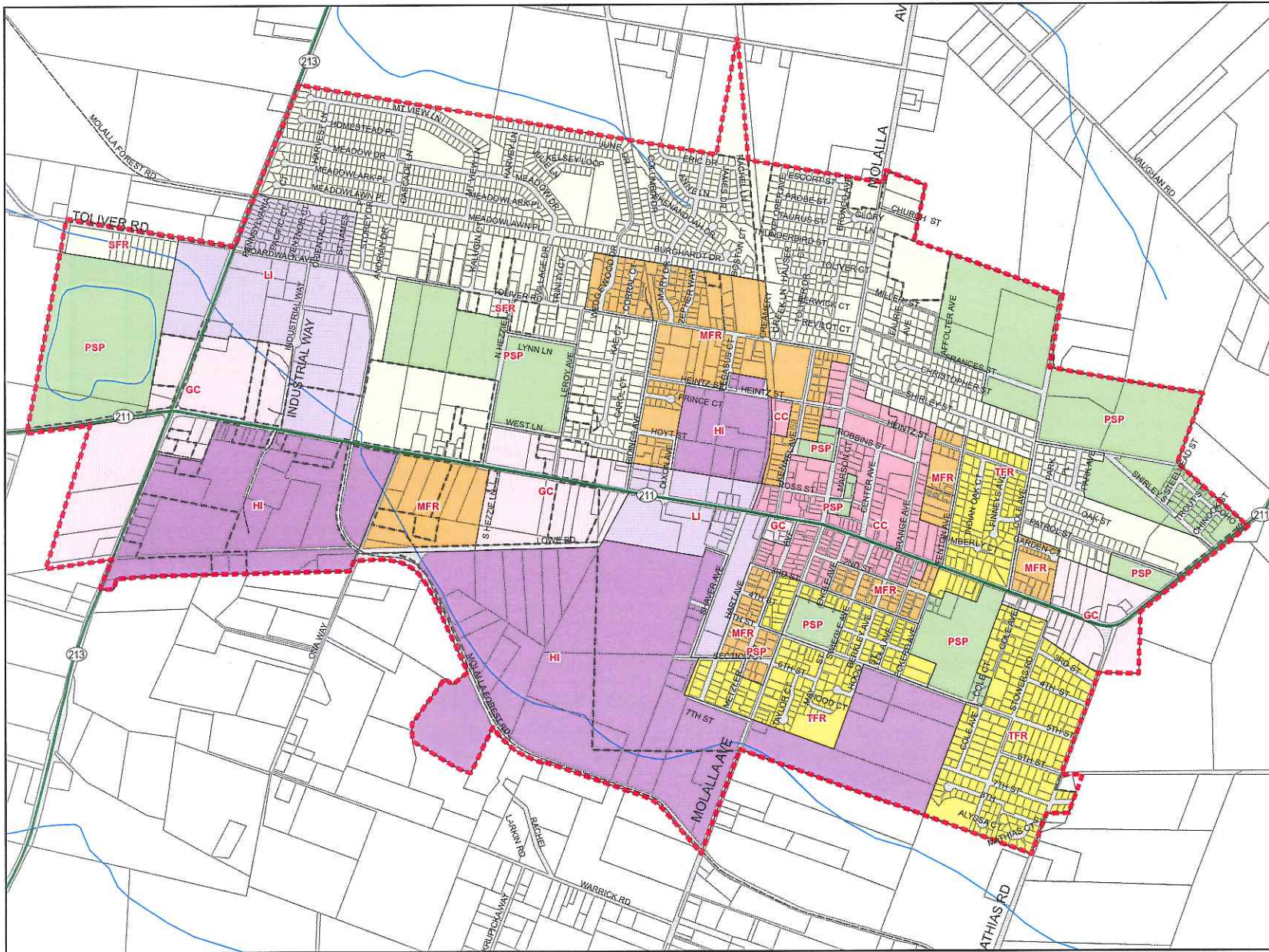


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR-1, LR-2, LR-3, LR-4, LR-5)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Overhouse (VO)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - General Commercial (GC)
  - Regional Commercial (RC)
  - General Commercial (GC)
  - Retail Commercial (RT)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations:**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - MT. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 08/11/2011  
 DRAWN BY: JENNIFER DUNN  
 CHECKED BY: JENNIFER DUNN  
 DATE: 08/11/2011  
 SCALE: AS SHOWN  
 PROJECT: CLACKAMAS COUNTY COMPREHENSIVE PLAN  
 MAP IV-7: NON-URBAN AREA LAND USE MAP

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

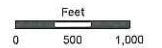
**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 311 LIBERTY COURT  
 OREGON CITY, OREGON 97146

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 16**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of the Rachel Larkin Donation Land Claim No. 43, located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08C 00600

Tax Lot No. 52E08C 00500

Tax Lot No. 52E08C 00400

Tax Lot No. 52E08C 00290

Tax Lot No. 52E08C 00390

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial) except for Tax Lot No. 52E08C 00290 which will retain its C-2 status.

The properties are currently:

Tax Lot No. 52E08C 00600	Residential – In Use
Tax Lot No. 52E08C 00500	Undeveloped
Tax Lot No. 52E08C 00400	Residential – In Use
Tax Lot No. 52E08C 00290	Commerical – In Use
Tax Lot No. 52E08C 00390	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

704, 710 & 718 W. Main Street, 13522 State Highway 211,  
Tax Lot 500 on Tax Map 5S 2E 08C  
Annexation to the City of Molalla

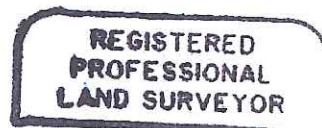
### Exhibit A

A Tract of land being a portion of the Rachel Larkin Donation Land Claim No. 43; located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

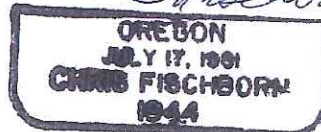
Beginning at the intersection of the Westerly line of that tract of land described in that deed recorded as Document No. 97-082119, Clackamas County Deed Records, with the Southerly right of way line of State Highway 211, said point being South 81°30'00" East a distance of 1850.10 feet and South 08°30'00" West a distance of 30.00 feet from a 3-1/4 inch bronze disc in a monument box found at the Northwest corner of said Rachel Larkin Donation Land Claim No. 43; thence North 08°30'00" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line of said State Highway 211; thence South 81°30'00" East, along said Northerly right of way line, a distance of 720.25 feet to a point; thence South 08°30'00" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Southerly right of way line of said Highway 211, said point also being on the Easterly boundary line of that tract of land described as Parcel II in that deed recorded as Document No. 2013-023342, Clackamas County Deed Records; thence South 22°43'44" West, along said Easterly boundary line of said Parcel II, a distance of 634.13 feet to a point on the Northerly right of way line of Lowe Road (County Road No. L-207); thence South 87°11'10" West, along said Northerly right of way line, a distance of 198.93 feet to a point on the boundary line of that tract of land described in that deed recorded as Document No. 2013-043134, Clackamas County Deed Records; thence North 81°30'00" West, along said boundary line of said Document No. 2013-043134 tract, and parallel with said Highway 211, a distance of 369.33 feet to the Southwesterly corner of said Document No. 97-082119 tract; thence North 08°30'00" East, along said Westerly line of said Document No. 97-082119 tract, a distance of 653.70 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 10.4741 acres (456,252 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Surveys 28456 and 2008-324.



*Chris Fischborn*



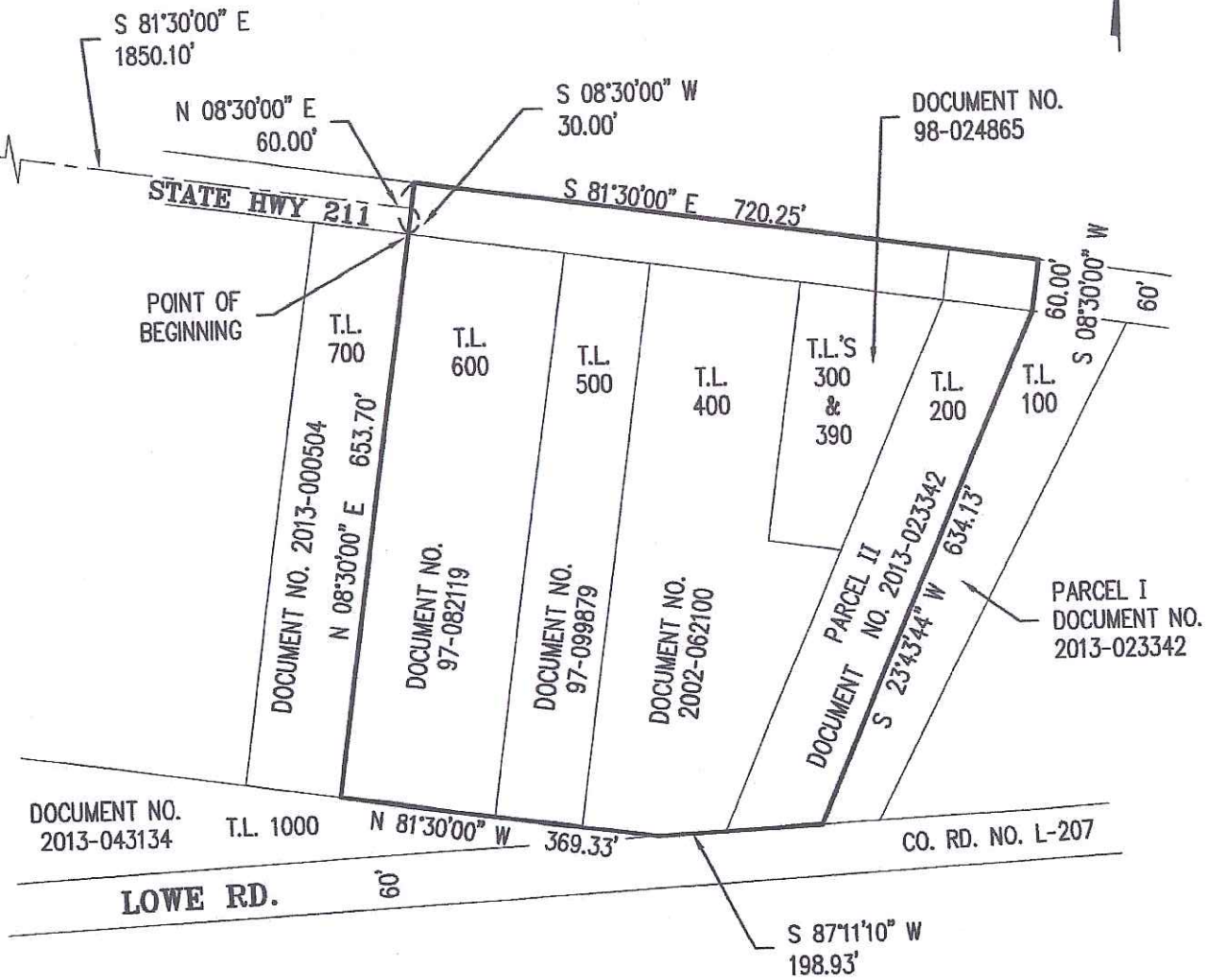
### EXHIBIT A

Ordinance 2014-16  
Original Page 1 of 12

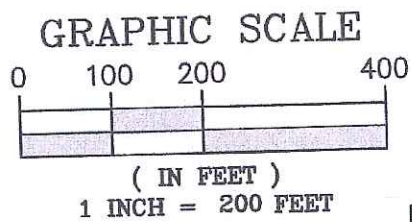
704, 710 & 718 W. MAIN STREET, 13522 STATE  
 HIGHWAY 211 & TAX LOT 500  
 ON MAP 5S 2E 08C  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



N.W. CORNER RACHEL LARKIN  
 DONATION LAND CLAIM NO. 43  
 FD. 3-1/4" BRASS DISC IN  
 MONUMENT BOX



AREA TO BE ANNEXED  
 (10.4741 ACRES  
 456,252 SQUARE FEET)



LOCATED IN THE S.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
 Ordinance 2014-16  
 Original Page 2 of 12

<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 12-10-13</b>	
<b>FILE: W1202-7K.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CAMPY EDWARD J**  
**724 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **724 W MAIN ST**  
 Taxlot Number: **52E08C 00600**  
 Land Value: **93040**  
 Building Value: **66270**  
 Total Value: **159310**

Acreage:  
 Year Built: **1924**  
 Sale Date: **10/01/1997**  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

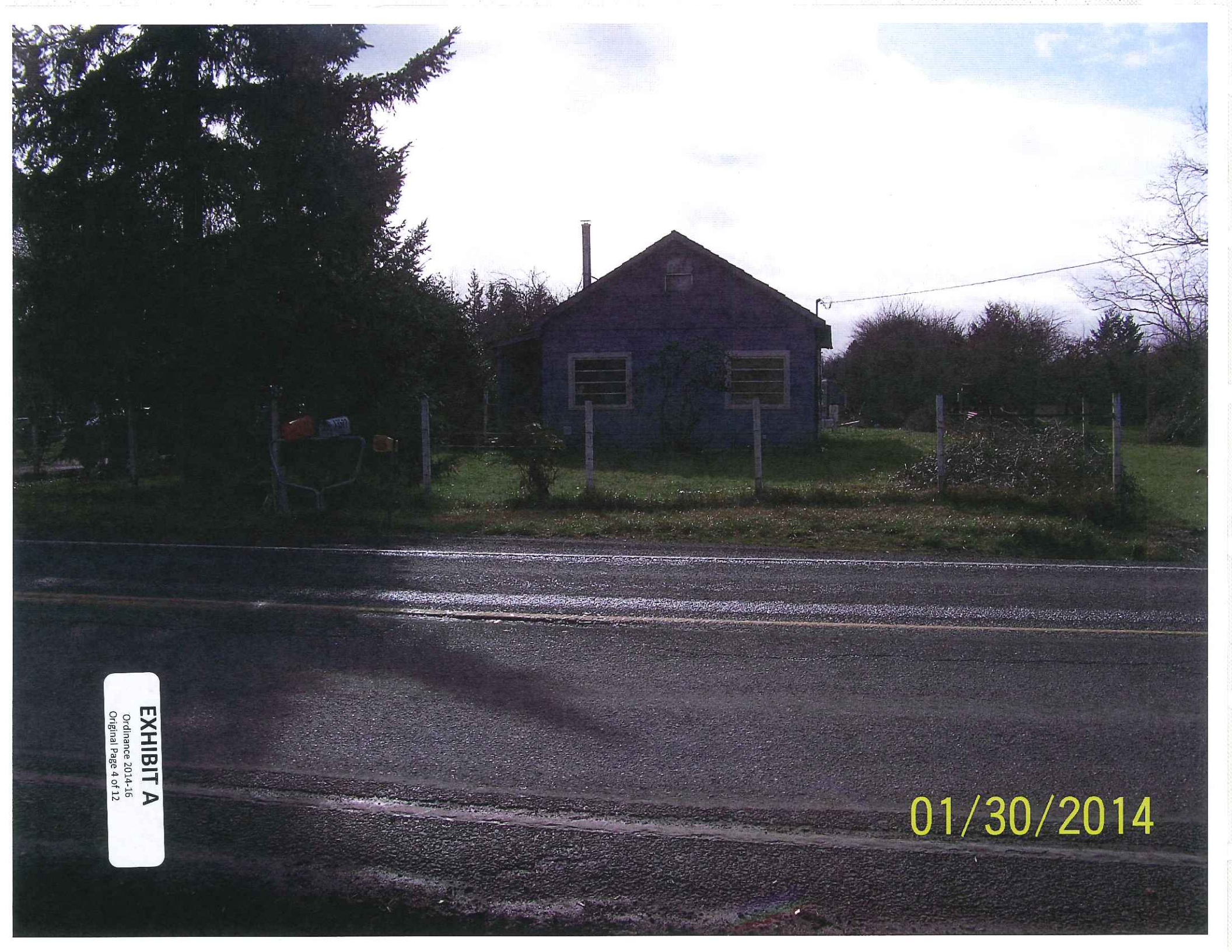
Zoning Designation(s):  
Zone      Overlays:      Acreage:  
 RRF5                                      2.40

### EXHIBIT A

Ordinance 2014-16  
 Original Page 3 of 12

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.





**EXHIBIT A**  
Ordinance 2014-16  
Original Page 4 of 12

01/30/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CAMPY EDWARD J**  
**724 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00500**  
 Land Value: **8977**  
 Building Value: **0**  
 Total Value: **8977**

Acreage:  
 Year Built:  
 Sale Date: **12/01/1997**  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>RRFF5</b> <b>1.51</b>

### EXHIBIT A

Ordinance 2014-16  
 Original Page 5 of 12

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LAND  
FOR SALE  
BY OWNER  
5037305247

E 2 AC  
STALLS  
13522 S

01/30/2014

EXHIBIT A  
Ordinance 2014-16  
Original Page 6 of 12



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BUTTLER NANCY**  
**133 NW TRINITY PL #4**  
**PORTLAND, OR 97209**

Site Address: **718 W MAIN ST**  
 Taxlot Number: **52E08C 00400**  
 Land Value: **102605**  
 Building Value: **167190**  
 Total Value: **269795**

Acreage:  
 Year Built: **1949**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**401**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north all**  
 Taxcode Districts: **035013**

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		3.11

### EXHIBIT A

Ordinance 2014-16  
 Original Page 7 of 12

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**EXHIBIT A**  
Ordinance 2014-16  
Original Page 8 of 12

01/30/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**MOLALLA MINI STORAGE LLC**  
**14855 SE 82ND DR**  
**CLACKAMAS, OR 97015**

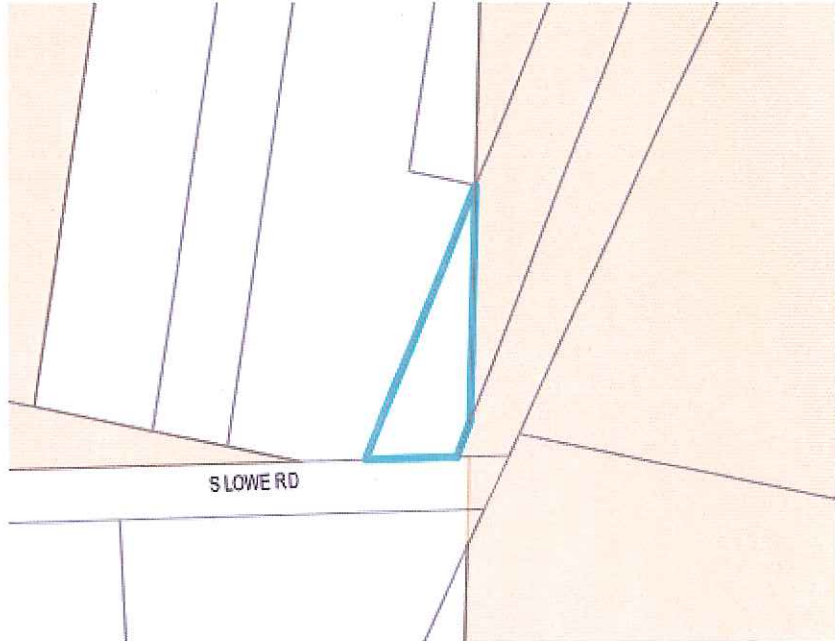
Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00290**  
 Land Value: **76119**  
 Building Value: **0**  
 Total Value: **76119**

Acreage:  
 Year Built:  
 Sale Date: **03/28/2013**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:  
**300**  
 Building Class:  
 Neighborhood:  
**Area 02 industrial**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>C2</b> <b>0.48</b>

### EXHIBIT A

Ordinance 2014-16  
 Original Page 9 of 12

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MINI  
STORAGE  
829-2149  
CHECK OUT  
OUR  
UNITS

myselfstorage.com

01/30/2014

**EXHIBIT A**  
Ordinance 2014-16  
Original Page 10 of 12



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BUNNELL DONALD G TRUSTEE**  
**13412 CHOCO RD**  
**APPLE VALLEY, CA 92308**

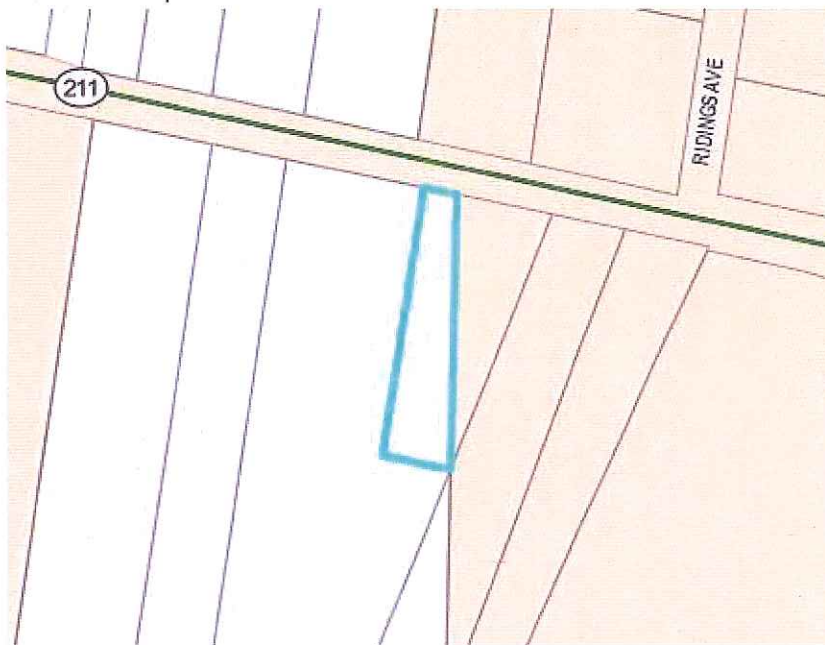
Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00390**  
 Land Value: **31589**  
 Building Value: **0**  
 Total Value: **31589**

Acreage:  
 Year Built:  
 Sale Date: **06/25/2009**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**City of Molalla 100, 101**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:	Zoning Designation(s):	
UGB: <b>MOLALLA</b>	Zone <b>RRFF5</b>	Overlays: <b>0.48</b>
Flood Zone: <b>Not Available</b>		

### EXHIBIT A

Ordinance 2014-16  
 Original Page 11 of 12

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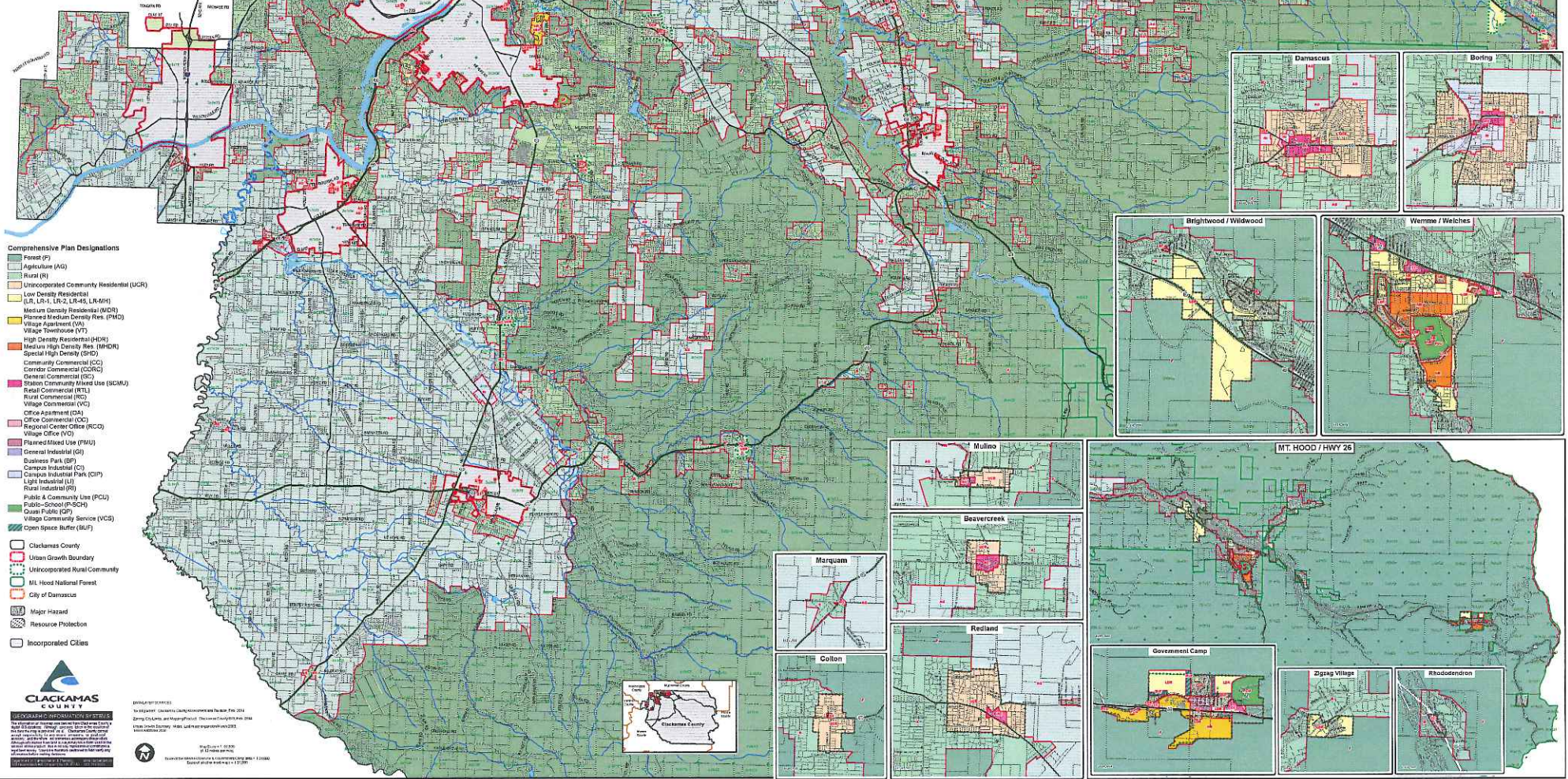
**EXHIBIT A**  
Ordinance 2014-16  
Original Page 12 of 12

01/30/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate Starting Map for more details regarding other County land use maps. Areas of existing Clackamas County land use maps are shown with the word "EXIST" inside the color. Revised land use maps are shown with the word "NEW" inside the color. Regional land use maps are shown with the word "REG" inside the color.

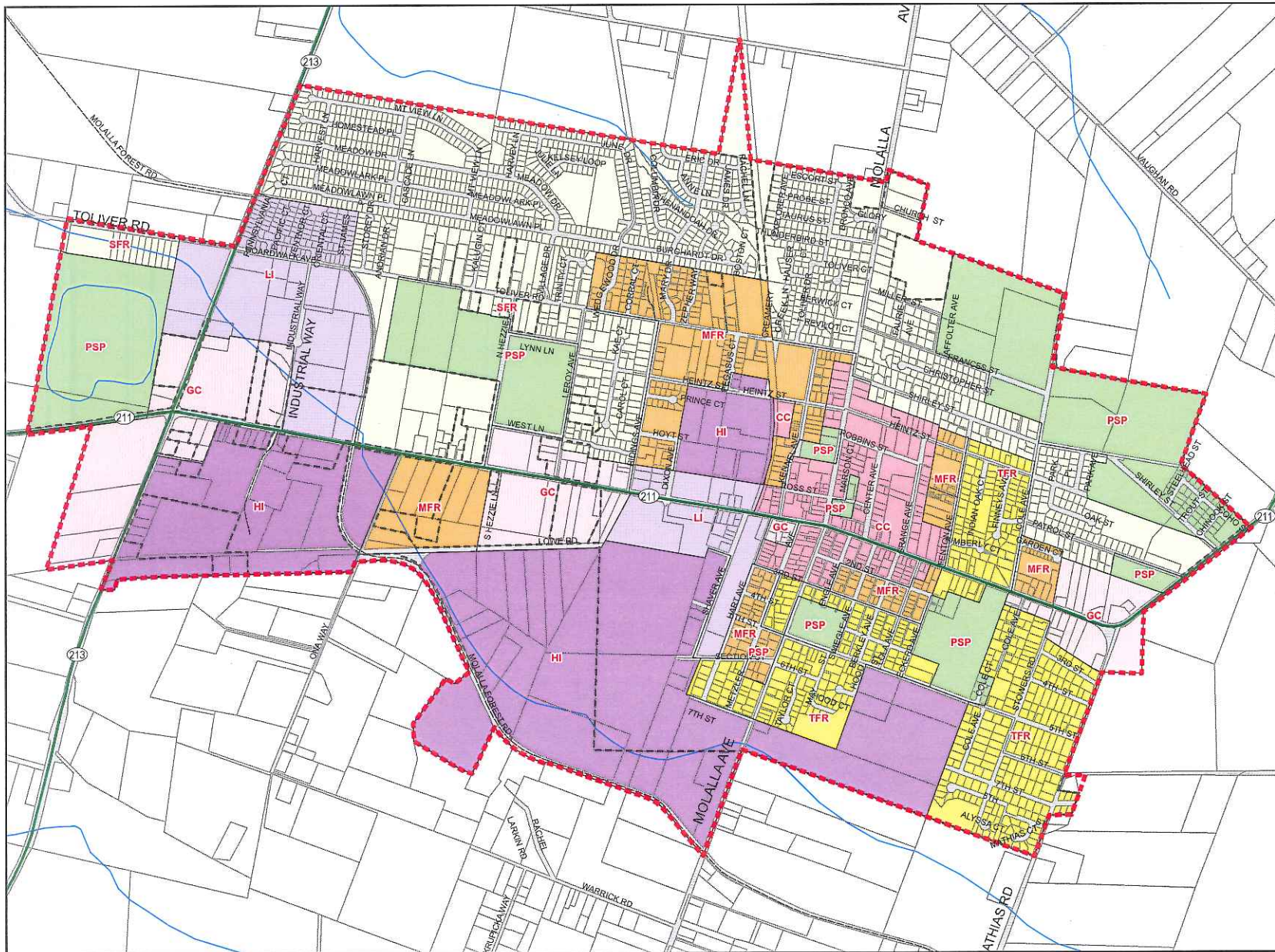


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LD) (LR, LR-1, LR-2, LR-45, LR-6H)
  - Medium Density Residential (MD)
  - Planned Medium Density (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density (MHD)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Central Commercial (COC)
  - General Commercial (GC)
  - Special Community Mixed Use (SCMU)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - ML Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



Map IV-7: Non-Urban Area Land Use Map  
 Prepared by: Clackamas County Planning Department  
 Date: 12/2018  
 Scale: 1" = 10,000'

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



- Legend*
- Comp. Plan Designations**
- Single-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Public or Semi-Public
  - General Commercial
  - Central Commercial
  - Light Industrial
  - Heavy Industrial
- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SYSTEMS  
 1000 COMMUNITY COLLEGE DRIVE  
 CLATSOP COUNTY, OREGON 97131

The information on this map was derived from digital databases from Clackamas County GIS. Some use refers to the creation of this map by the City of Molalla. Clackamas County cannot accept any responsibility for any errors, and liability, or jurisdictional authority, and it reserves the right to amend or update this product. Although information from Land Survey may have been used in the creation of this product, it is not shown the product represents or constitutes a Land Survey. Users are cautioned to independently verify information with the jurisdiction before making any decisions.

**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 17**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of State Highway 211, and being a portion of a public road described in that deed recorded October 2, 1951 in book 449, page 292, Clackamas County Deed Records, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08B 04800

Tax Lot No. 52E08B 04700

Tax Lot No. 52E08B 04600

Tax Lot No. 52E08B 04500

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The properties are currently:

Tax Lot No. 52E08B 04800	Commercial – In Use
Tax Lot No. 52E08B 04700	Residential – In Use
Tax Lot No. 52E08B 04600	Residential – In Use
Tax Lot No. 52E08B 04500	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

102, 104, 108 & 110 S. Leroy Ave.

Annexation to the City of Molalla

### Exhibit A

A Tract of land being a portion of Tract 19 and a portion of Tract 22 of the Plat of "The Shaver Place", and being a portion of State Highway 211, and being a portion of a public road described in that deed recorded October 2, 1951 in book 449, page 292, Clackamas County Deed Records, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the intersection of the Northerly right of way line of State Highway 211 (60 feet wide) with the Westerly right of way line of S. Leroy Avenue (60 feet wide), said point being the true point of beginning of the Tract of land herein described; thence South 08°29'40" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°30'20" West, along said Southerly right of way line, a distance of 79.93 feet to a point; thence North 08°29'40" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said Highway 211, said point also being the Southwesterly corner of that tract of land described in that deed recorded as Document No. 1989-10771, Clackamas County Deed Records; thence North 08°43'32" East, along the Westerly line of said Document No. 1989-10771 tract, a distance of 170.00 feet to a point on the Southerly boundary line of that Tract of land described in that deed recorded as Document No. 1999-076306, Clackamas County Deed Records; thence North 81°30'20" West, along said Southerly boundary line, and parallel with said Highway 211, a distance of 124.92 feet to the Southwesterly corner of said Document No. 1999-076306 Tract; thence North 08°42'48" East, along the Westerly line of said Document No. 1999-076306 tract, and along the Westerly line of that tract of land described in that deed recorded as Document No. 2011-040261, Clackamas County Deed Records, and along the Westerly line of that tract of land described in that deed recorded as Document No. 98-066735, Clackamas County Deed Records, and being parallel with said S. Leroy Avenue, a distance of 265.00 feet to a point on the Southerly right of way line of said public road recorded in Book 449, Page 292; thence North 08°29'40" East, at right angles to said public road, a distance of 60.00 feet to a point on the Northerly right of way line of said public road;

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

### EXHIBIT A

Ordinance 2014-17  
Original Page 1 of 11

thence South 81°30'20" East, along said Northerly right of way line, a distance of 204.81 feet to a point; thence South 08°29'40" West, at right angles to said public road, a distance of 60.00 feet to the intersection of said Southerly right of way line of said public road with said Westerly right of way line of said S. Leroy Avenue; thence South 08°42'48" West, along said Westerly right of way line, a distance of 435.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 1.9500 acres (84,943 square feet), more or less.

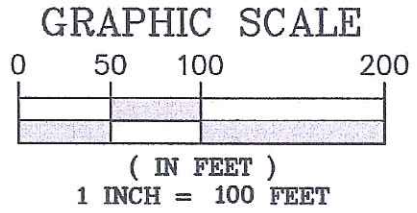
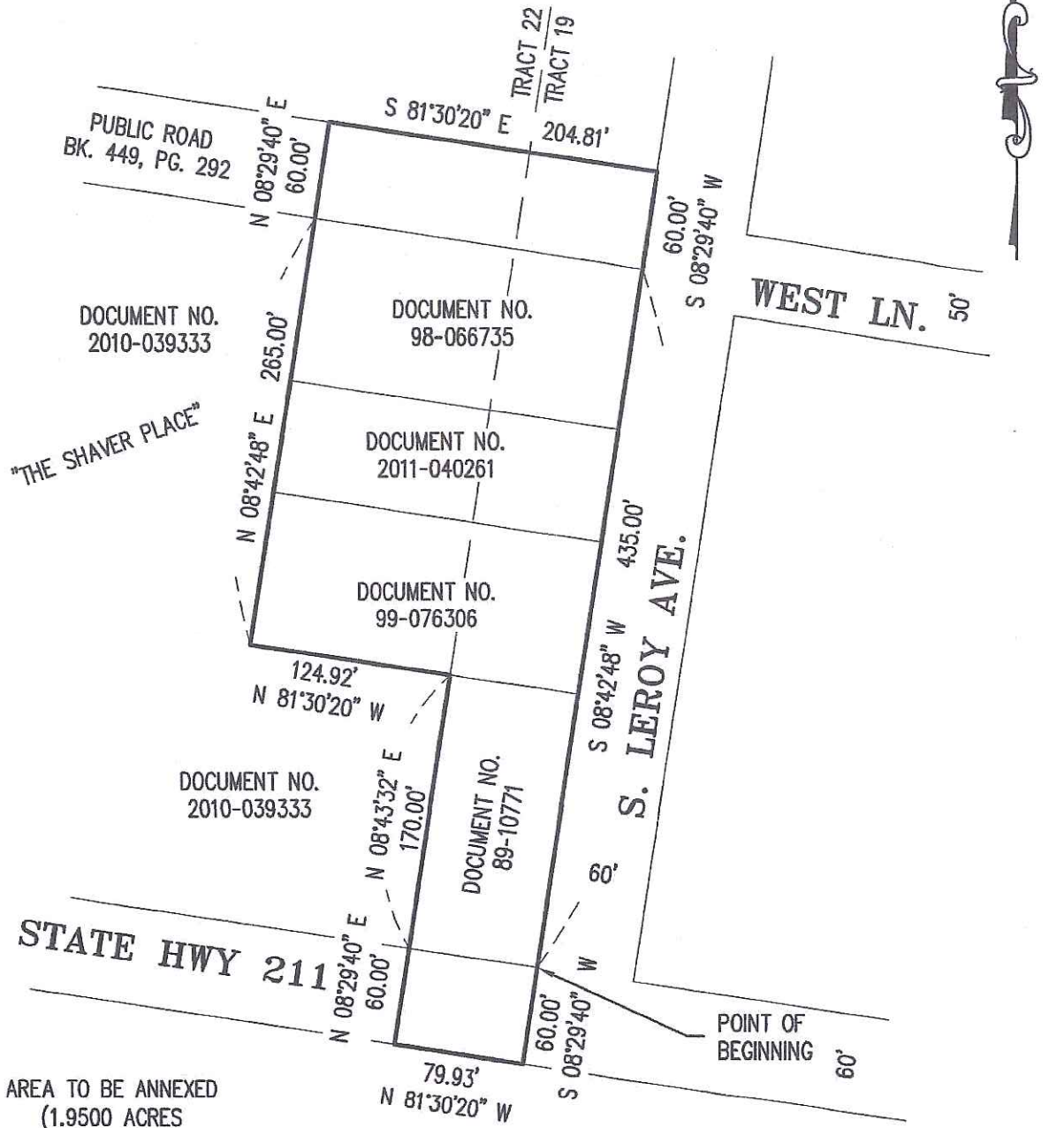
The bearings and distances in this description are based on Clackamas County Survey No. 17274



**EXHIBIT A**

Ordinance 2014-17  
Original Page 2 of 11

102, 104, 108, 110 S. LEROY AVE.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



LOCATED IN THE N.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 12-2-13</b>	
<b>FILE: W1202-7L1.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**KIM YONG S**  
**PO BOX 2684**  
**WILSONVILLE, OR 97070**

Site Address: **102 S LEROY AVE**

Taxlot Number: **52E08B 04800**

Land Value: **70063**

Building Value: **135900**

Total Value: **205963**

Acreage:

Year Built:

Sale Date: **04/29/2013**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**201**

Building Class:

Neighborhood:

**Area 02 commercial**

Taxcode Districts: **035040**

**Fire** Molalla RFPD #73  
**Park** N/A  
**School** SCH 35 MOLALLA RIVER  
**Sewer** N/A  
**Water** N/A  
**Cable** Wave Broadband (Molalla)  
**CPO** Molalla  
**Garb/Recyc** Molalla Sanitary  
**City/County** Clackamas County

Location Map:



Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone Overlays: Acreage:

RRFF5

0.39

### EXHIBIT A

Ordinance 2014-17  
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LERÓY AV

MON TO FRI  
OPEN  
8AM 10PM

FRED'S FOOD  
SAT 8:00  
SUN 10:00  
MART

FREDS  
FOOD-O-MART

FREDS  
FOOD-O-MART

10 PAK CANS  
15.99

4.99

35.99

7.99

\*8.99

4.75

Wave

4.49

0.99

LIVE BAIT  
SOLD HERE

1.25

4.59

8.99

12.99

15.99

9.99

**EXHIBIT A**

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

RUIZ EUSEBIO LOPEZ  
 106 S LEROY AVE  
 MOLALLA, OR 97038

*106 S. LEROY  
 in UB*

Site Address: 104 S LEROY AVE

Taxlot Number: 52E08B 04700

Land Value: 59006

Building Value: 118930

Total Value: 177936

Acreage:

Year Built: 1971

Sale Date: 07/30/1999

Sale Amount: 136000

Sale Type: M

Land Class:

101

Building Class:

13

Neighborhood:

Molalla rural north 100,

Taxcode Districts: 035040

Location Map:



Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.48

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas County

### EXHIBIT A

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**EXHIBIT A**

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**URIBE RICHARD A TRUSTEE**  
**PO BOX 1157**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **108 S LEROY AVE**  
 Taxlot Number: **52E08B 04600**  
 Land Value: **52872**  
 Building Value: **83860**  
 Total Value: **136732**

Acreage:  
 Year Built: **1910**  
 Sale Date: **07/12/2011**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**           **0.35**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

Ordinance 2014-17  
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**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**OKERT DAVID A & DIANNE L**  
**110 S LEROY AVE**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **110 S LEROY AVE**

Taxlot Number: **52E08B 04500**

Land Value: **59006**

Building Value: **56820**

Total Value: **115826**

Acreage:

Year Built: **1910**

Sale Date: **07/01/1998**

Sale Amount: **126000**

Sale Type:

Land Class:

**101**

Building Class:

**12**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.48

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

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**EXHIBIT A**  
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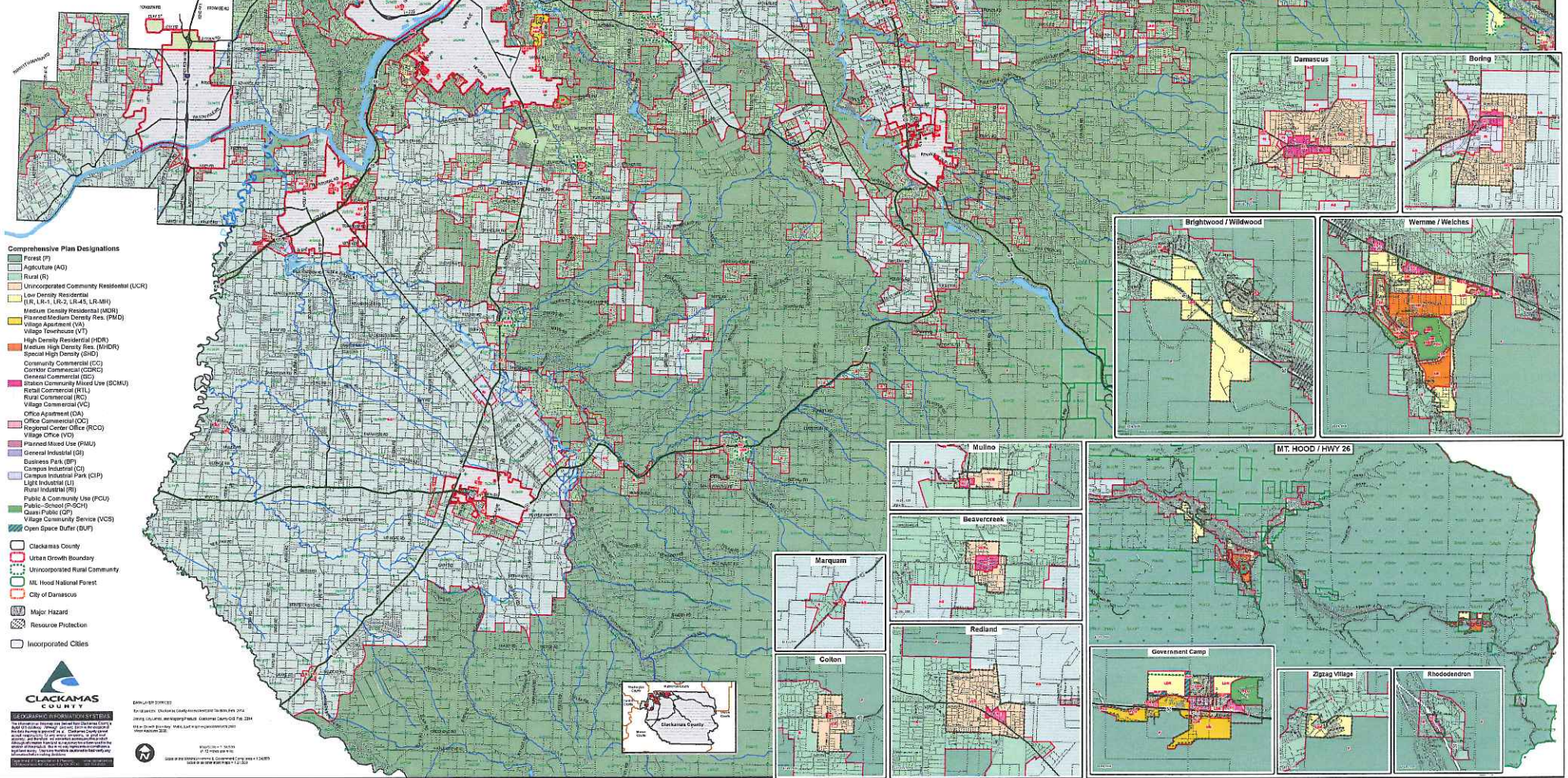
01/29/2014



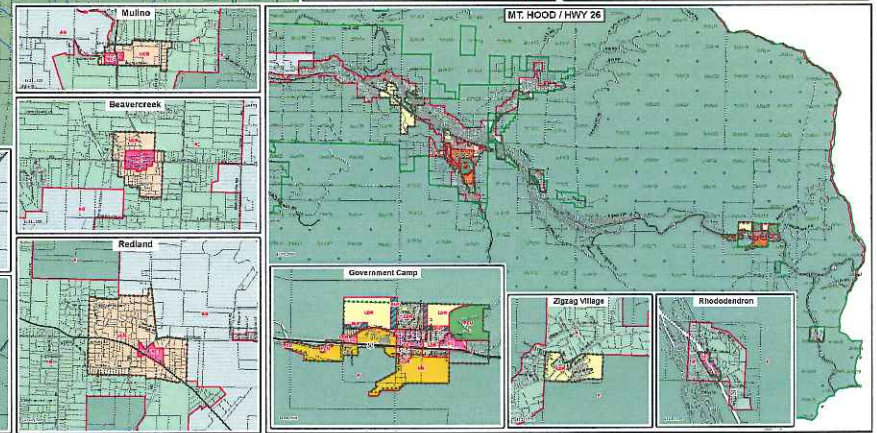
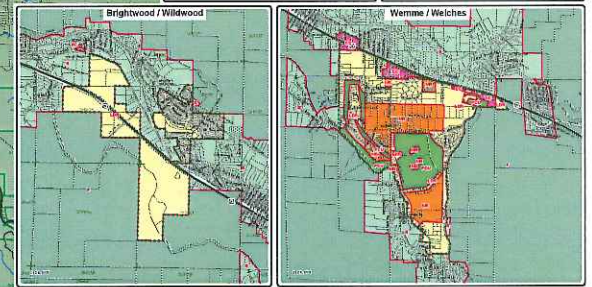
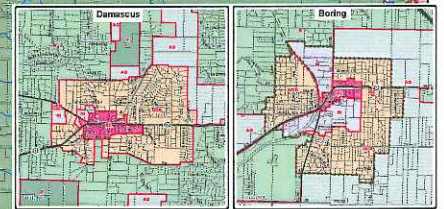
# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

This is the Comprehensive Land Use Map for the Non-Urban Area of Clackamas County. It shows the various land use designations and boundaries for the non-urban areas of the county. The map is based on the Comprehensive Plan and the various land use designations established by the county. The map is intended to provide a clear and concise overview of the land use designations and boundaries for the non-urban areas of the county.



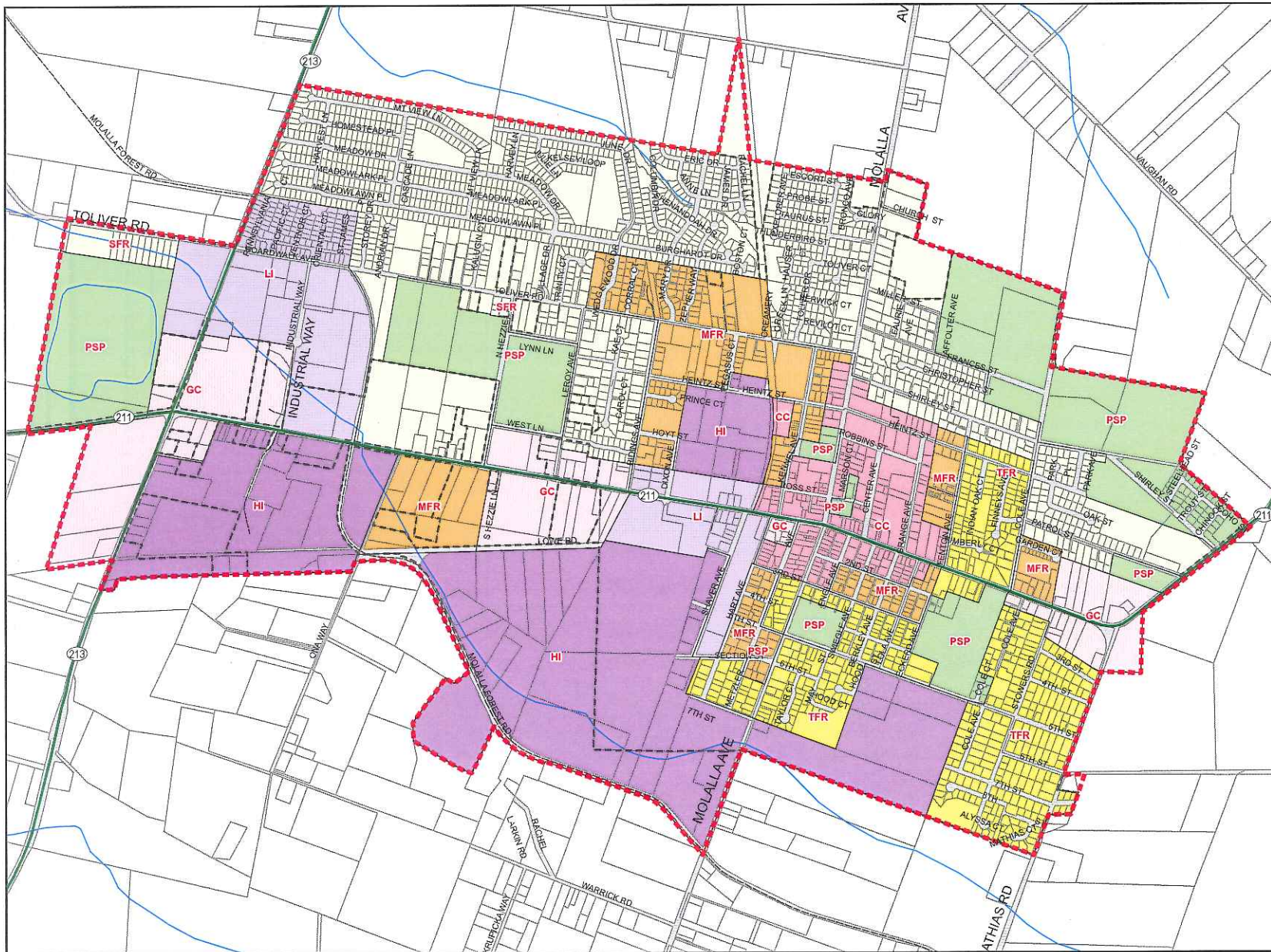
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LD) (LR-1, LR-2, LR-4S, LR-MH)
  - Medium Density Residential (MDR)
  - Planned Medium Density Area (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Area (MHDA)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - General Commercial (GC)
  - Special Community Mixed Use (SCMU)
  - Retail Commercial (RL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-Office (PO)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - MT. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 08/20/2013  
 PROJECT: Comprehensive Plan Amendment for 2013  
 DRAWING: MAP IV-7: Non-Urban Area Land Use Map  
 SCALE: 1" = 1 Mile  
 AUTHOR: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]



City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**

GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 211 LIBRARY COLLETT  
 670000 CITY, OREGON 97130

The information on this map was derived from digital datasets from Clackamas County's GIS. Care was taken to the extent of the available data to provide the most accurate and reliable information possible. Clackamas County is not responsible for any errors, omissions, or copyright infringement, and it is not intended to be used for any purpose other than that for which it was prepared. Although information from aerial photography may have been used in the creation of this product, it is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 18**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Lots 1, 2, & 3 of the Plat "Cascade Acres No. 1" (Plat No. 642), and a portion of tract B of the Plat of "The Shave Subdivision" (Plat No. 369), and a portion of S. Leroy Avenue, and a portion of State highway 211, all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08AC03700

Tax Lot No. 52E08AC03800

Tax Lot No. 52E08AC03900

Tax Lot No. 52E08AC04000

Tax Lot No. 52E08AC04100

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial).

The properties are currently:

Tax Lot No. 52E08AC03700	Residential – In Use
Tax Lot No. 52E08AC03800	Residential – In Use
Tax Lot No. 52E08AC03900	Residential – In Use
Tax Lot No. 52E08AC04000	Residential – In Use
Tax Lot No. 52E08AC04100	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

721, 723, 725 & 727 State Highway 211,

107 S. Leroy Ave.

Annexation to the City of Molalla

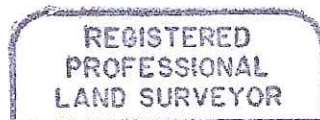
### Exhibit A

A Tract of land being all of Lots 1, 2 & 3 of the Plat "Cascade Acres No. 1" (Plat No. 642), and a portion of Tract B of the Plat of "The Shaver Subdivision" (Plat No. 369), and a portion of S. Leroy Avenue, and a portion of State Highway 211, all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

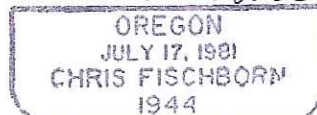
Beginning at the Southwesterly corner of Clackamas County Partition Plat No. 2011-42, said point being on the Easterly right of way line of S. Leroy Avenue; thence South 82°00'00" East, along the Southerly boundary of said Partition Plat, a distance of 300.25 feet to the Southeasterly corner of said Partition Plat, said point also being on the Westerly boundary line of Lot 1 of the Plat of "Clark Estates"; thence South 08°00'00" West, along said Westerly boundary line, a distance of 40.35 feet to the Southwest corner thereof; thence South 82°11'30" East, along the Southerly boundary line of said "Clark Estates", a distance of 152.00 feet to the Northeasterly corner of that tract of land described in that deed recorded as Document No. 93-41554, Clackamas County Deed Records; thence South 08°00'00" West, along the Easterly line of said Document No. 93-41554 tract, a distance of 294.55 feet to a point on the Northerly right of way line of State Highway 211; thence South 08°30'00" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°30'00" West, along said Southerly right of way line, a distance of 512.27 feet to a point; thence North 08°30'00" East, at right angles to said Highway 211, a distance of 60.00 feet to the intersection of said Northerly right of way line of said Highway 211, with the Westerly right of way line of said S. Leroy Avenue; thence North 08°00'00" East, along said Westerly right of way line, a distance of 329.93 feet to a point; thence South 82°00'00" East, at right angles to said S. Leroy Avenue, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 4.4718 acres (194,791 square feet), more or less.

The bearings and distances in this description are based on Partition Plat No. 2011-42, the plat of "Cascade Acres No. 1", and the plat of "Clark Estates".



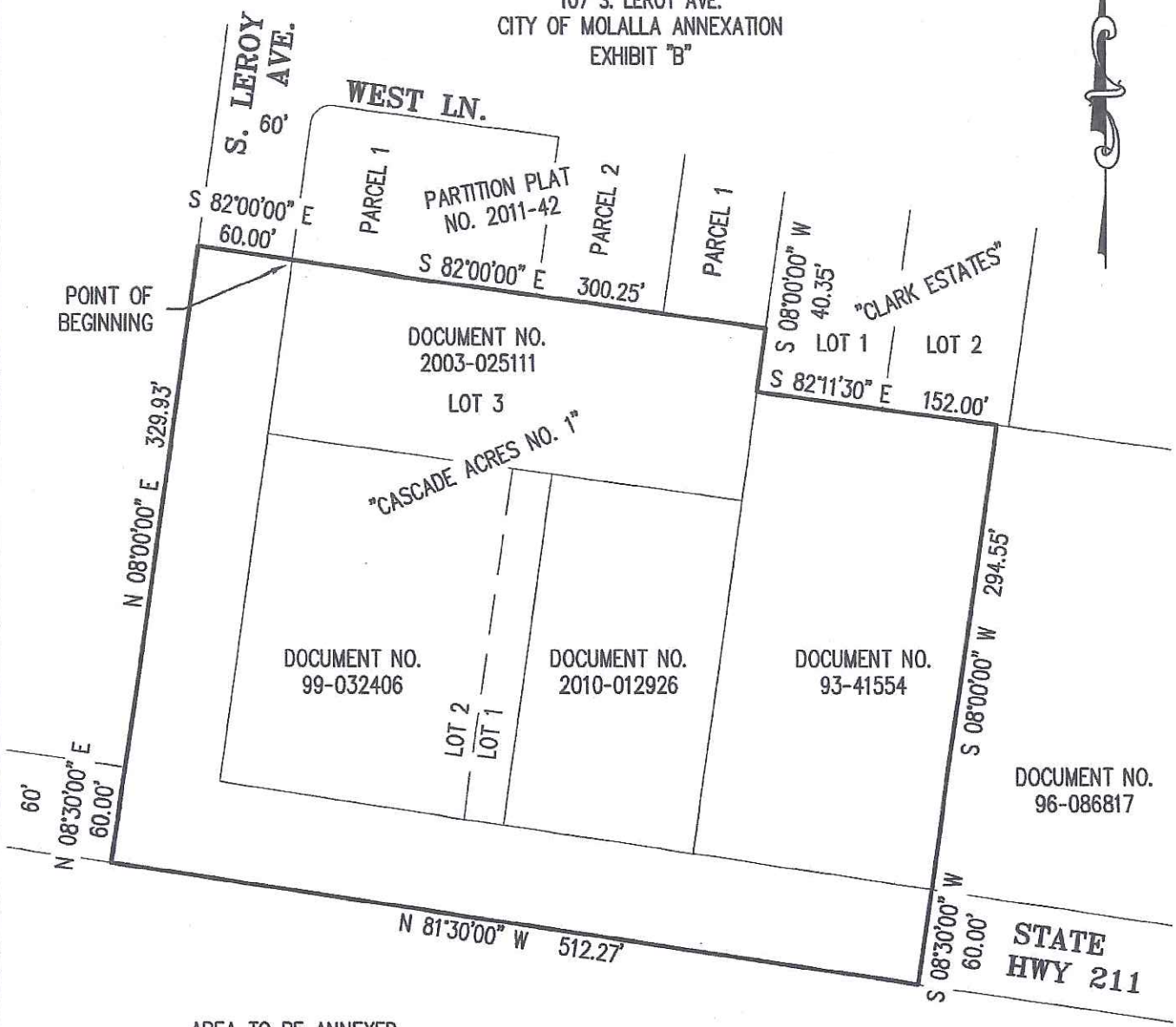
*Chris Fischborn*



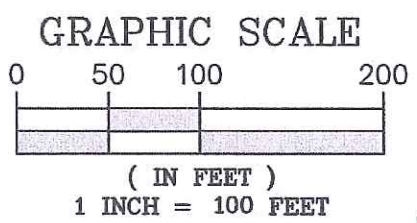
### EXHIBIT A

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Original Page 1 of 12

721, 723, 725 & 727 STATE HIGHWAY 211,  
107 S. LEROY AVE.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



AREA TO BE ANNEXED  
(4.4718 ACRES  
194,791 SQUARE FEET)



LOCATED IN THE N.E. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
Ordinance 2014-18  
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<b>TITLE:</b> EXHIBIT "B"	
<b>PLOT DATE:</b> 11-26-13	
<b>FILE:</b> W1202-7L2.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GRABER JAMES A**  
**PO BOX 447**  
**MOLALLA, OR 97038**

Site Address: **107 S LEROY AVE**  
 Taxlot Number: **52E08AC03700**  
 Land Value: **75625**  
 Building Value: **88110**  
 Total Value: **163735**

Acreage:  
 Year Built: **1947**  
 Sale Date: **02/25/2003**  
 Sale Amount: **160000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.76

### EXHIBIT A

Ordinance 2014-18  
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**EXHIBIT A**  
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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**HALL HAROLD E & JUDY M**  
35771 S HWY 213  
MOLALLA, OR 97038

Location Map:



Site Address: **727 W MAIN ST**  
Taxlot Number: **52E08AC03800**  
Land Value: **68425**  
Building Value: **60010**  
Total Value: **128435**

Acreage:  
Year Built: **1947**  
Sale Date: **03/01/1999**  
Sale Amount: **34000**  
Sale Type:

Land Class:  
**101**  
Building Class:  
**13**  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035040**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **0.38**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-18  
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01/29/2014

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**FLESKES PAMELA L**  
**725 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **725 W MAIN ST**

Taxlot Number: **52E08AC03900**

Land Value: **69225**

Building Value: **175420**

Total Value: **244645**

Acreage:

Year Built: **1958**

Sale Date: **02/11/2010**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
RRFF5		0.51

### EXHIBIT A

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725

CHEVROLET

MORGAN BUILT

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**FEATHERS DONALD P & ELIZABETH**  
**723 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **723 W MAIN ST**

Taxlot Number: **52E08AC04000**

Land Value: **70025**

Building Value: **112420**

Total Value: **182445**

Acreage:

Year Built: **1959**

Sale Date: **12/01/1986**

Sale Amount: **49000**

Sale Type:

Location Map:



Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.64**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

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**EXHIBIT A**

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**EXHIBIT A**  
Ordinance 2014-18  
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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**NAYLOR MICHAEL G & MARIANNE R**  
**721 W MAIN ST**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **721 W MAIN ST**  
 Taxlot Number: **52E08AC04100**  
 Land Value: **109494**  
 Building Value: **146250**  
 Total Value: **255744**

Acreage:  
 Year Built: **1950**  
 Sale Date: **04/01/1993**  
 Sale Amount: **62500**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **1.03**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

**EXHIBIT A**  
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**EXHIBIT A**  
Ordinance 2014-18  
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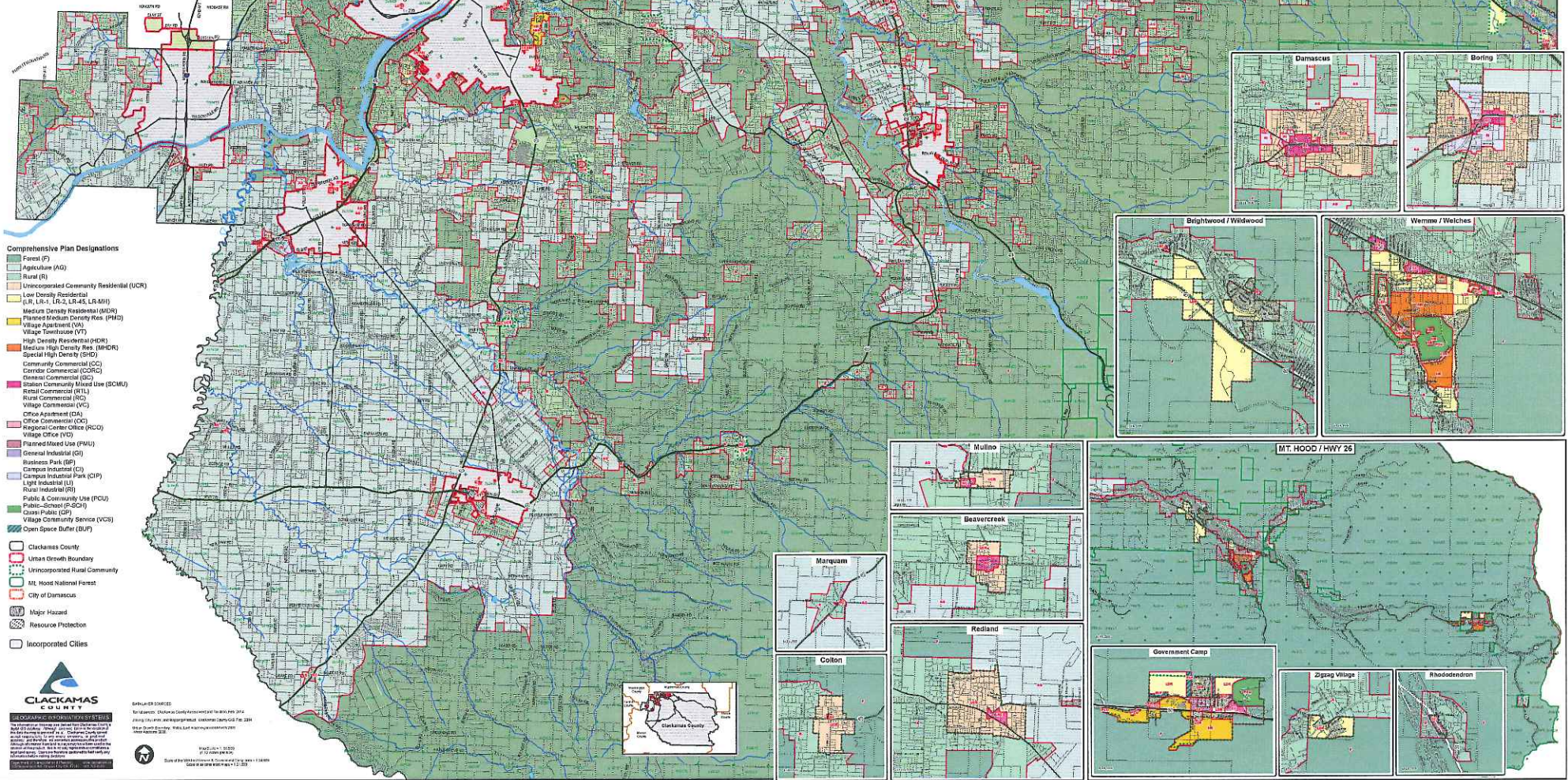
01/29/2014



Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

Please use the map's color coding key for more information regarding land use designations. Areas of unincorporated Clackamas County are shown in white with an orange border. "MNF" stands for Mt. Hood National Forest. Municipal boundaries are shown in black with the municipality's name next to it. "MHC" stands for Major Hazard Control.



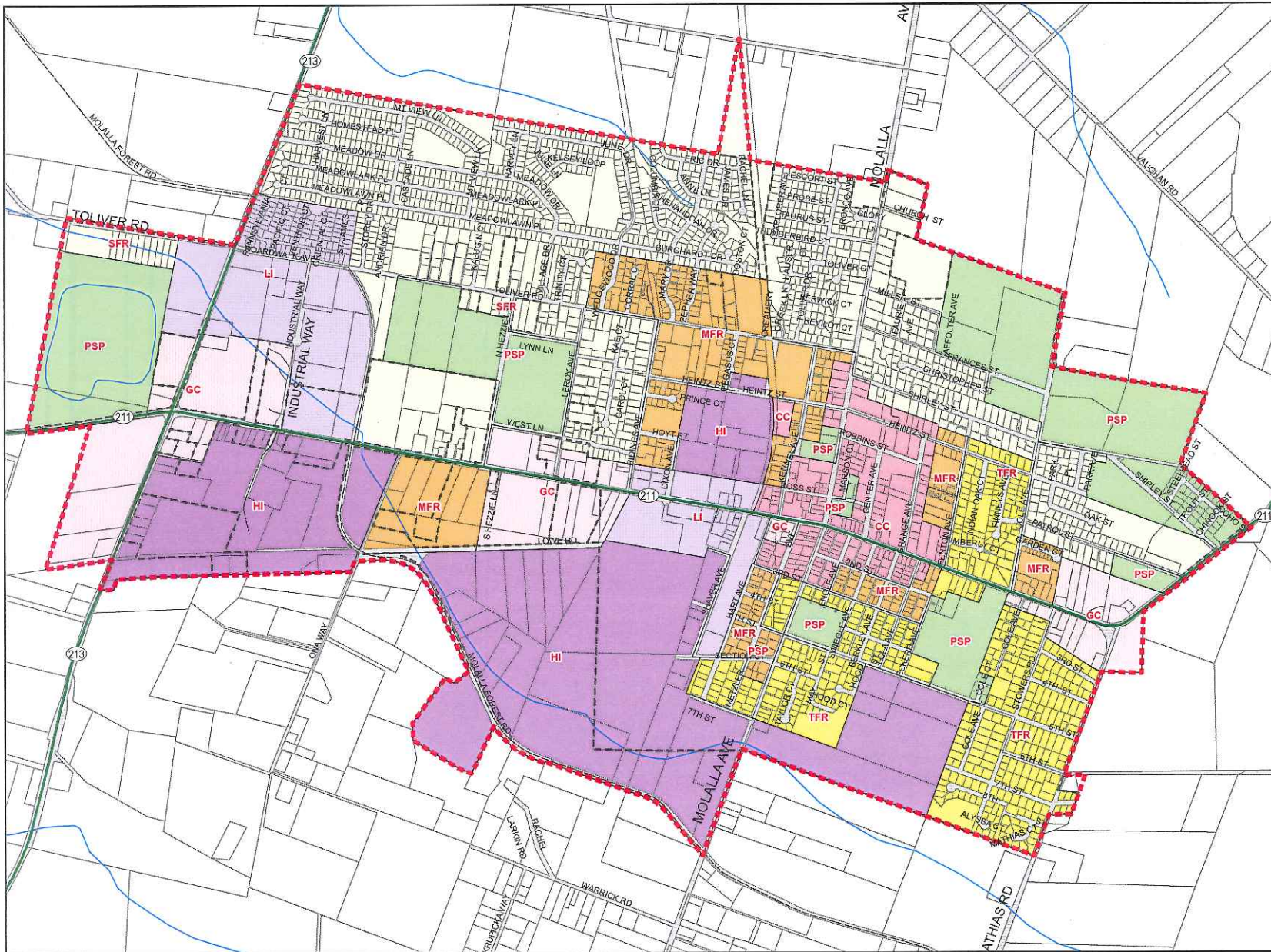
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-45, LR-66)
  - Medium Density Residential (MDR)
  - Planned Medium Density Area (PMD)
  - Village Apartment (VA)
  - Village Townhome (VT)
  - High Density Residential (HDR)
  - Medium High Density Area (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Central Commercial (CCRC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public Community Use (PCU)
  - Public School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Map Symbols**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities

**CLACKAMAS COUNTY**

CLACKAMAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
 1000 NE Oregon Street, Suite 200, Clackamas, OR 97015  
 Phone: (503) 263-1000  
 Fax: (503) 263-1001  
 Website: www.clackamascounty.gov

DATE: 08/20/2024  
 PREPARED BY: CLACKAMAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
 PROJECT: COMPREHENSIVE PLAN UPDATE  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 08/20/2024

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 101 LIBRARY COURT  
 OREGON CITY, OREGON 97143

The information on this map was derived from digital data from Clackamas County GIS. Some use data as the foundation of this map but is provided "as is". Clackamas County cannot provide any responsibility for any errors, omissions, or outdated information and its use. There are no warranties or representations made by Clackamas County. Although information from Land Survey may have been used in the creation of this product, it is the user's responsibility to verify the accuracy of the information. Users are encouraged to verify information on the ground before making any decisions.

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 19**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Lots 7 & 8 of the Plat of "Cascade Acres No. 1" (Plat No. 642) and all of Lots 23 & 24 of the Plat of "Hadley Addition" (Plat No. 1777), all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08AC01900

Tax Lot No. 52E08AC01800

Tax Lot No. 52E08AC02600

Tax Lot No. 52E08AC02590

Tax Lot No. 52E08AC02890

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08AC01900 Residential – In Use  
Tax Lot No. 52E08AC01800 Residential – In Use  
Tax Lot No. 52E08AC02600 Residential – In Use  
Tax Lot No. 52E08AC02590 Residential – In Use  
Tax Lot No. 52E08AC02890 Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 9th day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

312 & 317 S. Leroy Avenue,  
402 & 404 Carol Court  
Annexation to the City of Molalla

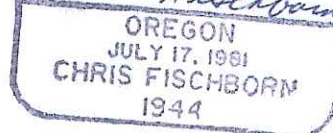
### Exhibit A

A Tract of land being all of Lots 7 & 8 of the Plat of "Cascade Acres No. 1" (Plat No. 642) and all of Lots 23 & 24 of the Plat of "Hadley Addition" (Plat No. 1777), all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the Northwesterly corner of the Plat of "Clark Estates" (Plat No. 3934), said point being on the Easterly right of way line of S. Leroy Avenue; thence North 82°00'00" West, at right angles to said S. Leroy Avenue, a distance of 60.00 feet to a point on the Westerly right of way line of said S. Leroy Avenue; thence North 08°00'00" East, along said Westerly right of way line, a distance of 219.92 feet to a point; thence South 82°00'00" East, at right angles to said S. Leroy Avenue, a distance of 60.00 feet to a point on said Easterly right of way line, said point also being the Southwesterly corner of Partition Plat No. 2003-049; thence South 82°00'00" East, along the Southerly boundary line of said Partition Plat No. 2003-049, a distance of 300.25 feet to the Southeasterly corner thereof, said point also being on the Westerly line of said Plat of "Hadley Addition"; thence South 08°00'00" West, along said Westerly line, a distance of 81.67 feet to the Northwesterly corner of said Lot 24 of said "Hadley Addition"; thence South 82°00'00" East, along the North line of said Lot 24, a distance of 118.00 feet to the Northeast corner thereof, said point also being on the Westerly right of way line of Carol Court; thence South 08°00'00" West, along said Westerly right of way line, a distance of 52.55 feet to a point of curve; thence continuing along said Westerly right of way line, along a 10.00 foot radius curve to the right, through a central angle of 54°19'00", an arc distance of 9.48 feet (the long chord of said curve bears South 35°09'30" West a distance of 9.13 feet) to a point of reverse curve; thence continuing along said Westerly right of way line, along a 50.00 foot radius curve to the left, through a central angle of 98°41'50", an arc distance of 86.13 feet (the long chord of said curve bears South 12°58'05" West a distance of 75.87 feet to the Southeasterly corner of Lot 23 of said "Hadley Addition";



*Chris Fischborn*



### EXHIBIT A

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thence South 53°37'10" West, along the Southeasterly line of said Lot 23, a distance of 150.08 feet to a point on the boundary line common to said "Hadley Addition" and said "Clark Estates"; thence North 08°00'00" East, along said common line, a distance of 102.97 feet to the Northeasterly corner of said "Clark Estates"; thence North 82°00'00" West, along the Northerly line of said "Clark Estates", a distance of 300.25 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 2.2829 acres (99,444 square feet), more or less.

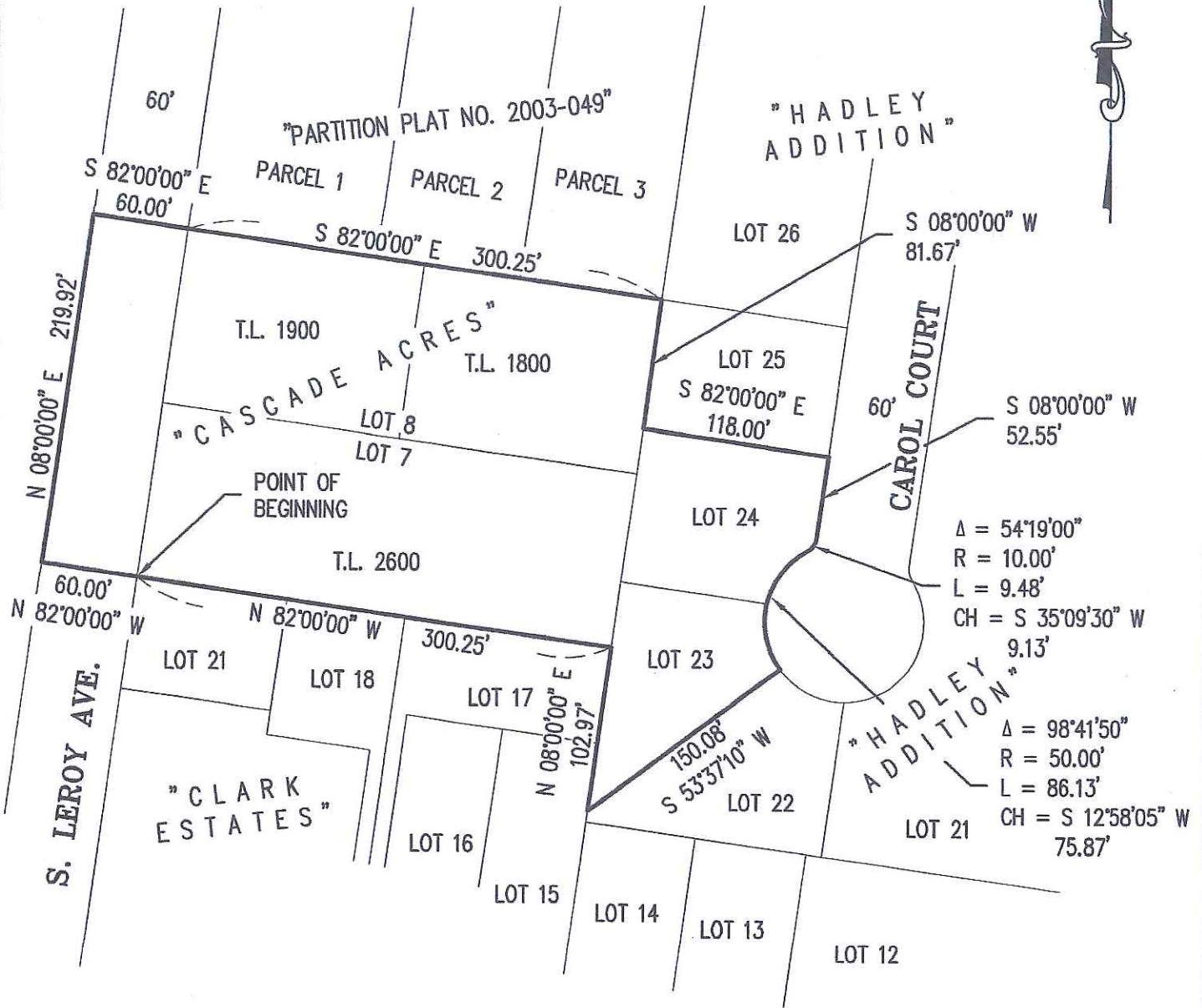
The bearings and distances in this description are based on the Plats of "Clark Estates" and "Hadley Addition", and on Clackamas County Survey No. 2005-119.



**EXHIBIT A**

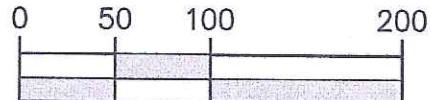
Ordinance 2014-19  
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312 & 317 S. LEROY AVENUE,  
 402 & 404 CAROL COURT  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



AREA TO BE ANNEXED  
 (2.2829 ACRES  
 99,444 SQUARE FEET)

GRAPHIC SCALE



( IN FEET )  
 1 INCH = 100 FEET

LOCATED IN THE N.E. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

EXHIBIT A

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TITLE: EXHIBIT "B"

PLOT DATE: 12-10-13

FILE: W1202-7M.DWG

CLIENT: CITY OF MOLALLA

SHEET: 1 OF 1

ZTec ENGINEERS, INC.

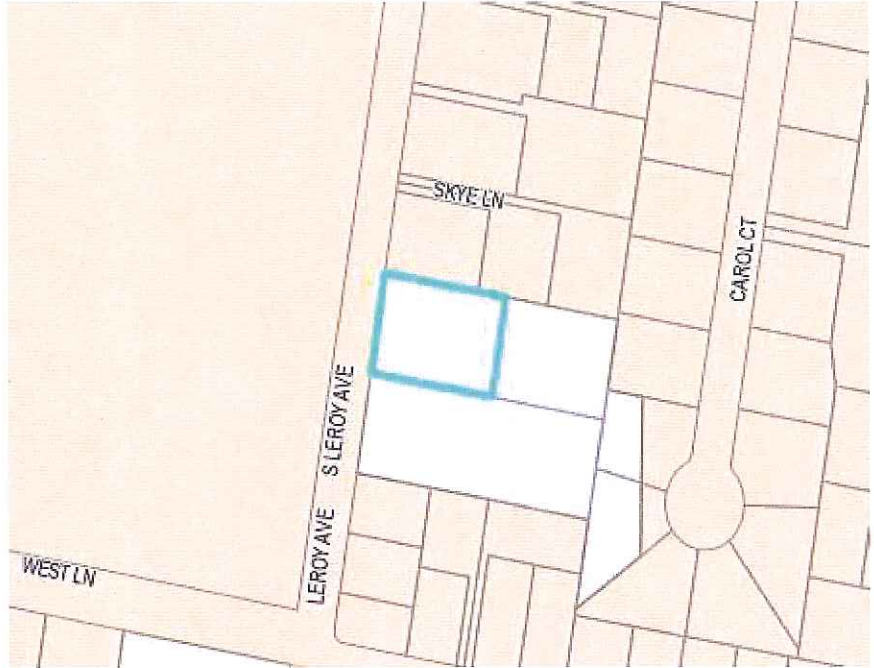
3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

Location Map:



**MARSON FRANK J SR**  
**317 S LEROY AVE**  
**MOLALLA, OR 97038**

Site Address: **317 S LEROY AVE**  
Taxlot Number: **52E08AC01900**  
Land Value: **68425**  
Building Value: **114960**  
Total Value: **183385**

Acreage:  
Year Built: **1948**  
Sale Date:  
Sale Amount: **0**  
Sale Type:

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**           **0.39**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas County**

## EXHIBIT A

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**EXHIBIT A**  
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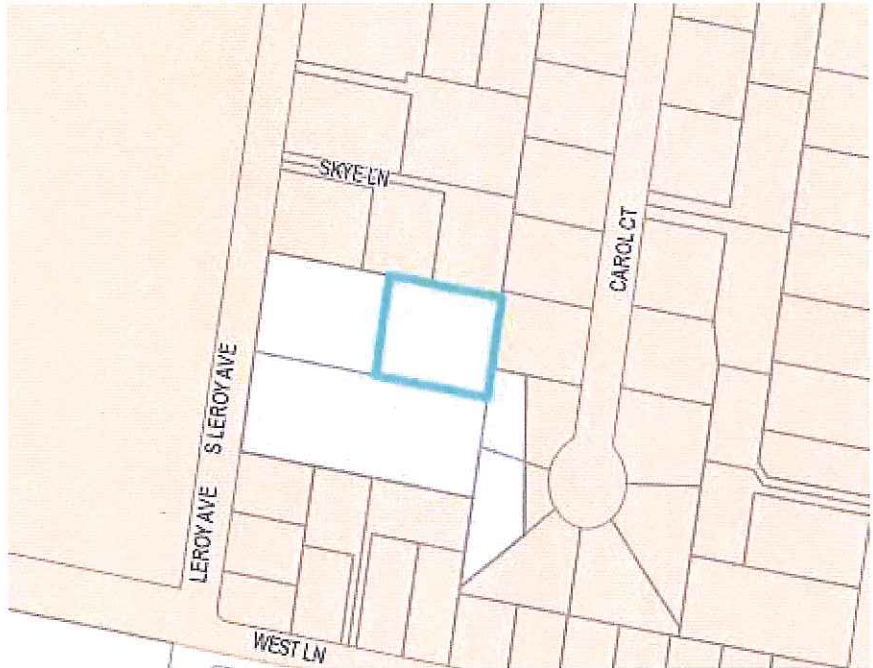


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**MARSON FRANK J SR**  
**317A S LEROY AVE**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **317A S LEROY AVE**  
 Taxlot Number: **52E08AC01800**  
 Land Value: **17404**  
 Building Value: **1300**  
 Total Value: **18704**

Acreage: **0.00**  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**

Building Class:

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R1		0.00
RRFF5		0.36

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-19  
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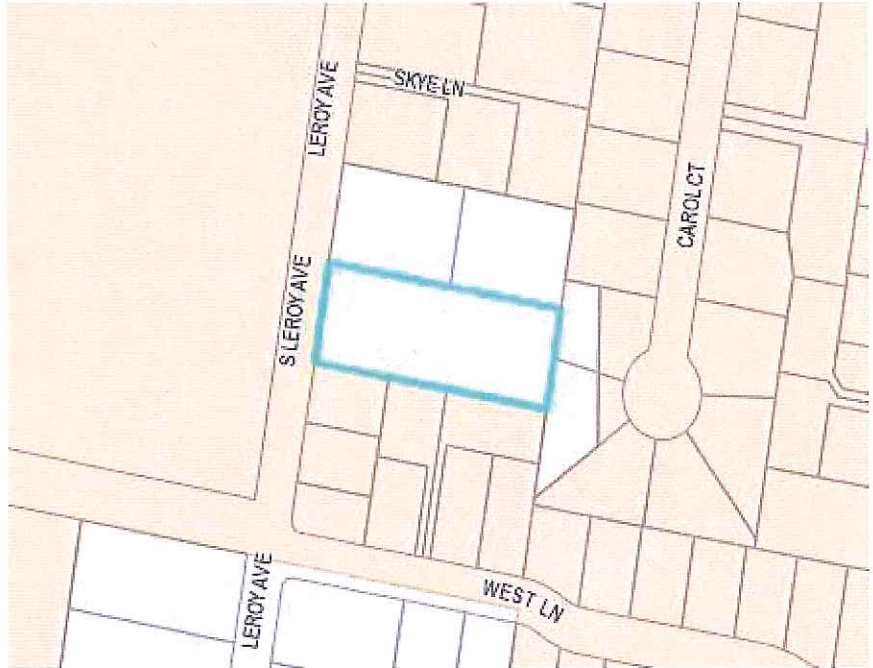


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**BLACKBURN WILLIAM ROBERT & GAIL E**  
**312 S LEROY AVE**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **312 S LEROY AVE**  
 Taxlot Number: **52E08AC02600**  
 Land Value: **75625**  
 Building Value: **113470**  
 Total Value: **189095**

Acreage:  
 Year Built: **1948**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.76

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

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**EXHIBIT A**  
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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**HETTICK RICHARD K & SHIRLEY**  
**404 CAROL CT**  
**MOLALLA, OR 97038**

Site Address: **404 CAROL CT**  
Taxlot Number: **52E08AC02590**  
Land Value: **23988**  
Building Value: **0**  
Total Value: **23988**

Acreage:  
Year Built:  
Sale Date:  
Sale Amount: **0**  
Sale Type:

Land Class:  
**100**  
Building Class:  
Neighborhood:  
**City of Molalla 100, 101**  
Taxcode Districts: **035013**

Location Map:



Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone Overlays: Acreage:  
**RRFF5** **0.11**

Fire **Molalla RFPD #73**  
Park **N/A**  
School **SCH 35 MOLALLA RIVER**  
Sewer **N/A**  
Water **N/A**  
Cable **Wave Broadband (Molalla)**  
CPO **Molalla**  
Garb/Recyc **Molalla Sanitary**  
City/County **Clackamas County**

## EXHIBIT A

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**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**BATTIN I LAUREL**  
**402 CAROL CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **402 CAROL CT**  
 Taxlot Number: **52E08AC02890**  
 Land Value: **48913**  
 Building Value: **73560**  
 Total Value: **122473**

Acreage: **0.00**  
 Year Built: **1974**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**City of Molalla 100, 101**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R1		0.00
RRFF5		0.18

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

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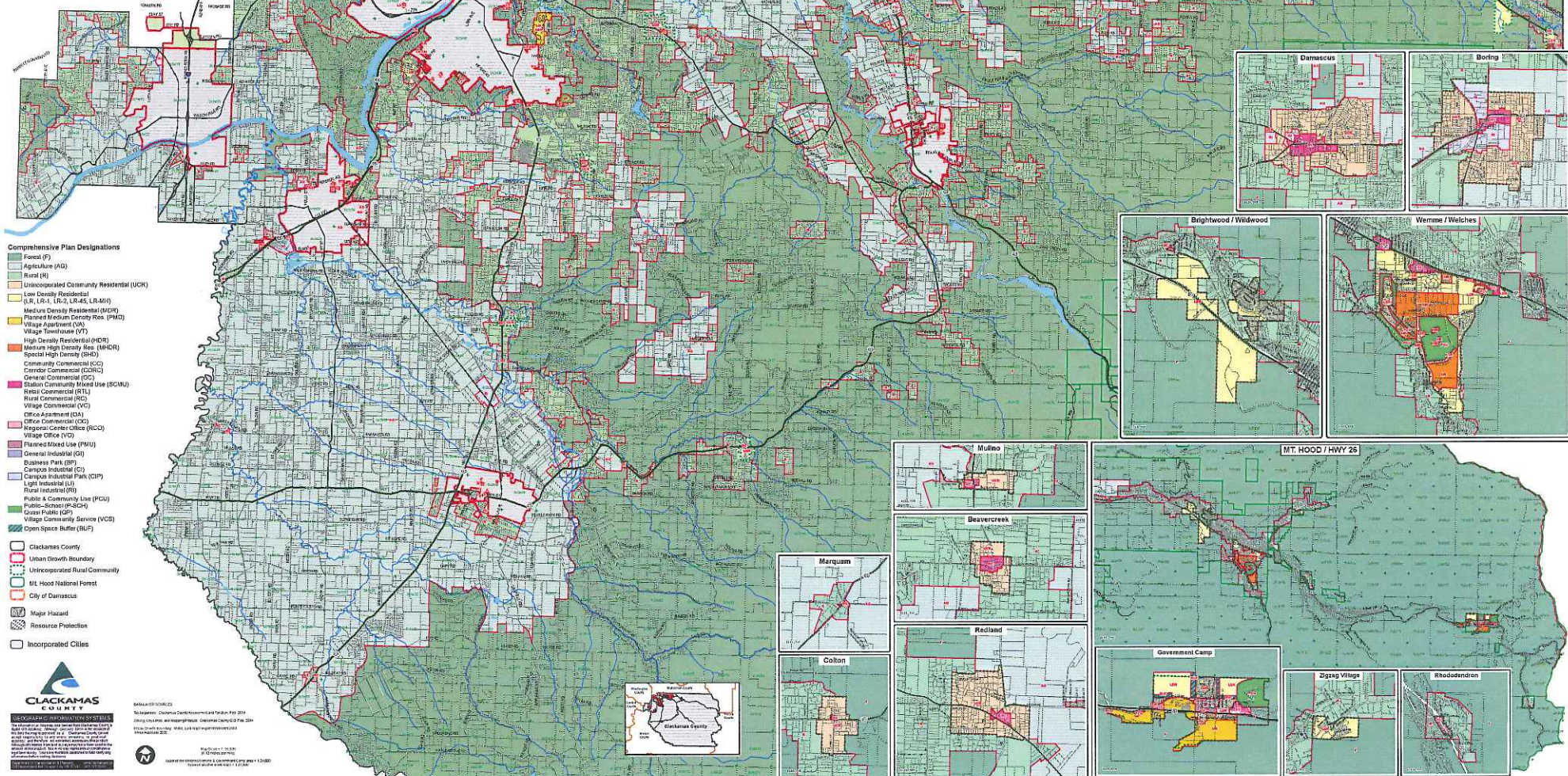
**EXHIBIT A**  
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Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

For more information, visit [www.clackamas.gov](http://www.clackamas.gov) or call 503-655-3300. This map is for informational purposes only and does not constitute a contract. The County is not responsible for any errors or omissions. The County is not liable for any damages, including consequential damages, arising from the use of this map.

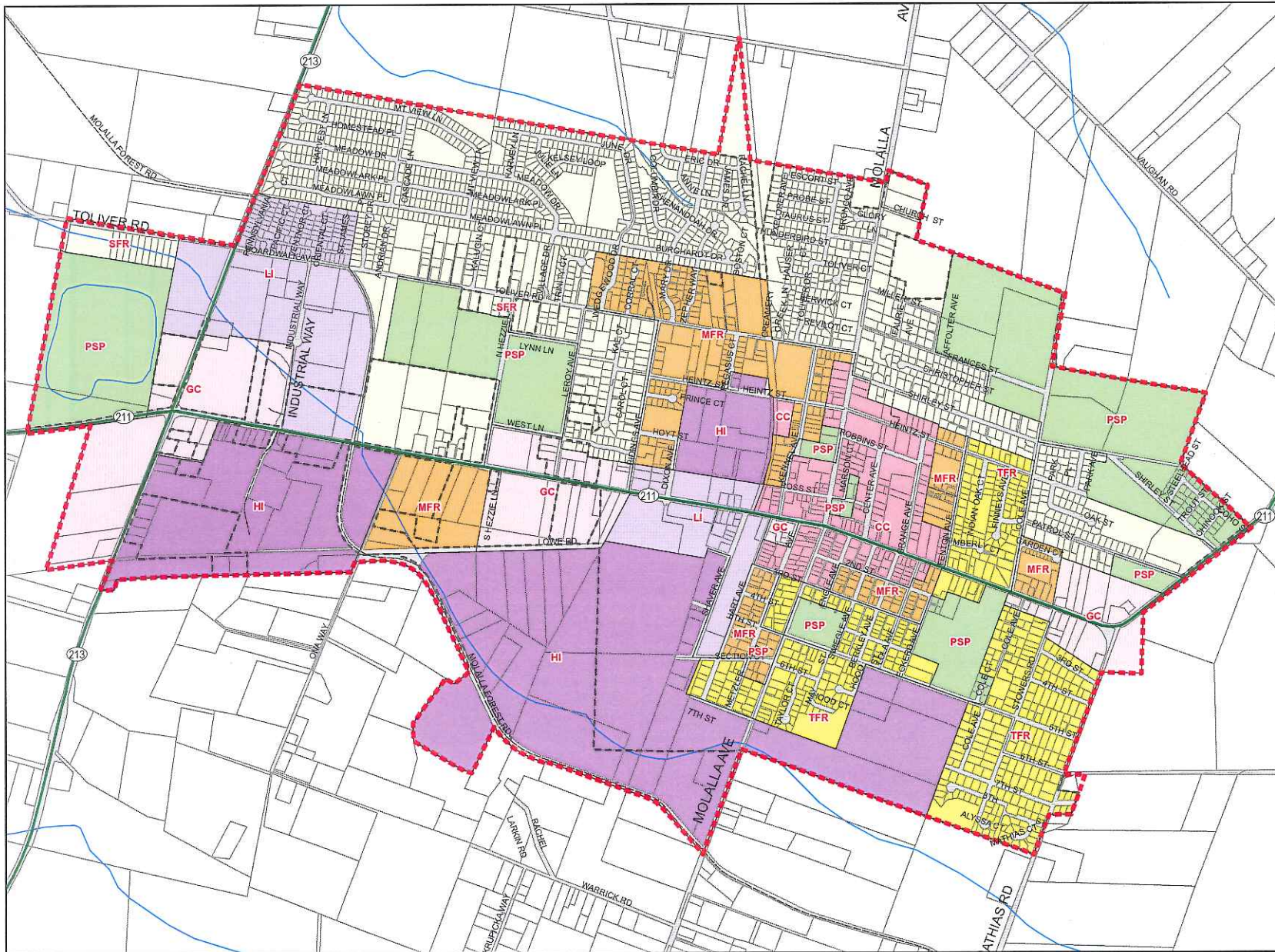


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR) (R, LR-1, LR-2, LR-45, LR-60)
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PM2)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (C2/C3)
  - General Commercial (GC)
  - Urban Community Mixed Use (UCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (PS/GS)
  - Open Public (OP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Map Symbols**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



Revised 2012  
 Prepared by: Clackamas County Planning and Development Department  
 2012 Comprehensive Plan Update  
 Planning and Development Department  
 1000 NE Oregon Street, Suite 200  
 Clackamas, OR 97015  
 Phone: 503-655-3300  
 Fax: 503-655-3301  
 Website: [www.clackamas.gov](http://www.clackamas.gov)

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

- Comp. Plan Designations**
- Single-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Public or Semi-Public
  - General Commercial
  - Central Commercial
  - Light Industrial
  - Heavy Industrial
- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 1ST LIBRARY COURT  
 GRESHAM CITY, OREGON 97030

This information on this map was derived from digital databases from Clackamas County's GIS. Care was taken in the creation of this map but it is provided "as is". Clackamas County cannot accept any responsibility for any errors, omissions, or partiality in any way. There are no warranties, explicit or implied, in this product. Although information from Land Survey may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are advised to seek further information on this product before making any decisions.

**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 20**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla (“City”) initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City’s code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City’s corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City’s code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties’ comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of the Plat of “Trinity Estates” (Plat No. 4076) located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

- Tax Lot No. 52E08BA00201
- Tax Lot No. 52E08BA00202
- Tax Lot No. 52E08BA00203
- Tax Lot No. 52E08BA00204
- Tax Lot No. 52E08BA00205
- Tax Lot No. 52E08BA00206
- Tax Lot No. 52E08BA00207
- Tax Lot No. 52E08BA00208
- Tax Lot No. 52E08BA00209
- Tax Lot No. 52E08BA00210
- Tax Lot No. 52E08BA00211
- Tax Lot No. 52E08BA00212
- Tax Lot No. 52E08BA00216
- Tax Lot No. 52E08BA00217

Tax Lot No. 52E08BA00218  
Tax Lot No. 52E08BA00219  
Tax Lot No. 52E08BA00220  
Tax Lot No. 52E08BA00221  
Tax Lot No. 52E08BA00222  
Tax Lot No. 52E08BA00223  
Tax Lot No. 52E08BA00224  
Tax Lot No. 52E08BA00225

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, R-3 (Multi-Family Residential) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08BA00201	Residential – In Use
Tax Lot No. 52E08BA00202	Residential – In Use
Tax Lot No. 52E08BA00203	Residential – In Use
Tax Lot No. 52E08BA00204	Residential – In Use
Tax Lot No. 52E08BA00205	Residential – In Use
Tax Lot No. 52E08BA00206	Residential – In Use
Tax Lot No. 52E08BA00207	Residential – In Use
Tax Lot No. 52E08BA00208	Residential – In Use
Tax Lot No. 52E08BA00209	Residential – In Use
Tax Lot No. 52E08BA00210	Residential – In Use
Tax Lot No. 52E08BA00211	Residential – In Use
Tax Lot No. 52E08BA00212	Residential – In Use
Tax Lot No. 52E08BA00216	Residential – In Use
Tax Lot No. 52E08BA00217	Residential – In Use
Tax Lot No. 52E08BA00218	Residential – In Use
Tax Lot No. 52E08BA00219	Residential – In Use
Tax Lot No. 52E08BA00220	Residential – In Use
Tax Lot No. 52E08BA00221	Residential – In Use
Tax Lot No. 52E08BA00222	Residential – In Use
Tax Lot No. 52E08BA00223	Residential – In Use
Tax Lot No. 52E08BA00224	Residential – In Use
Tax Lot No. 52E08BA00225	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

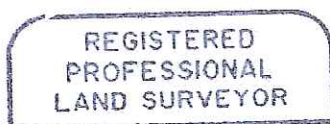
Trinity Estates  
Annexation to the City of Molalla

### Exhibit A

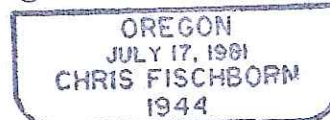
A Tract of land being a portion of the Plat of "Trinity Estates" (Plat No. 4076) located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the Southwesterly corner of said Plat of "Trinity Estates", said point being on the Northerly right of way line of S. Toliver Road; thence North 07°49'54" East, along the Westerly boundary of said Plat, a distance of 633.67 feet to the Northwesterly corner of said Plat; thence South 82°29'35" East, along the Northerly boundary of said Plat, a distance of 288.92 feet to a point that is 133.00 feet Westerly of, when measured at right angles, the Easterly boundary line of said Plat; thence South 07°50'16" West, parallel with and 133.00 feet Westerly of, when measured at right angles, said Easterly line of said Plat, a distance of 633.80 feet to a point on said Northerly right of way line of said S. Toliver Road; thence South 07°32'00" West, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on the Southerly right of way line of said S. Toliver Road; thence North 82°28'00" West, along said Southerly right of way line, a distance of 288.85 feet to a point; thence North 07°32'00" East, at right angles to said S. Toliver Road, a distance of 50.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 4.5344 acres (197,517 square feet), more or less.



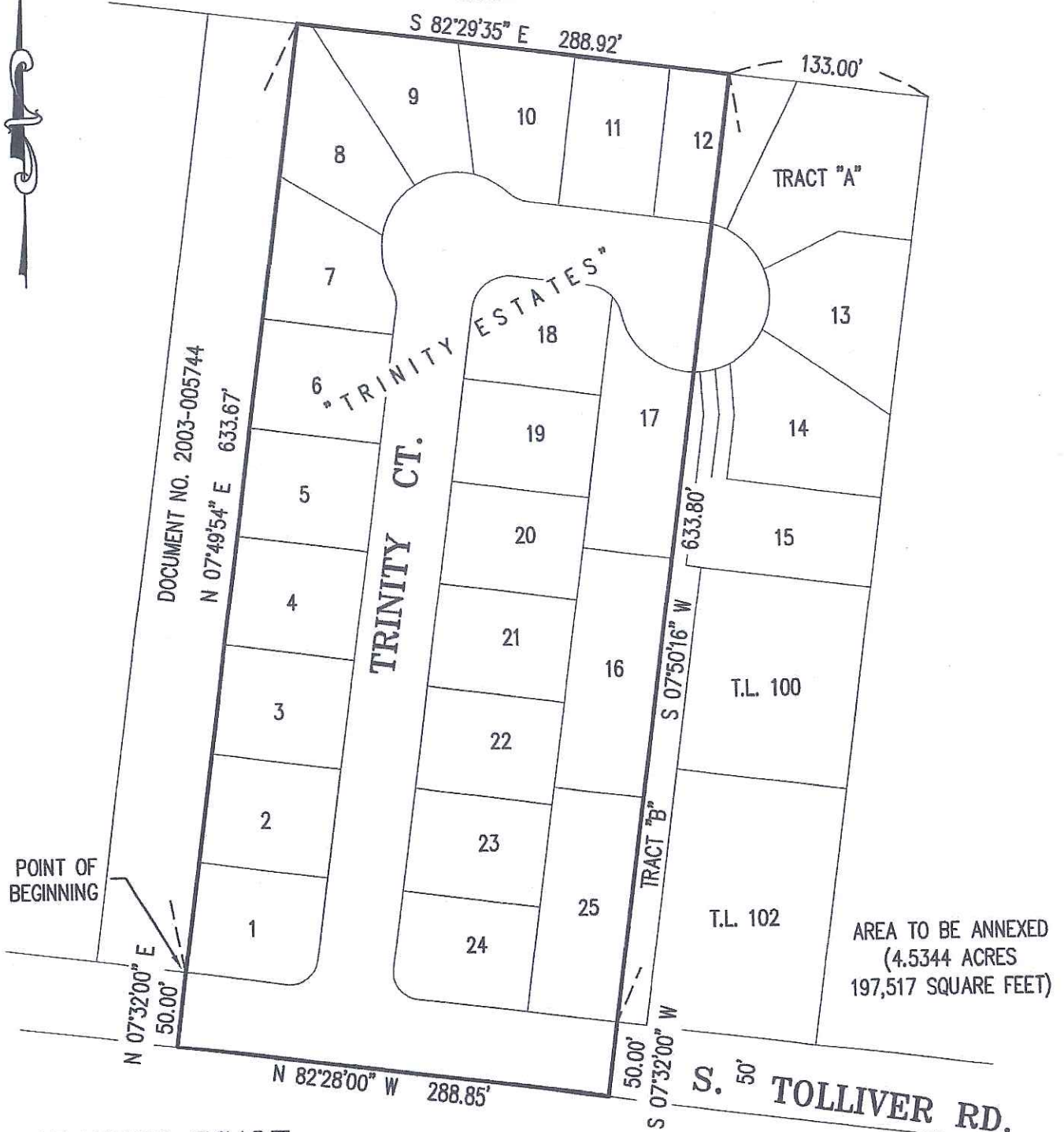
*Chris Fischborn*



## EXHIBIT A

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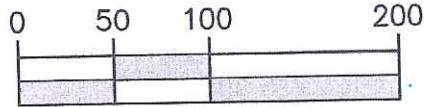
TRINITY ESTATES  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



AREA TO BE ANNEXED  
(4.5344 ACRES  
197,517 SQUARE FEET)

POINT OF BEGINNING

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

LOCATED IN THE N.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
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<b>TITLE:</b> EXHIBIT "B"	
<b>PLOT DATE:</b> 11-19-13	
<b>FILE:</b> W1202-7N.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



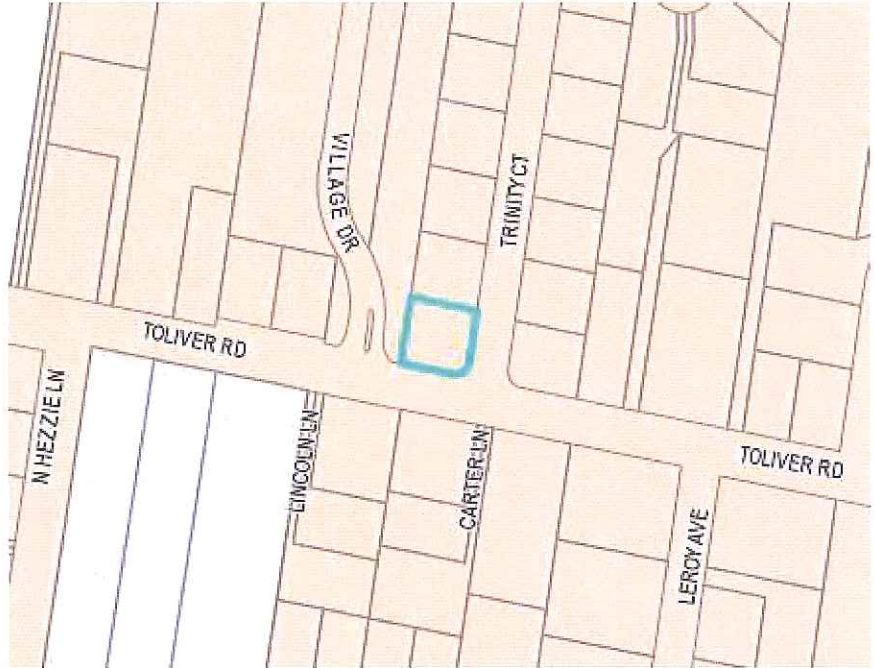


Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

### Location Map:

**MURRELL ZACH & TESSA**  
**646 TRINITY CT**  
**MOLALLA, OR 97038**



Site Address: **646 TRINITY CT**  
Taxlot Number: **52E08BA00201**  
Land Value: **69834**  
Building Value: **104970**  
Total Value: **174804**

Acreage: **0.14**  
Year Built: **2011**  
Sale Date: **08/02/2011**  
Sale Amount: **180000**  
Sale Type: **S**

Land Class: **101**  
Building Class: **14**  
Neighborhood: **City of Molalla newer**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**R3**                                      **0.14**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

## EXHIBIT A

Ordinance 2014-20  
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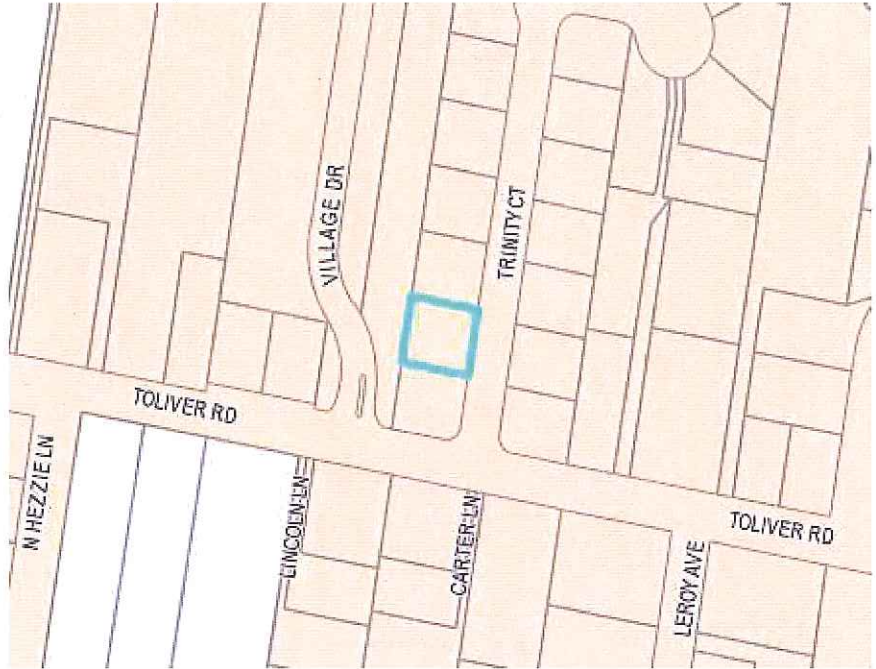


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**JOHNSON TERESA LYNN**  
**660 TRINITY CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **660 TRINITY CT**  
 Taxlot Number: **52E08BA00202**  
 Land Value: **69834**  
 Building Value: **111120**  
 Total Value: **180954**

Acreage:  
 Year Built: **2008**  
 Sale Date: **07/20/2012**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.14

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

## EXHIBIT A

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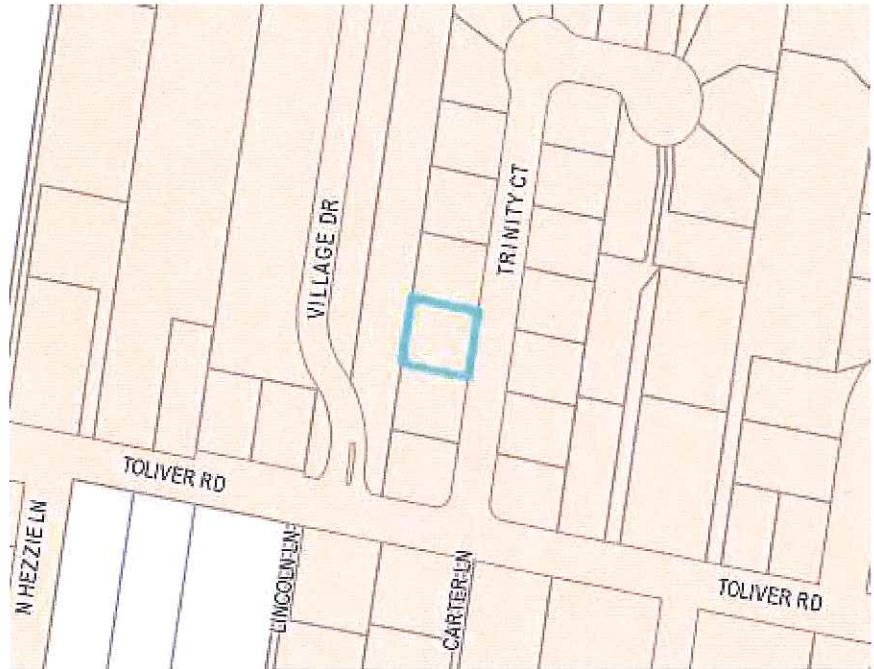


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

### Location Map:

**VANNICE MARY**  
**682 TRINITY CT**  
**MOLALLA, OR 97038**



Site Address: **682 TRINITY CT**  
 Taxlot Number: **52E08BA00203**  
 Land Value: **69834**  
 Building Value: **139340**  
 Total Value: **209174**

Acreage:  
 Year Built: **2007**  
 Sale Date: **05/20/2009**  
 Sale Amount: **255000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.14

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**KUTCHER LANI & BECKY**  
**692 TRINITY CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **692 TRINITY CT**  
 Taxlot Number: **52E08BA00204**  
 Land Value: **69834**  
 Building Value: **110430**  
 Total Value: **180264**

Acreage:  
 Year Built: **2006**  
 Sale Date: **01/30/2012**  
 Sale Amount: **199950**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.14

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

## EXHIBIT A

Ordinance 2014-20  
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**EXHIBIT A**  
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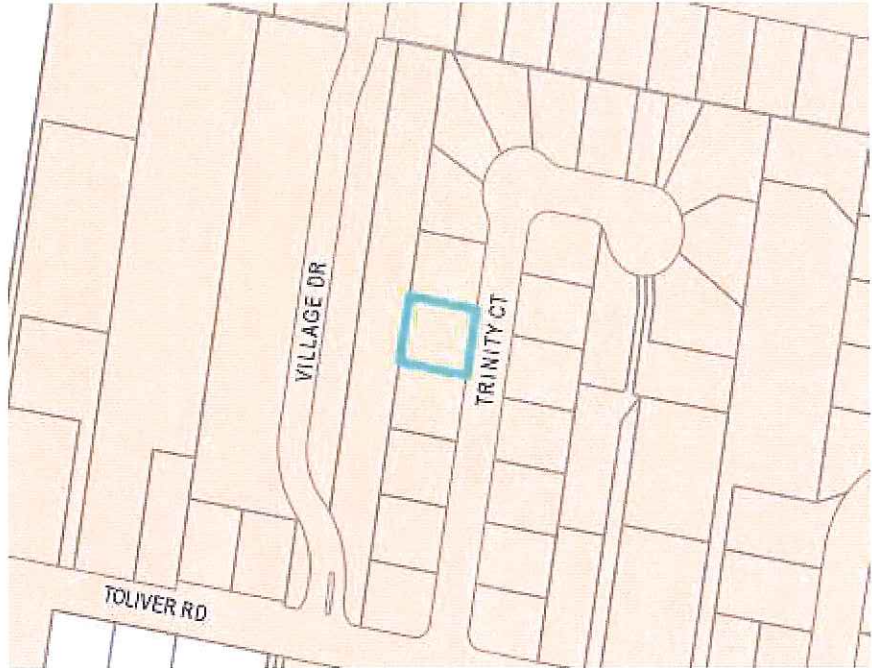


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SANTOS CARLOS S  
 700 TRINITY CT  
 MOLALLA, OR 97038**

Location Map:



Site Address: **700 TRINITY CT**  
 Taxlot Number: **52E08BA00205**  
 Land Value: **69834**  
 Building Value: **114000**  
 Total Value: **183834**

Acreage:  
 Year Built: **2006**  
 Sale Date: **09/17/2012**  
 Sale Amount: **183000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.14

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

## EXHIBIT A

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**EXHIBIT A**  
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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

### Location Map:



**OLSEN MATT & JENNIFER**  
**706 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **706 TRINITY CT**  
Taxlot Number: **52E08BA00206**  
Land Value: **69834**  
Building Value: **110480**  
Total Value: **180314**

Acreage:  
Year Built: **2006**  
Sale Date: **04/18/2007**  
Sale Amount: **269000**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**R3**                                      **0.14**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

## EXHIBIT A

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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**RUTLEDGE TOM & JANICE L**  
**712 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **712 TRINITY CT**  
Taxlot Number: **52E08BA00207**  
  
Land Value: **69834**  
Building Value: **108200**  
Total Value: **178034**

Acreage:  
Year Built: **2010**  
Sale Date: **07/27/2010**  
Sale Amount: **219000**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
R3		0.14

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

## EXHIBIT A

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**EXHIBIT A**  
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01/28/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SCHULTZ GARY R & LYLA J**  
**718 TRINITY CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **718 TRINITY CT**  
 Taxlot Number: **52E08BA00208**  
 Land Value: **69834**  
 Building Value: **112800**  
 Total Value: **182634**

Acreage:  
 Year Built: **2010**  
 Sale Date: **04/15/2011**  
 Sale Amount: **200000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.15

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

### EXHIBIT A

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**EXHIBIT A**  
Ordinance 2014-20  
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01/28/2014





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**STRAUB JESSIE J & BREAL C**  
**724 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **724 TRINITY CT**  
 Taxlot Number: **52E08BA00209**  
 Land Value: **69834**  
 Building Value: **106080**  
 Total Value: **175914**

Acreage:  
 Year Built: **2010**  
 Sale Date: **06/28/2010**  
 Sale Amount: **204900**  
 Sale Type: **S**

Location Map:



Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**R3**                                      **0.15**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**LIMBECK PAUL A & TRACY E**  
**730 TRINITY CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **730 TRINITY CT**  
 Taxlot Number: **52E08BA00210**  
 Land Value: **69834**  
 Building Value: **112450**  
 Total Value: **182284**

Acreage:  
 Year Built: **2008**  
 Sale Date: **11/11/2009**  
 Sale Amount: **235000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.15

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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# Property Report

**SMITH LESLIE A**  
**736 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **736 TRINITY CT**  
 Taxlot Number: **52E08BA00211**  
 Land Value: **69834**  
 Building Value: **140770**  
 Total Value: **210604**

Acreage:  
 Year Built: **2007**  
 Sale Date: **10/12/2007**  
 Sale Amount: **326000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.15

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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# Property Report

**RENARD JOSEPH F**  
**742 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **742 TRINITY CT**  
 Taxlot Number: **52E08BA00212**  
 Land Value: **46699**  
 Building Value: **116620**  
 Total Value: **163319**

Acreage:  
 Year Built: **2008**  
 Sale Date: **09/23/2009**  
 Sale Amount: **259000**  
 Sale Type: **M**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.09

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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# Property Report

**BEHRENS MARILYN S**  
**737 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **737 TRINITY CT**  
 Taxlot Number: **52E08BA00217**  
 Land Value: **73477**  
 Building Value: **121050**  
 Total Value: **194527**

Acreage:  
 Year Built: **2007**  
 Sale Date: **04/23/2008**  
 Sale Amount: **275000**  
 Sale Type: **S**

Location Map:



Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
R3		0.19

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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# Property Report

### Location Map:

**BRITTINGHAM THOMAS J & NICOLE R**  
**741 TRINITY CT**  
**MOLALLA, OR 97038**



Site Address: **741 TRINITY CT**  
Taxlot Number: **52E08BA00216**  
Land Value: **75298**  
Building Value: **160330**  
Total Value: **235628**

Acreage: **0.22**  
Year Built: **2011**  
Sale Date: **05/31/2011**  
Sale Amount: **233000**  
Sale Type: **S**

#### Land Class:

**101**

#### Building Class:

**15**

#### Neighborhood:

**City of Molalla newer**

Taxcode Districts: **035013**

#### Site Characteristics:

UGB: **MOLALLA**  
Flood Zone: **Not Available**

#### Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.22
R3		0.03

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	City
CPO	City
Garb/Recyc	Molalla Sanitary
City/County	Molalla

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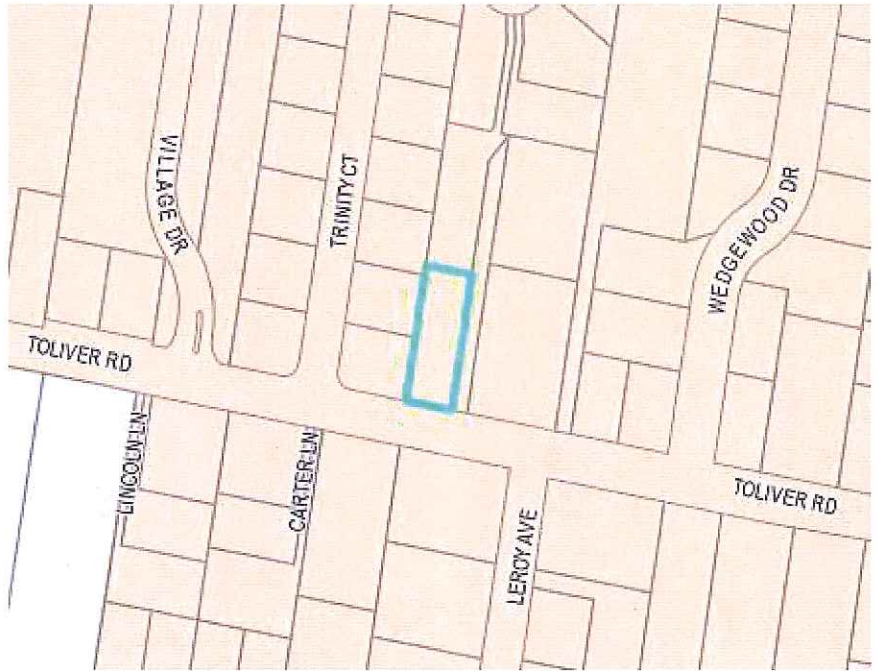
01/28/2014



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

### Location Map:



**ALYEA HAROLD E & MARY L**  
**805 TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **800 TRINITY CT**  
Taxlot Number: **52E08BA00225**  
Land Value: **73477**  
Building Value: **145690**  
Total Value: **219167**

Acreage:  
Year Built: **2006**  
Sale Date: **02/21/2008**  
Sale Amount: **292000**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
**Zone**      **Overlays:**      **Acreage:**  
**R3**                                      **0.21**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**ABLES JERRY D**  
**19302 ROLLINS ST**  
**OREGON CITY, OR 97045**

Site Address: **709 TRINITY CT**  
Taxlot Number: **52E08BA00218**  
Land Value: **69834**  
Building Value: **109950**  
Total Value: **179784**

Acreage:  
Year Built: **2010**  
Sale Date: **06/04/2010**  
Sale Amount: **219000**  
Sale Type: **S**

Location Map:



Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone: **R3**  
Overlays:  
Acreage: **0.15**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**BLACKMAN CAROL J**  
**703 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **703 TRINITY CT**  
Taxlot Number: **52E08BA00219**  
Land Value: **69834**  
Building Value: **136110**  
Total Value: **205944**

Acreage:  
Year Built: **2006**  
Sale Date: **10/23/2012**  
Sale Amount: **0**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.14

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

### Location Map:

**ANDERSON DANIEL & AMY**  
**697 TRINITY CT**  
**MOLALLA, OR 97038**



Site Address: **697 TRINITY CT**  
 Taxlot Number: **52E08BA00220**  
 Land Value: **69834**  
 Building Value: **110830**  
 Total Value: **180664**

Acreage:  
 Year Built: **2006**  
 Sale Date: **06/26/2007**  
 Sale Amount: **265000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
 Zone **R3**      Overlays:  
 Acreage: **0.14**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

Location Map:



**BAKER JOHN E & BARBARA S**  
**687 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **687 TRINITY CT**  
Taxlot Number: **52E08BA00221**  
Land Value: **69834**  
Building Value: **110830**  
Total Value: **180664**

Acreage:  
Year Built: **2006**  
Sale Date: **08/08/2007**  
Sale Amount: **265000**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**14**  
Neighborhood:  
**City of Molalla newer**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**R3**                                      **0.14**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**DUFFY PATRICK M & SUSAN L**  
**677 TRINITY CT**  
**MOLALLA, OR 97038**

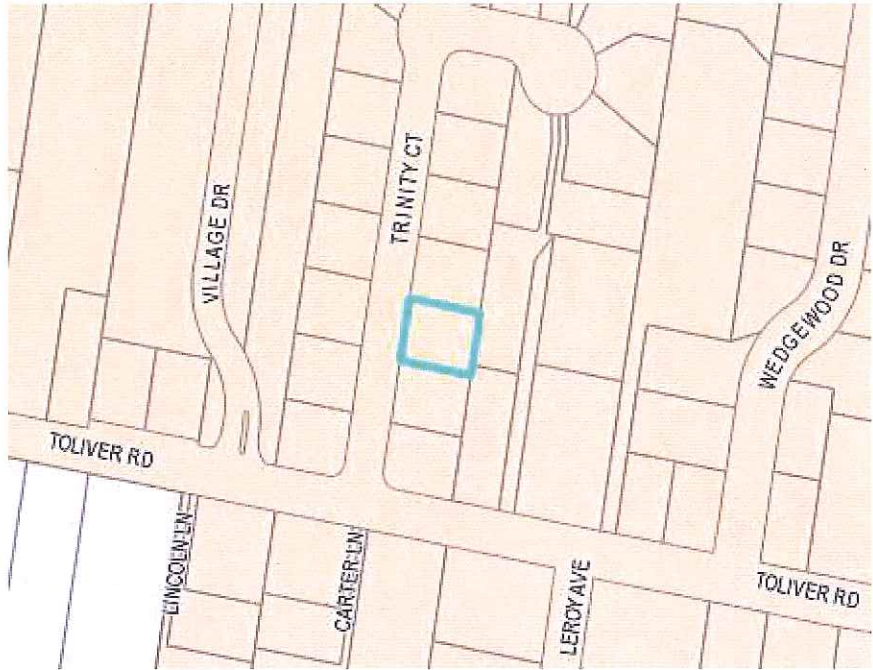
Site Address: **677 TRINITY CT**  
 Taxlot Number: **52E08BA00222**  
 Land Value: **69834**  
 Building Value: **113670**  
 Total Value: **183504**

Acreage:  
 Year Built: **2008**  
 Sale Date: **04/29/2008**  
 Sale Amount: **278671**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.14

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**PATTISON RICHARD C & CILIA A**  
**657 TRINITY CT**  
**MOLALLA, OR 97038**

Site Address: **657 TRINITY CT**  
 Taxlot Number: **52E08BA00223**  
 Land Value: **69834**  
 Building Value: **113320**  
 Total Value: **183154**

Acreage:  
 Year Built: **2007**  
 Sale Date: **03/19/2008**  
 Sale Amount: **265000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**City of Molalla newer**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R3		0.14

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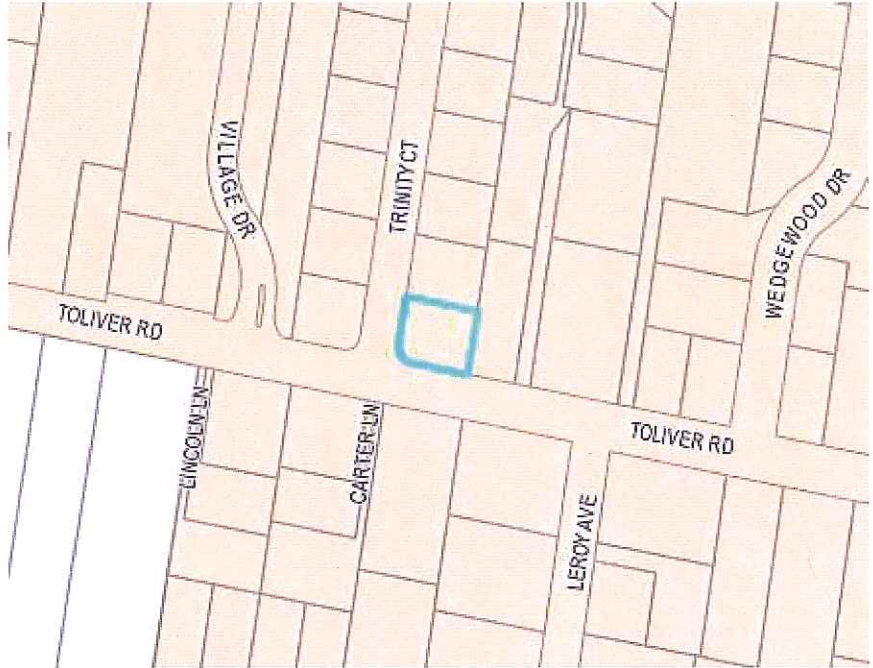
# Property Report

**GOMEZ MARTIMIANO & IRENE CAMACHO**  
899 E MAIN ST #9  
MOLALLA, OR 97038

Site Address: **647 TRINITY CT**  
Taxlot Number: **52E08BA00224**  
Land Value: **69834**  
Building Value: **107820**  
Total Value: **177654**

Acreage:   
Year Built: **2009**  
Sale Date: **12/21/2009**  
Sale Amount: **208000**  
Sale Type: **S**

Location Map:



Land Class:

**101**

Building Class:

**14**

Neighborhood:

**City of Molalla newer**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**R3**

**0.15**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **City**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

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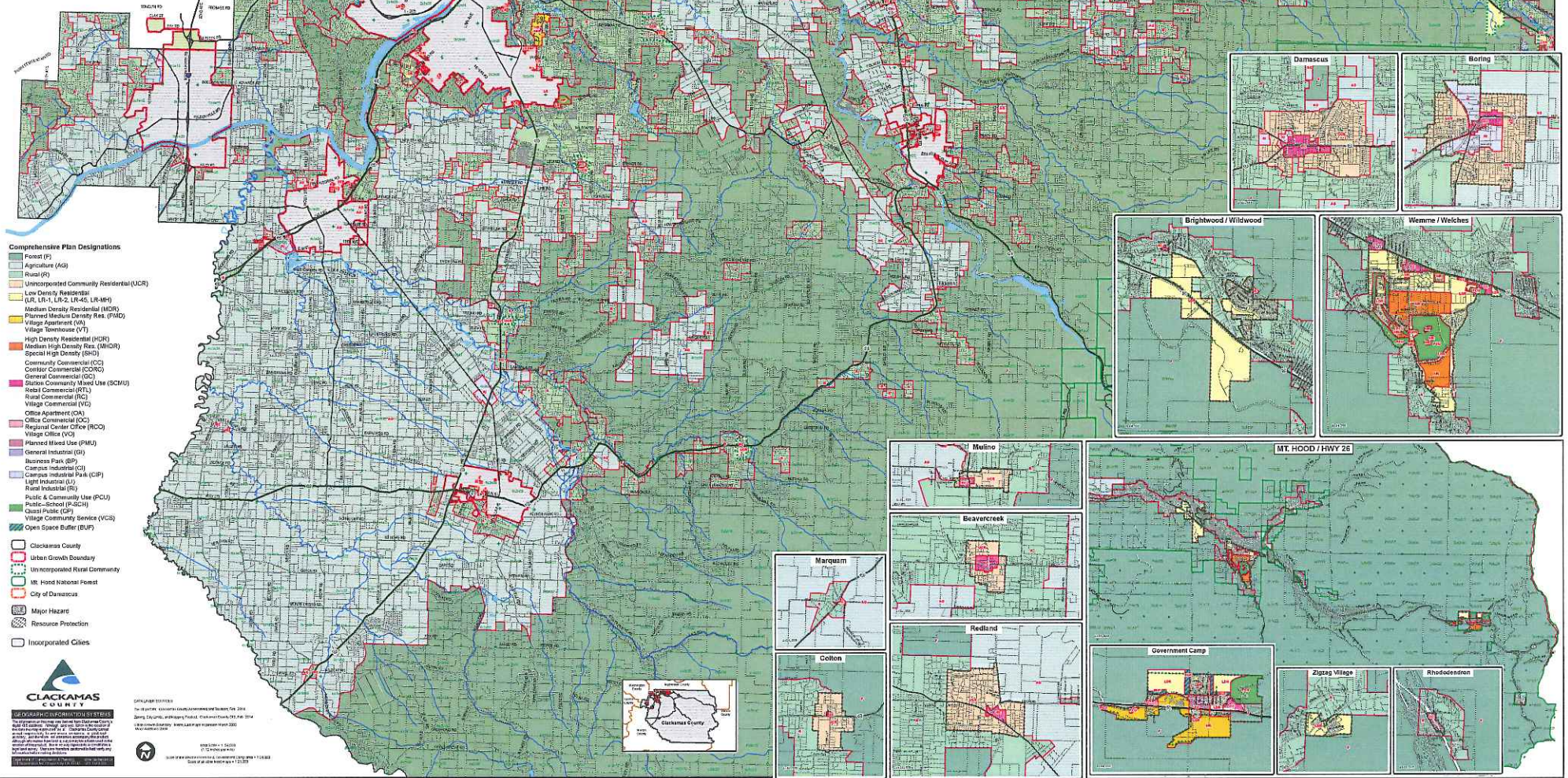
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# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see Background Information Sheet No. 10 for more information on the Comprehensive Plan Land Use Map. For more information on the Comprehensive Plan Land Use Map, please visit the Clackamas County website at [www.clackamascounty.gov](http://www.clackamascounty.gov).

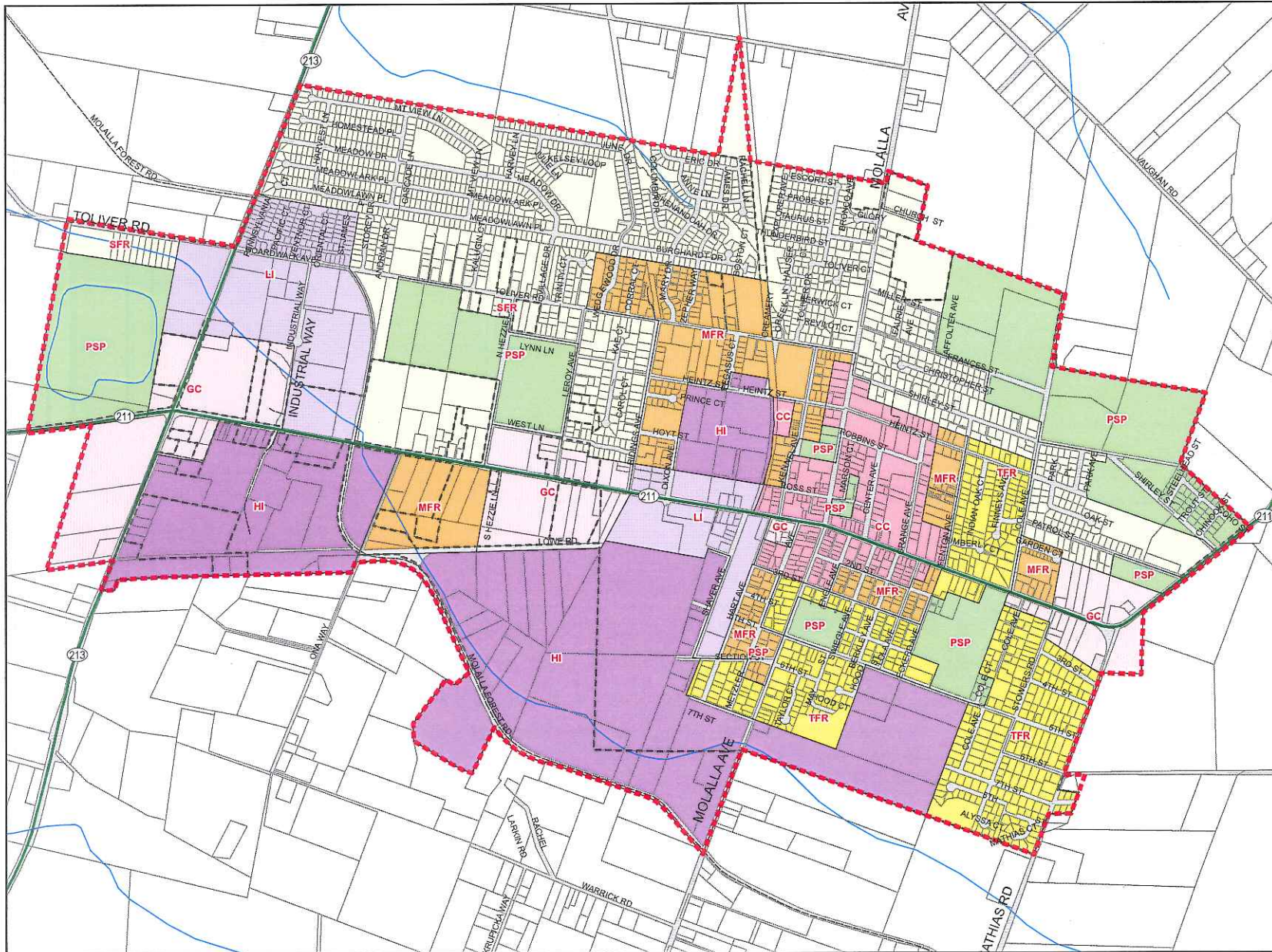


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-MH)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHD)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Central Commercial (CCOC)
  - General Commercial (GC)
  - Station Commercial Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OBP)
- Other Symbols:**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



**DATE:** 12/15/2011  
**BY:** [Name]  
**FOR:** [Name]  
**PROJECT:** [Name]

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

- Comp. Plan Designations**
- Single-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Public or Semi-Public
  - General Commercial
  - Central Commercial
  - Light Industrial
  - Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 251 LIBRARY COURT  
 OREGON CITY, OREGON 97056

The information on this map was derived from digital databases from Clackamas County's GIS. Clackamas County does not assume any responsibility for any errors, omissions, or outdated information in its databases, and it does not warrant, represent, or guarantee the accuracy, reliability, or completeness of the information. Although information from Land Surveying may have been used in the creation of this product, no warranty is made as to the accuracy of the information. Users are cautioned to field verify information results prior to making any decisions.

## CITY OF MOLALLA

### ORDINANCE No. 2014 - 21

#### AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHESIVE PLAN AND REZONING PROPERTY.

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being all of that tract of land described as Parcel 2 of that deed recorded as Document No. 2011-048874, Clackamas County Deed Records, and being a portion of State Highway No. 211, and being a portion of S. Ona Way, and being a portion of Molalla Forest Road, all located in the Southeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 00102

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RI (Rural Industrial), is changed to a City plan designation of HI (Heavy Industrial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to M-2 (Heavy Industrial). The property is currently vacant and undeveloped.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer



# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Tax Lot 102 on Tax Map 5S2E07D

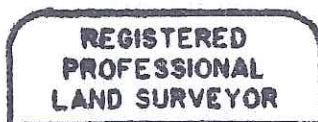
Annexation to the City of Molalla

A Tract of land being all of that tract of land described as Parcel 2 of that deed recorded as Document No. 2011-048874, Clackamas County Deed Records, and being a portion of State Highway No. 211, and being a portion of S. Ona Way, and being a portion of Molalla Forest Road, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

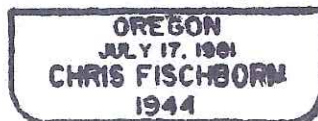
Commencing at a 3 ¼ inch bronze disc in a monument box found at the Northeast corner of the B. B. Jackson Donation Land Claim No. 41; thence South 80°59'27" East, along the centerline of said State Highway No. 211, a distance of 17.87 feet to a point on the Northerly extension of the Easterly right of way line of said S. Ona Way; thence North 20°40'30" East, along said Northerly extension, a distance of 30.63 feet to a point on the Northerly right of way line of said Highway 211 and the true point of beginning of the Tract of land herein described; thence South 20°40'30" West, along said Northerly extension of said Easterly right of way line, and along said Easterly right of way line, a distance of 1294.90 feet to a point; thence North 69°19'30" West, at right angles to said S. Ona Way, a distance of 17.50 feet to a point at the intersection of the centerline of said S. One Way with the Southwesterly right of way line of said Molalla forest Road; thence along said Southwesterly right of way line, along a 507.47 foot radius curve to the right, through a central angle of 71°50'27", an arc distance of 636.30 feet (the long chord of said curve bears North 26°45'10" West a distance of 595.43 feet) to a point of tangency on the Westerly right of way line of said Molalla Forest Road; thence North 09°10'03" East, along said Westerly right of way line, a distance of 721.46 feet to a point on the Southerly right of way line of said Highway 211, thence North 09°00'33" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line of said Highway 211; thence South 80°59'27" East, along said Northerly right of way line, a distance of 624.96 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 13.3606 acres (581,986 square feet) more or less.

The bearings and distances in this description are based on Clackamas County Partition Plat No. 2007-147



*Chris Fischborn*



**EXHIBIT A**

Ordinance 2014-21  
Original Page 1 of 4

TAX LOT 102 ON TAX MAP  
 5S 2E 07D  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



STATE HWY 211

N 09°00'33" E  
 60.00'

S 80°59'27" E 624.96'

S 80°59'27" E 17.87'

N 20°40'30" E 30.63'

POINT OF BEGINNING

60'

PARCEL 7

PARTITION PLAT  
 NO. 2007-147

N 09°10'03" E 721.46'  
 MOLALLA FOREST RD.

T.L. 102

DOCUMENT NO.  
 2011-048874

35'

N.E. CORNER B.B.  
 JACKSON D.L.C. #41  
 FD. 3-1/4" BRONZE DISC  
 IN MONUMENT BOX  
 POINT OF COMMENCEMENT

S. ONA WAY CO. RD. NO. 1303  
 S 20°40'30" W 1294.90'

$\Delta = 71^{\circ}50'27''$   
 $R = 507.47'$   
 $L = 636.30'$   
 CH = N 26°45'10" W  
 595.43'

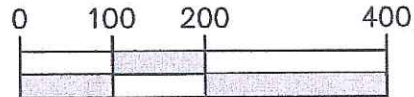
L = 636.30'

AREA TO BE ANNEXED  
 (13.3606 ACRES  
 581,986 SQUARE FEET)

N 69°19'30" W  
 17.50'

LOCATED IN THE S.E. 1/4 SECTION 7,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

GRAPHIC SCALE



( IN FEET )

1 INCH = 200 FEET

TITLE: EXHIBIT "A"

PLOT DATE: 12-17-13

FILE: W1202-7R.DWG

CLIENT: CITY OF MOLALLA

SHEET: 1 OF 1

ZTec ENGINEERS, INC.

3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795

EXHIBIT A

Ordinance 2014-21  
 Original Page 2 of 4

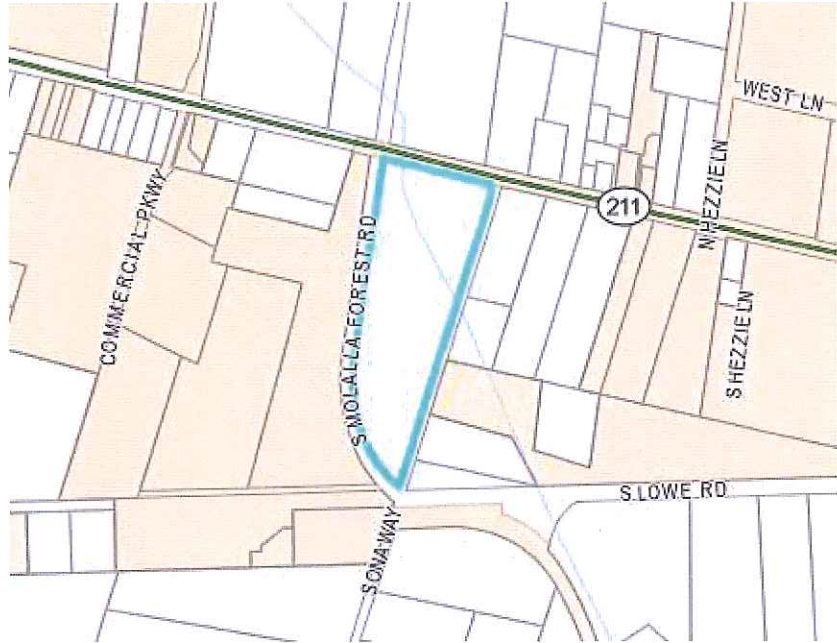


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BENTLEY BROOKS ANN TRUSTEE**  
**PO BOX 1257**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 00102**  
 Land Value: **107819**  
 Building Value: **0**  
 Total Value: **107819**

Acreage:  
 Year Built:  
 Sale Date: **08/18/2011**  
 Sale Amount: **0**  
 Sale Type: **M**

Land Class:  
**400**  
 Building Class:  
 Neighborhood:  
**Molalla rural north all**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
 RRF5                                      9.77

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-21  
 Original Page 3 of 4

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.

S ONA WY  
DEAD END

**EXHIBIT A**  
Ordinance 2014-21  
Original Page 4 of 4



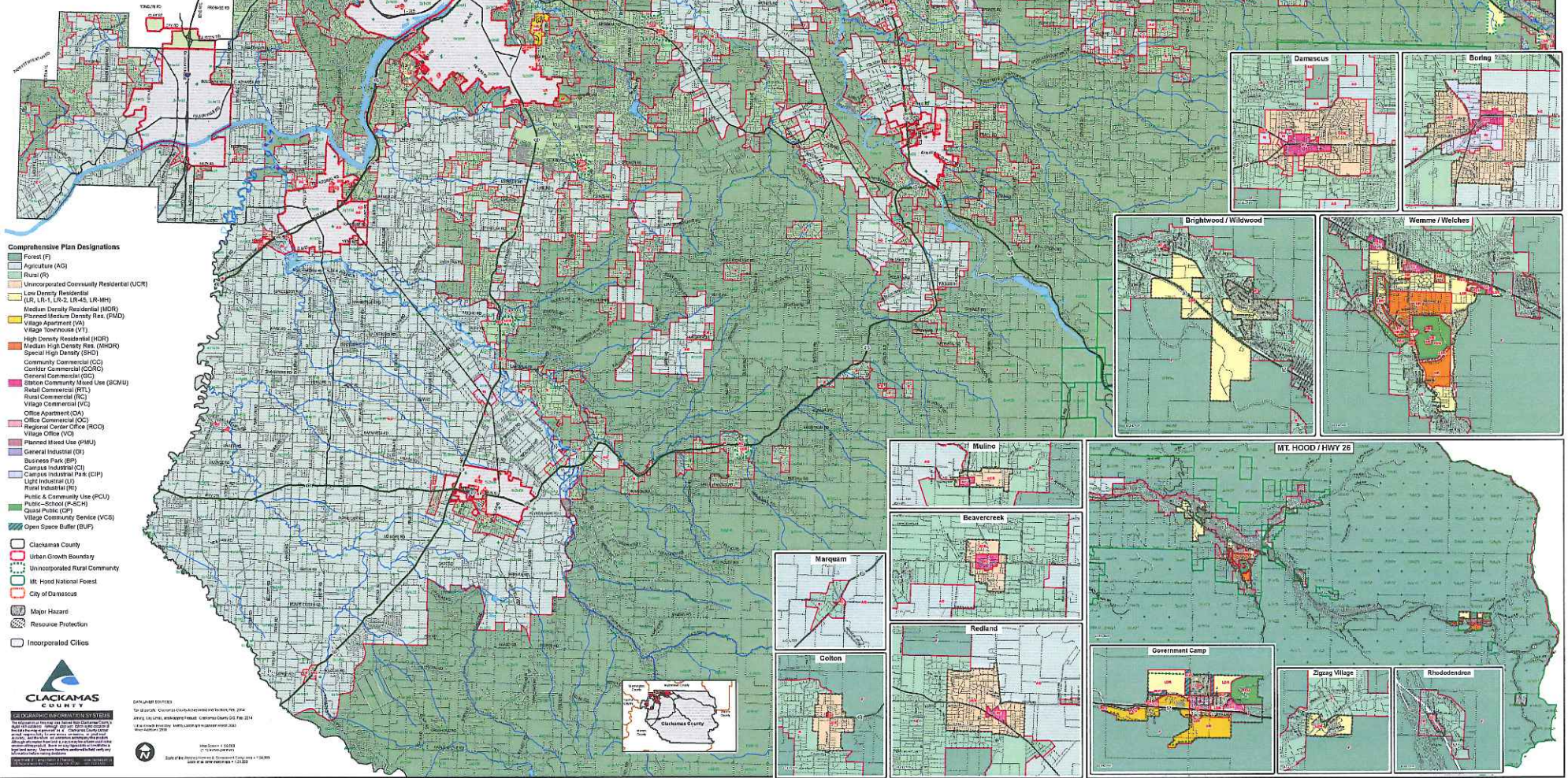
FUNGUS STEPS  
NOT  
GOOD FOR  
CATFISH  
←

01/29/2014

Clackamas County  
**COMPREHENSIVE  
 PLAN**

**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

Please refer to the Non-Urban Area Land Use Map for more information. The map is intended to provide a general overview of the land use designations in the Non-Urban Area of Clackamas County. It is not intended to be used for legal purposes. For more information, please contact the Clackamas County Planning Department at (503) 655-3300.

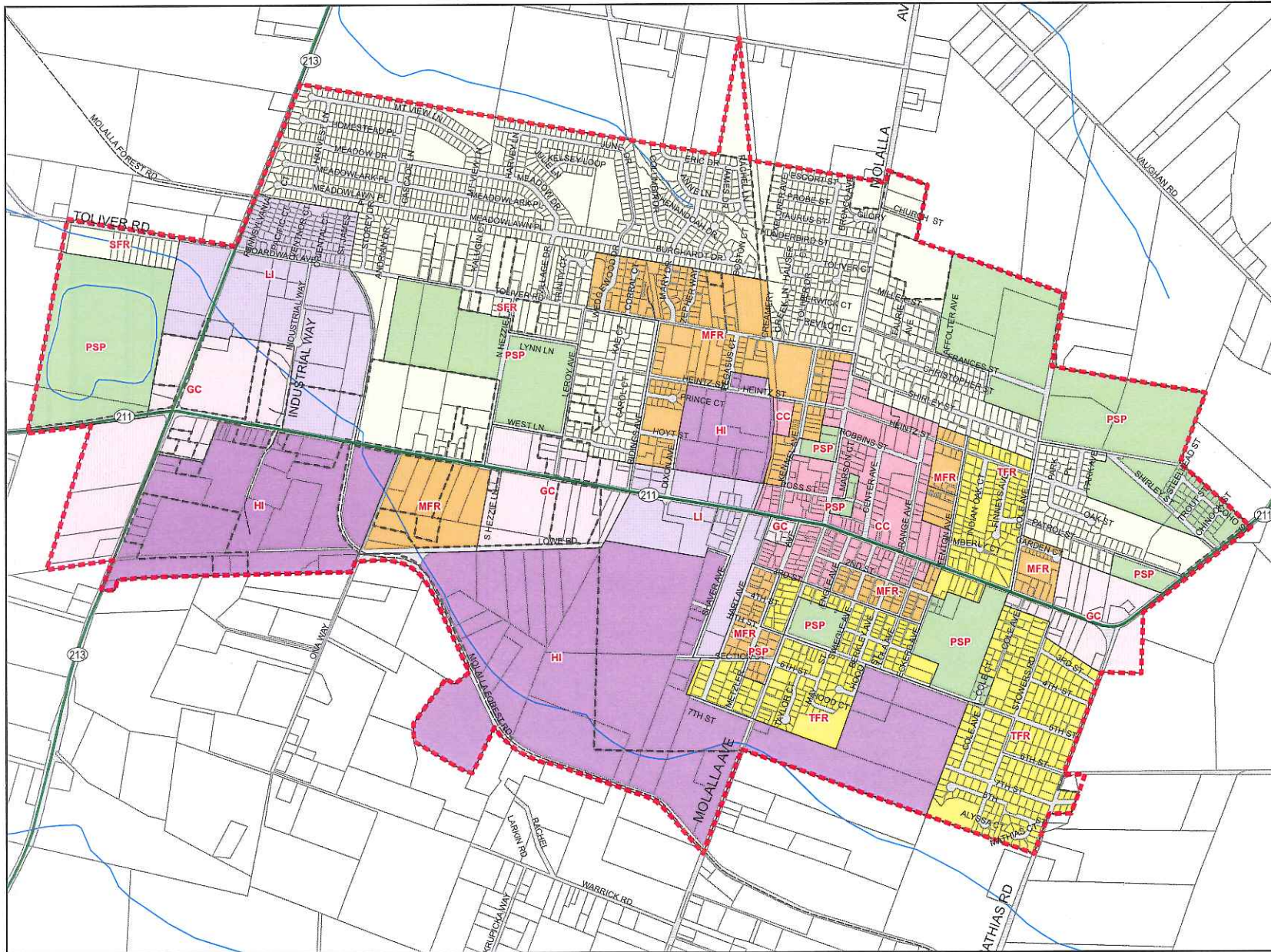


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR)
  - LR-1, LR-2, LR-4S, LR-4H
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (COC)
  - General Commercial (GC)
  - Special Community Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 08/20/2018  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial
- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 31 LIBRARY COURT  
 GRESHAM CITY, OREGON 97045

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**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 22**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of the "B.B. Jackson Donation Land Claim No. 41", located in the Southeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 00600

Tax Lot No. 52E07D 00701

Tax Lot No. 52E07D 00500

Tax Lot No. 52E07D 00400

Tax Lot No. 52E07D 00200

Tax Lot No. 52E07D 00300

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RI (Rural Industrial), is changed to a City plan designation of HI (Heavy Industrial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to M-2 (Heavy Industrial), except Tax Lot No. 52E07D 00600 and Tax Lot No. 52E07S 00701 is changed to PSP (Public or semi-Public). The properties are currently:

Tax Lot No. 52E07D 00600	Undeveloped
Tax Lot No. 52E07D 00701	Undeveloped
Tax Lot No. 52E07D 00500	Undeveloped
Tax Lot No. 52E07D 00400	Undeveloped
Tax Lot No. 52E07D 00200	Residential - In Use
Tax Lot No. 52E07D 00300	Undeveloped

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer



# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

12930, 12940, 12966 & 12968 State Highway 211, &  
Tax Lots 600 & 701 on Map 5S2E07D  
Annexation to the City of Molalla

A Tract of land being a portion of the "B.B. Jackson Donation Land Claim No. 41", located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

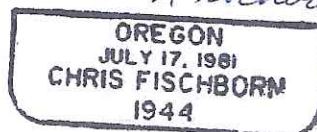
Beginning at the Northeasterly corner of Parcel 4 of Partition Plat No. 2007-129; thence North 80°59'27" West, along the Northerly line of said Parcel 4 and its Westerly extension, a distance of 320.85 feet to a point on the Easterly right of way line of Commercial Parkway; thence North 20°02' 05" East, along said Easterly right of way line, a distance of 209.11 feet to a point on the Southerly right of way line of State Highway 211; thence North 09°00'33" East, at angles to said State Highway 211, a distance of 60.00 feet to a point on the Northeasterly right of way line of said State Highway 211; thence South 80°59'27" East, along said Northerly right of way line, a distance of 772.32 feet to a point; thence South 09°00'33" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on said South right of way line of said State Highway 211, said point also being on the Northerly extension of a boundary line of Parcel 7 of Partition Plat No. 2007-147, thence South 20°25'50" West, along said Northerly extension of said Parcel 7 boundary line and along said Parcel 7 boundary line, a distance of 309.40 feet to an angle point in said Parcel 7 boundary line; thence continuing along said Parcel 7 boundary line, North 80°59'27" West a distance of 450.00 feet to an angle point in the Easterly boundary line of said Parcel 4 of said Partition Plat No. 2007-129; thence North 20°25'50" East, along said Easterly boundary line, a distance of 100.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 5.7120 acres (248,816 square feet) more or less.

The bearings and distances in this description are based on Clackamas County Partition Plats 1994-160 and 2007-129.



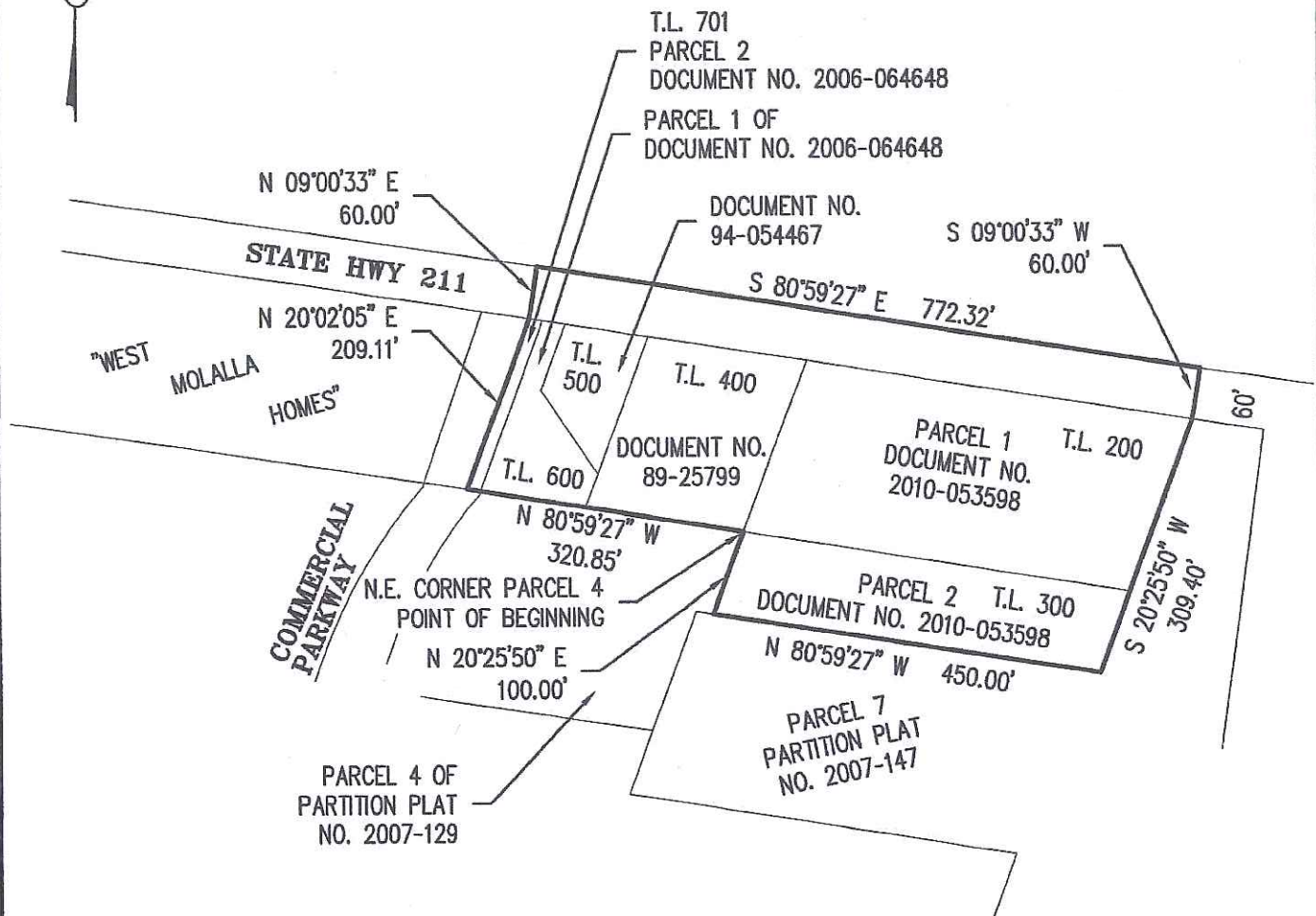
*Chris Fischborn*



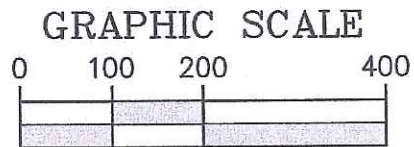
**EXHIBIT A**

Ordinance 2014-22  
Original Page 1 of 14

12930, 12940, 12968 STATE HWY 211, & TAX  
 LOTS 600 & 701 ON MAP 5S 2E 07D  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



AREA TO BE ANNEXED  
 (5.7120 ACRES  
 248,816 SQUARE FEET)



( IN FEET )  
 1 INCH = 200 FEET

LOCATED IN THE S.E. 1/4 SECTION 7,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**

Ordinance 2014-22  
 Original Page 2 of 14

<b>TITLE:</b> EXHIBIT "A"	
<b>PLOT DATE:</b> 12-13-13	
<b>FILE:</b> W1202-7P.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**CITY OF MOLALLA**  
**PO BOX 248**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
Taxlot Number: **52E07D 00600**  
Land Value: **23468**  
Building Value: **0**  
Total Value: **23468**

Acreage:  
Year Built:  
Sale Date: **07/13/2006**  
Sale Amount: **35109**  
Sale Type: **X**

Land Class:  
**100**  
Building Class:  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035040**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
PSP		0.30

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **City**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Molalla**

## EXHIBIT A

Ordinance 2014-22  
Original Page 3 of 14

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mds

01/29/2014

**EXHIBIT A**  
Ordinance 2014-22  
Original Page 4 of 14



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CITY OF MOLALLA**  
 PO BOX 248  
 MOLALLA, OR 97038

Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 00701**  
 Land Value: **1333**  
 Building Value: **0**  
 Total Value: **1333**

Acreage:  
 Year Built:  
 Sale Date: **07/13/2006**  
 Sale Amount: **35109**  
 Sale Type: **M**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

Location Map:



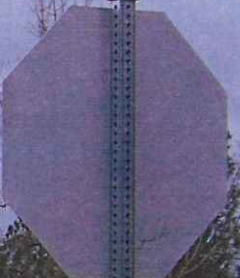
Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>PSP</b> <b>0.05</b>

### EXHIBIT A

Ordinance 2014-22  
 Original Page 5 of 14

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WEST MAIN ST  
COMMERCIAL PKWY



SPEED  
35

01/29/2014

**EXHIBIT A**

Ordinance 2014-22  
Original Page 6 of 14

mds



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**VALOV WILLIAM F**  
**2339 MONTERA DR**  
**HACIENDA HEIGHTS, CA 91745**

Site Address: **12930 S HWY 211**

Taxlot Number: **52E07D 00500**

Land Value: **38669**

Building Value: **0**

Total Value: **38669**

Acreage:

Year Built:

Sale Date: **06/01/1994**

Sale Amount: **10000**

Sale Type:

Land Class:

**100**

Building Class:

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
M2		0.32

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**VALOV WILLIAM P**  
**2339 MONTERA**  
**HACIENDA HEIGHTS, CA 91745**

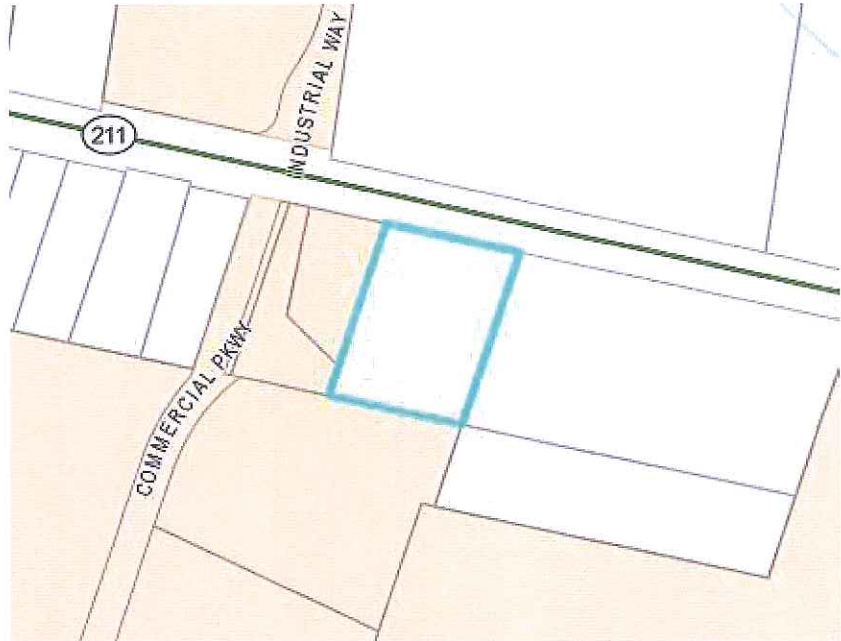
Site Address: **12940 S HWY 211**  
 Taxlot Number: **52E07D 00400**  
 Land Value: **46936**  
 Building Value: **0**  
 Total Value: **46936**

Acreage:  
 Year Built:  
 Sale Date: **06/01/1989**  
 Sale Amount: **18000**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.85

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SCHOENBORN KATHY D TRUSTEE**  
**12966 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **12966 S HWY 211**  
 Taxlot Number: **52E07D 00200**  
 Land Value: **92485**  
 Building Value: **357600**  
 Total Value: **450085**

Acreage:  
 Year Built: **1954**  
 Sale Date: **08/30/2010**  
 Sale Amount: **0**  
 Sale Type: **M**

Land Class:  
**101**  
 Building Class:  
**15**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>RRFF5</b> <b>2.13</b>

## EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**SCHOENBORN KATHY D TRUSTEE**  
**12966 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **12968 S HWY 211**

Taxlot Number: **52E07D 00300**

Land Value: **64394**

Building Value: **50450**

Total Value: **114844**

Acreage:

Year Built: **1954**

Sale Date: **08/30/2010**

Sale Amount: **0**

Sale Type: **X**

Land Class:

**101**

Building Class:

**13**

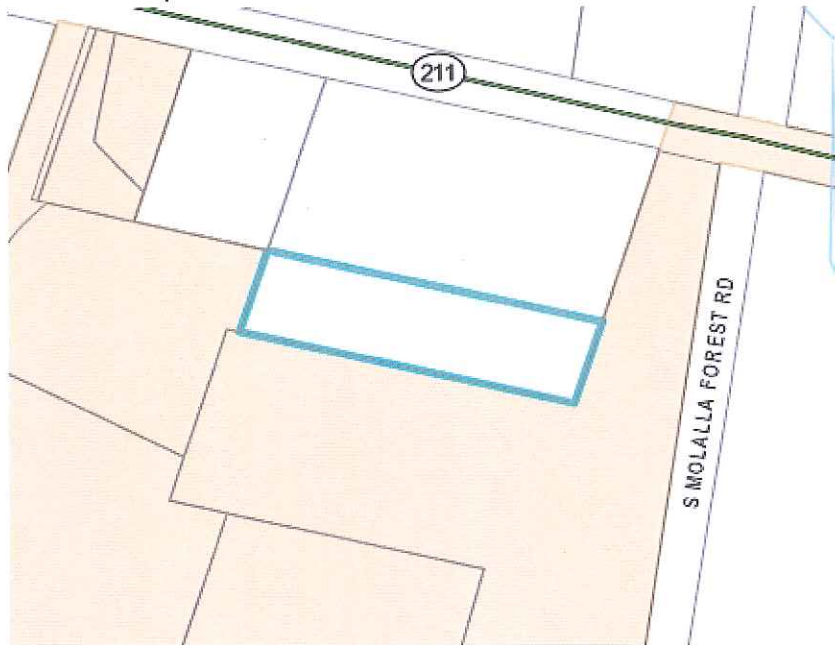
Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		1.01

### EXHIBIT A

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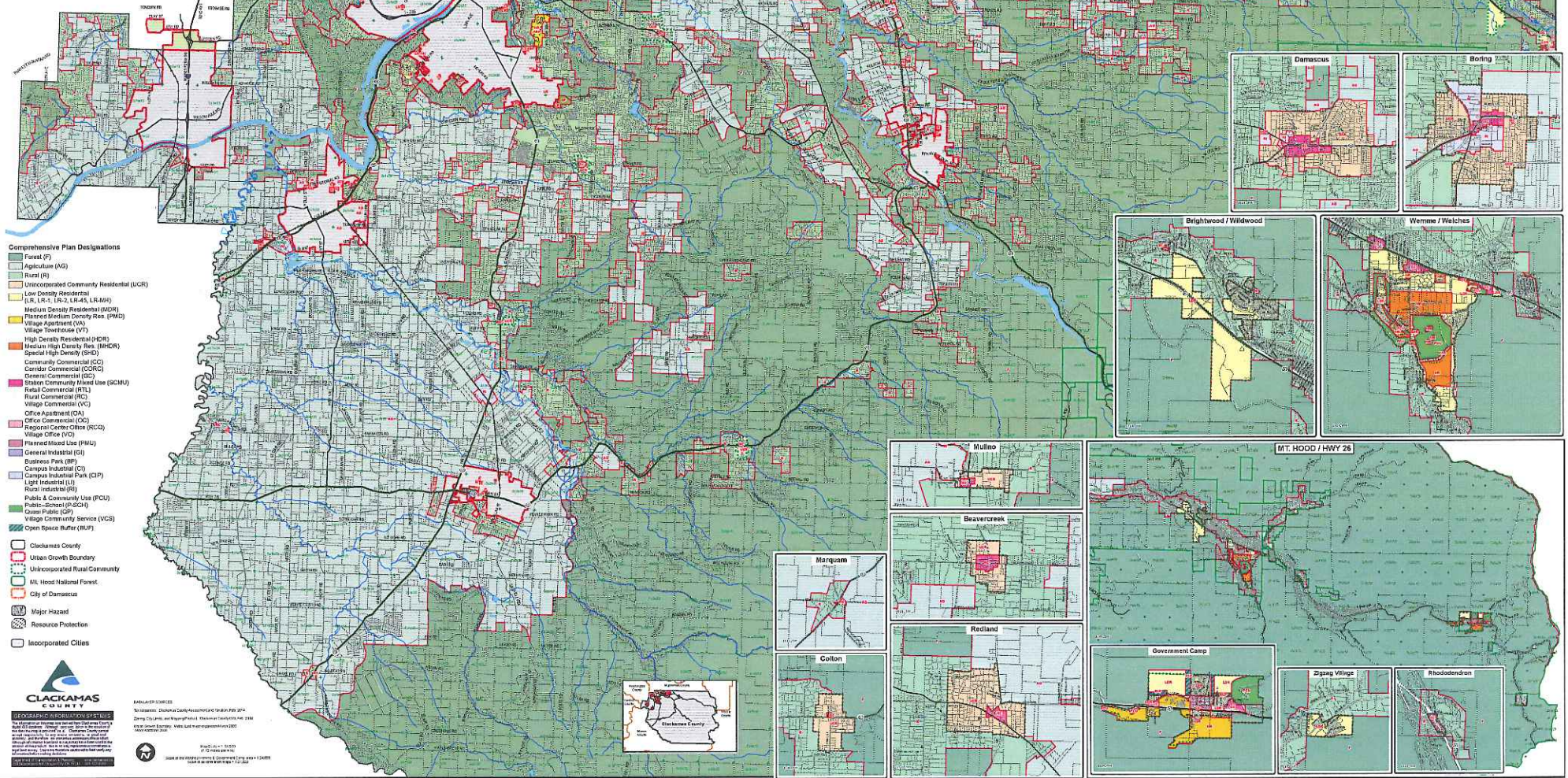
**EXHIBIT A**  
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# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate Urban Growth Map for more information regarding Urban Growth boundaries. Areas of Unincorporated Community Designation are shown in red on the Urban Growth Map. Urban Growth boundaries are shown in black on the Urban Growth Map. Urban Growth boundaries are shown in black on the Urban Growth Map.

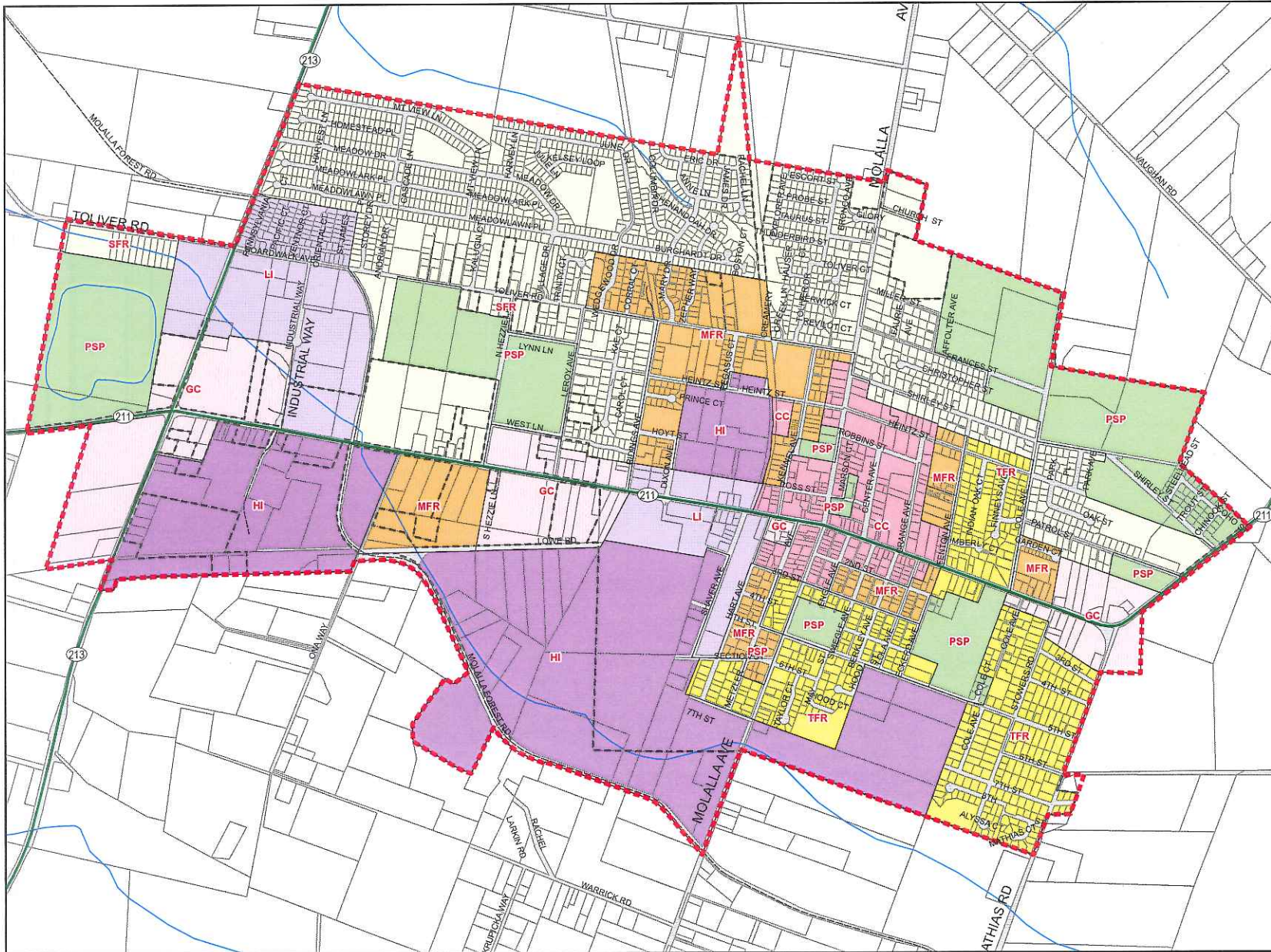


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-4M)
  - Planned Medium Density Residential (PMD)
  - Village Apartment (VA)
  - Village Condominium (VC)
  - High Density Residential (HDR)
  - Medium High Density Residential (MHR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Community Commercial (CC)
  - General Commercial (GC)
  - Strategic Community Mixed Use (SCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-Community (P-COM)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Symbols:**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - ML Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



PREPARED BY: [unreadable]  
 DATE: [unreadable]  
 SCALE: [unreadable]

City of Molalla  
**Comprehensive Plan**  
 Adopted 1980



Legend

**Comp. Plan Designations**

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 211 LIBRARY COURT  
 OREGON CITY, OREGON 97146

The information on this map was derived from digital data from Clackamas County's GIS. Care was taken to ensure the accuracy of this map but it is provided "as is". Clackamas County cannot accept any responsibility for any errors, omissions, or partiality in accuracy, and it reserves, without limitation, the right to amend or update this product. Although information from Land Surveyors may have been used in the creation of the product, no warranty is made regarding its accuracy. A Land Surveyor should be consulted for any further information on this product before making any decisions.



**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 23**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Lots 4, 5, 6, 7, 8, 9 and 10 of the Plat of "West Molalla Homes" (Plat No. 675), and a portion of State Highway 211, and a portion of Commercial Parkway, all located in the Southeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 01200

Tax Lot No. 52E07D 01100

Tax Lot No. 52E07D 01000

Tax Lot No. 52E07D 00900

Tax Lot No. 52E07D 00800

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RI (Rural Industrial), is changed to a City plan designation of HI (Heavy Industrial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to M-2 (Heavy Industrial).

The properties are currently:

Tax Lot No. 52E07D 01200	Undeveloped
Tax Lot No. 52E07D 01100	Residential – In Use
Tax Lot No. 52E07D 01000	Residential – In Use
Tax Lot No. 52E07D 00900	Residential – In Use
Tax Lot No. 52E07D 00800	Residential – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Ronald b. Sellards, P.E.

12810, 12852, 12874 & 12888 State Highway 211  
& Tax Lot 1200 on Map 5S 2E 07D  
Annexation to the City of Molalla

### Exhibit A

A Tract of land being all of Lots 4, 5, 6, 7, 8, 9 and 10 of the Plat of "West Molalla Homes" (Plat No. 675), and a portion of State Highway 211, and a portion of Commercial Parkway, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the intersection of the Westerly line of said Lot 4 of said "West Molalla Homes" with the Southerly right of way line of said State Highway 211; thence North 08°30'00" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line of said Highway 211; thence South 81°30'00" East, along said Northerly right of way line, a distance of 536.93 feet to a point; thence South 08°30'00" West, at right angles to said Highway 211, a distance of 60.00 feet to the intersection of said Southerly right of way line of said Highway 211 with the Easterly right of way line of said Commercial Parkway; thence South 18°58'15" West, along said Easterly right of way line of said Commercial Parkway, a distance of 208.68 feet to a point; thence North 81°30'00" West, along the Easterly extension of the Southerly line of said "West Molalla Homes" Plat, and along said Southerly boundary line, a distance of 538.40 feet to the Southwesterly corner of said Lot 4 of said "West Molalla Homes", thence North 19°22'00" East, along the Westerly line of said Lot 4, a distance of 208.96 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 3.2725 acres (142,551 square feet), more or less.

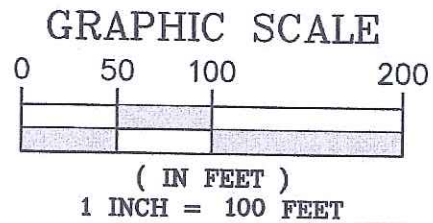
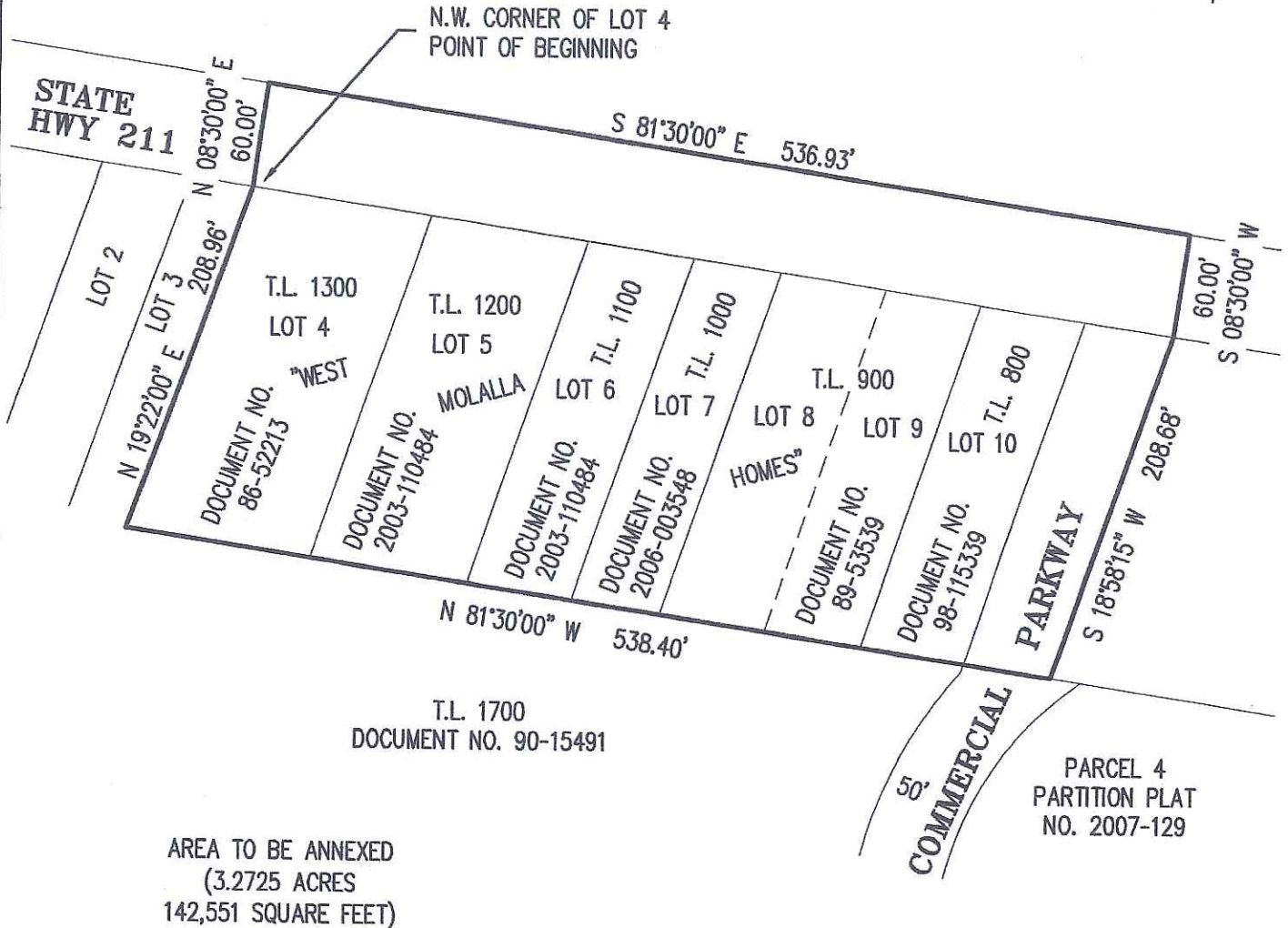
The bearings and distances in this description are based on Clackamas County Plat of "West Mollala Homes" and Clackamas County Partition Plat No. 2007-129.



### EXHIBIT A

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12810, 12852, 12860, 12874 & 12888 STATE  
 HIGHWAY 211 & TAX LOT 1200  
 ON MAP 5S 2E 07D  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



LOCATED IN THE S.E. 1/4 SECTION 7,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**

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<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 12-10-13</b>	
<b>FILE: W1202-70.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CARROLL RICHARD & ROXANNE**  
**7011 SE BAILEY ST**  
**LACEY, WA 98513**

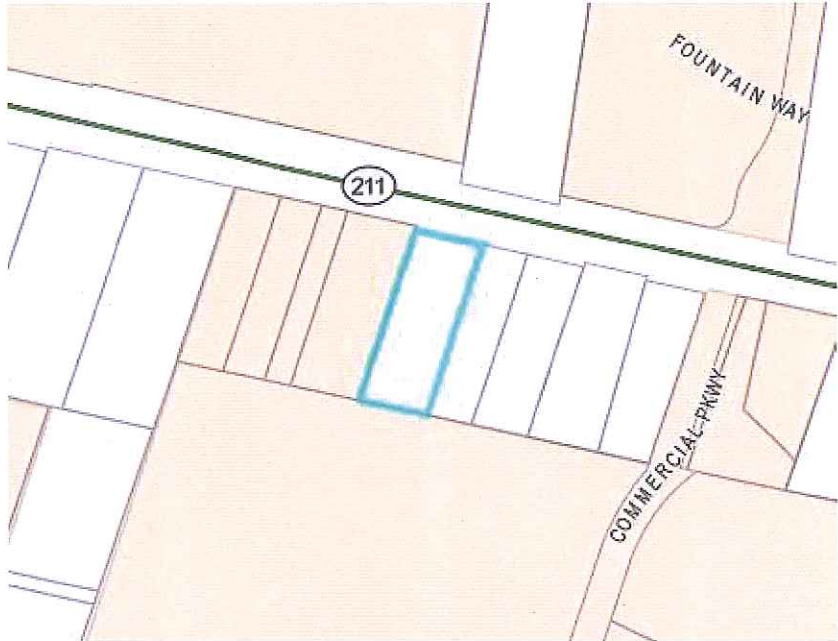
Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 01200**  
 Land Value: **9334**  
 Building Value: **0**  
 Total Value: **9334**

Acreage:  
 Year Built:  
 Sale Date: **10/28/2005**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
 Zone: **RRFF5**  
 Overlays:  
 Acreage: **0.43**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**CARROLL RICHARD & ROXANNE**  
**7011 SE BAILEY ST**  
**LACEY, WA 98513**

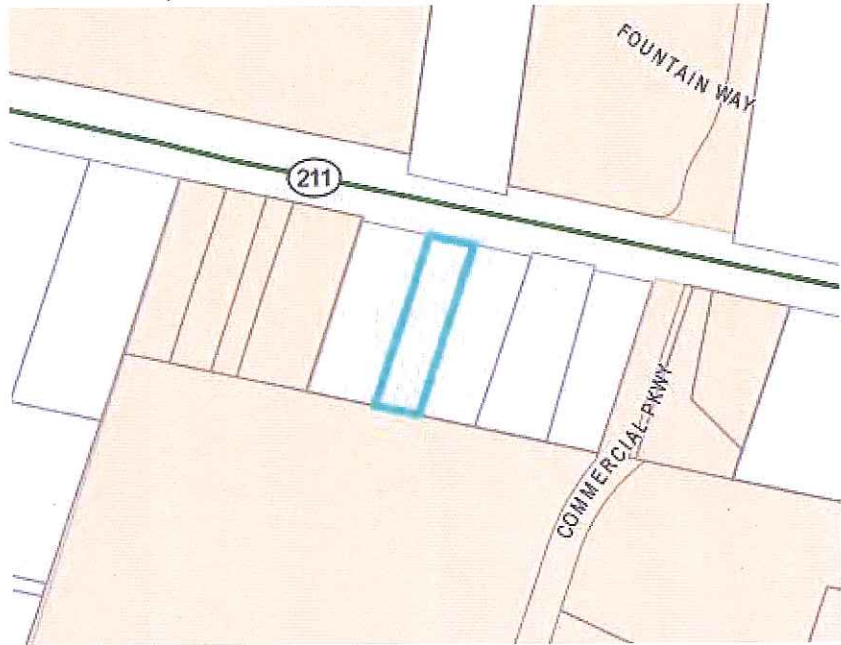
Site Address: **12852 S HWY 211**  
 Taxlot Number: **52E07D 01100**  
 Land Value: **59371**  
 Building Value: **81860**  
 Total Value: **141231**

Acreage:  
 Year Built: **1920**  
 Sale Date: **10/28/2005**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **0.28**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**PHILPOT FRED**  
**12860 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **12860 S HWY 211**  
 Taxlot Number: **52E07D 01000**  
 Land Value: **60171**  
 Building Value: **58360**  
 Total Value: **118531**

Acreage:  
 Year Built: **1920**  
 Sale Date: **01/12/2006**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.35

### EXHIBIT A

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**EXHIBIT A**  
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Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

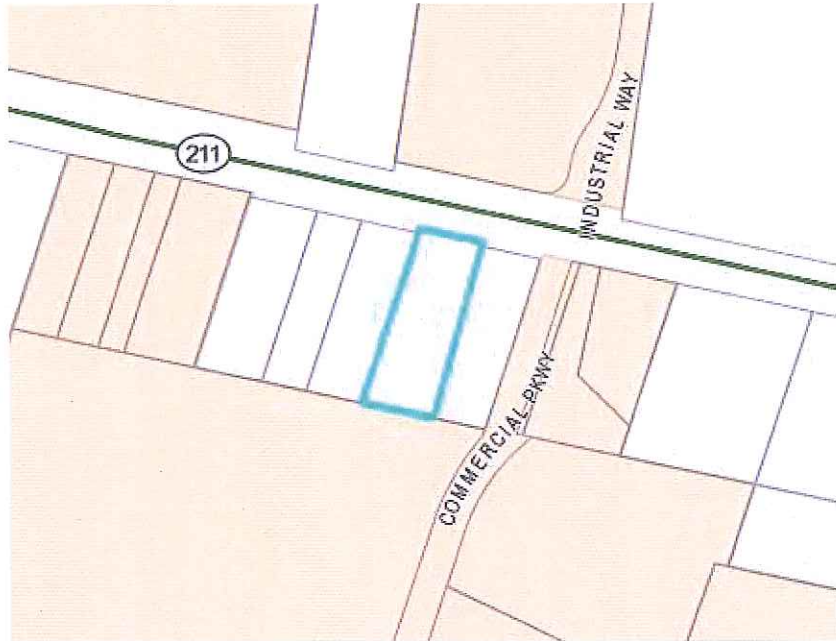
**KIRBY RUTH L-EST**  
**12874 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **12874 S HWY 211**  
Taxlot Number: **52E07D 00900**  
Land Value: **65505**  
Building Value: **75250**  
Total Value: **140755**

Acreage:  
Year Built: **1920**  
Sale Date: **11/01/1989**  
Sale Amount: **0**  
Sale Type:

Land Class:  
**101**  
Building Class:  
**13**  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035040**

Location Map:



Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**           **0.45**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas Co.**

## EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**PRICE WILLARD T**  
**12605 S GRONSHONG RD**  
**MOLALLA, OR 97038**

Site Address: **12888 S HWY 211**  
 Taxlot Number: **52E07D 00800**  
 Land Value: **50237**  
 Building Value: **55040**  
 Total Value: **105277**

Acreage:  
 Year Built: **1920**  
 Sale Date: **12/01/1998**  
 Sale Amount: **72000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **0.33**

## EXHIBIT A

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mds

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Clackamas County  
**COMPREHENSIVE  
 PLAN**

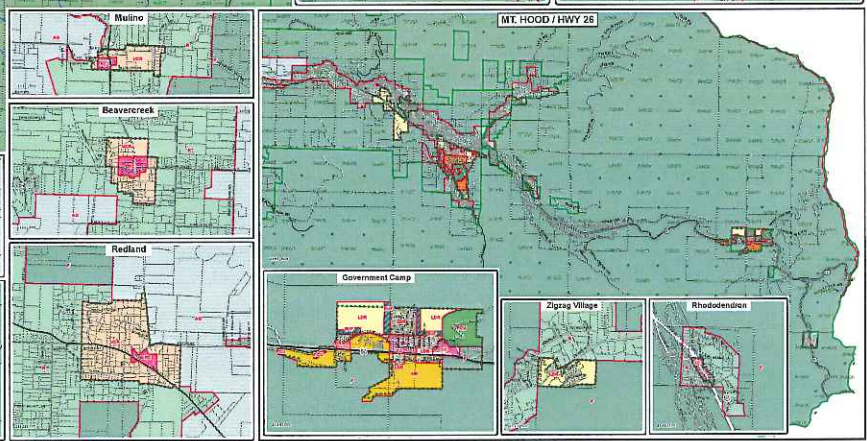
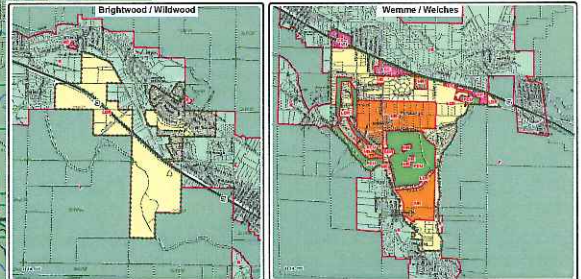
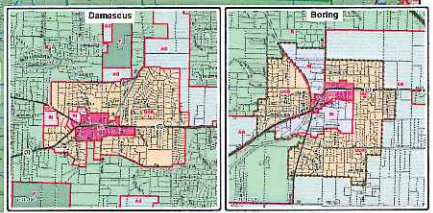
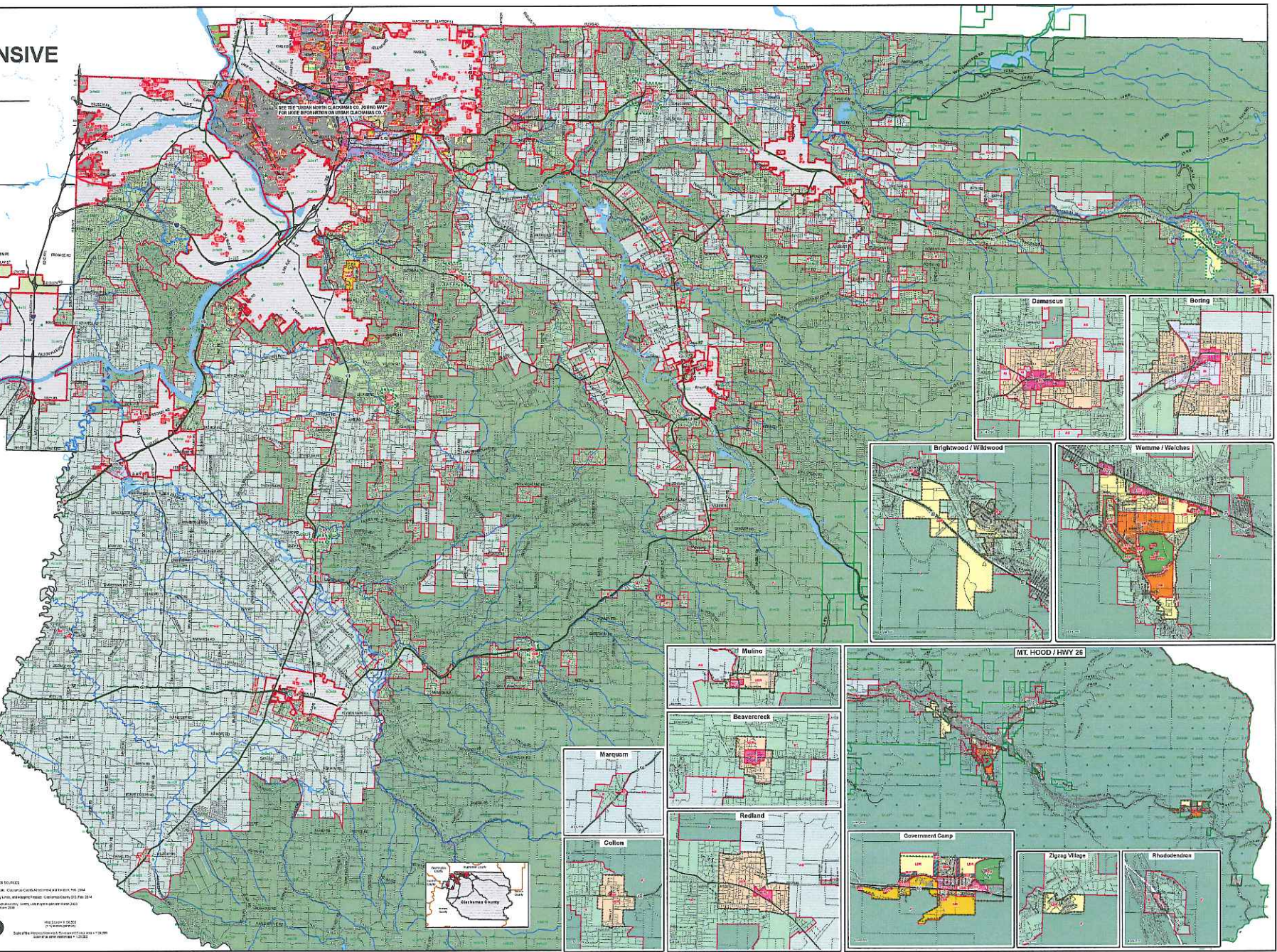
**MAP IV-7:  
 Non-Urban Area  
 Land Use Map**

Please see the separate 2019 zoning map for more information on zoning designations. Areas of unincorporated Clackamas County are shown within the map's border. 2019 zoning map is shown.

Mount Hood National Forest is shown in a light green color. Resource Protection is shown in a light blue color. Incorporated Cities are shown in a light yellow color.

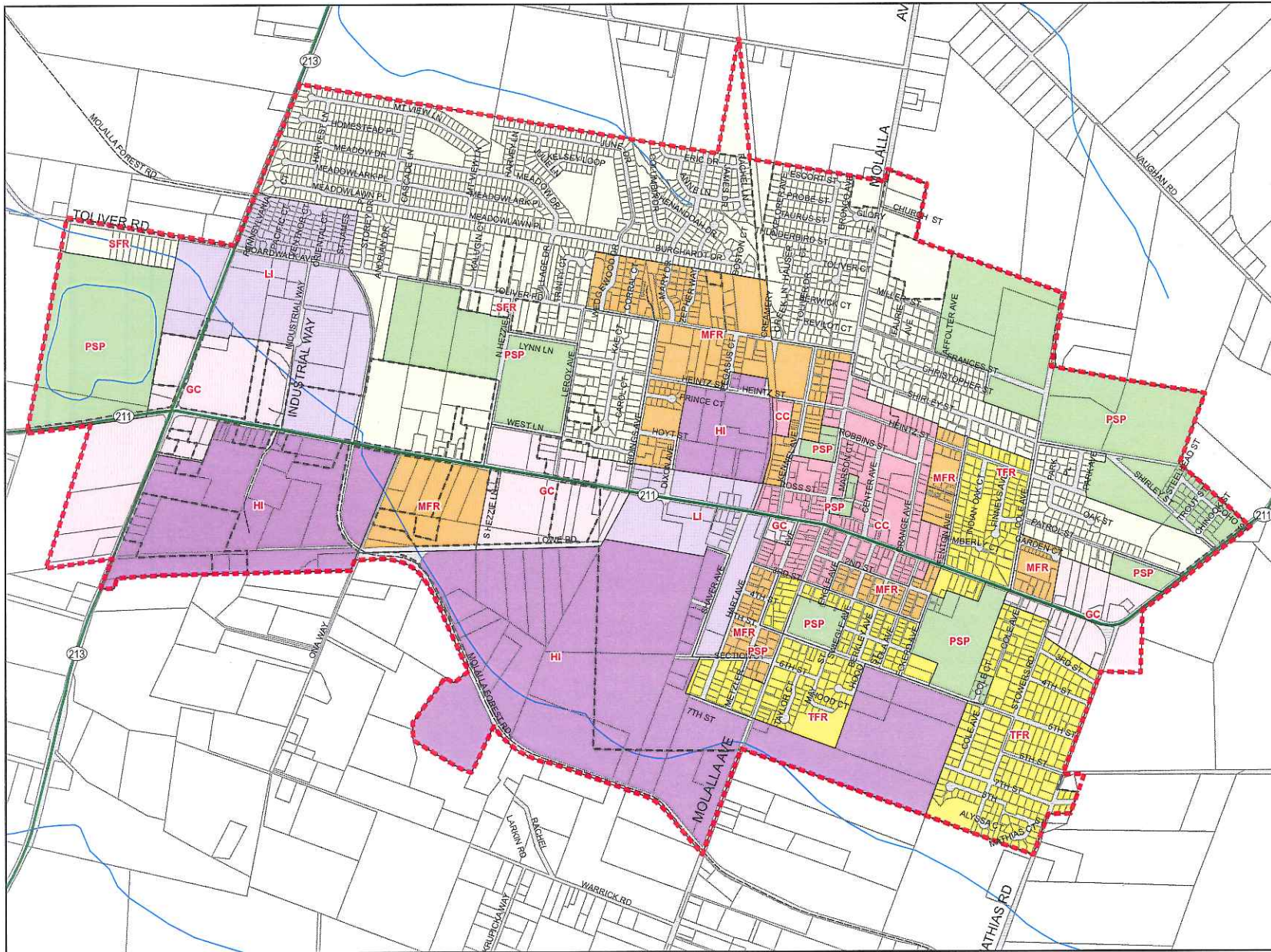


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-4M)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHDR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (COC)
  - General Commercial (GC)
  - Station Community Mixed Use (SCMU)
  - Retail Commercial (RT)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Clackamas County  
 Urban Growth Boundary  
 Unincorporated Rural Community  
 Mt. Hood National Forest  
 City of Damascus  
 Mayor Hazard  
 Resource Protection  
 Incorporated Cities



CLACKAMAS COUNTY  
 1000 NE Oregon Street, Portland, OR 97232  
 Phone: 503.771.2000  
 Fax: 503.771.2001  
 Website: www.clackamas.gov

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 311 LIBRARY COURT  
 GRESHAM CITY, OREGON 97030

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 24**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of those tracts of land described in Document No's 2013-043135, 96-041122, 2013-054991 and 87-14806 and being all of that tract of land described in that Deed recorded April 29, 1957 in Book 525, Page 37 and being all of that Tract of land described in that Deed recorded in Book "U", Page 233, Clackamas County Deed Records, and being a portion of State Highway 211 , all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08C 01600

Tax Lot No. 52E08C 01700

Tax Lot No. 52E08C 01500

Tax Lot No. 52E08C 01400

Tax Lot No. 52E08C 01900

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of MFR (Multi-Family Residential). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-3 (Multi-Family Residential), except for Tax Lot No. 52E08C 01900 is changed to PSP (Public or Semi-Public). The properties are currently:

Tax Lot No. 52E08C 01600	Residential – In Use
Tax Lot No. 52E08C 01700	Undeveloped
Tax Lot No. 52E08C 01500	Residential – In Use
Tax Lot No. 52E08C 01400	Commerical/Church – In Use
Tax Lot No. 52E08C 01900	Cemetary – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

13210, 13250, 13288 & 13322 State Highway 211  
31600 S. Ona Way, Tax Lot's 1700 & 1900 on Tax Map 5S2E08B  
Annexation to the City of Molalla

A Tract of land being all of those tracts of land described in Document No's 2013-043135, 96-041122, 2013-054991 and 87-14806 and being all of that tract of land described in that Deed recorded April 29, 1957 in Book 525, Page 37 and being all of that Tract of land described in that Deed recorded in Book "U", Page 233, Clackamas County Deed Records, and being a portion of State Highway 211, all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of State Highway 211 (60 feet wide) with the Easterly line of said Document No. 2013-043135 tract, said point of beginning being South 81°30'00" East a distance of 924.40 feet and South 08°30'00" West a distance of 30.00 feet from 3 ¼ inch bronze disc in a Monument box found at the Northwest corner of the Rachel Larkin Donation land Claim No. 43; thence South 20°41'03" East, along the Easterly line of said Document No. 2013-043135 tract, a distance of 668.77 feet to the Southeasterly corner thereof; thence North 81°30'00" West, along the Southerly line of said Document No. 2013-043135 tract, and parallel with said State Highway 211, a distance of 199.82 feet to the Northeasterly corner of said Book "U", Page 233 tract, thence South 11 30' 00" West, along the Easterly line of said Book "U", Page 233 tract a distance of 264.00 feet to the Southeasterly corner thereof; thence North 78°30'00" West, along the Southerly line of Said Book "U", Page 233 tract, a distance of 267.30 feet to the Southwesterly corner thereof; thence North 11°30'00" East, along the Westerly line of said Book "U", Page 233 tract, a distance of 249.99 feet to the Northwesterly corner thereof, said point also being on the Southerly line of said Book 525, Page 37 tract; thence North 81°30'00" West, along said Southerly line, and along the Southerly line of said Document No. 96-041122 tract, and along the Southerly line of that Tract of land described as Parcel II in said Document No. 87-14806, a distance of 439.01 feet to the Southwest corner of said Parcel II, said point being on the Easterly right of way line of South Ona Way;

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1961  
CHRIS FISCHBORN  
1944

**EXHIBIT A**

Ordinance 2014-24  
Original Page 1 of 13

13210, 13250, 13288 & 13322 State Highway 211 - 31600 S. Ona Way, Tax Lot's 1700 & 1900 on Tax Map 5S2E08B - Annexation to the City of Molalla, cont.,

thence North 20°41'03" East, along said Easterly right of way line and its Northerly extension, a distance of 730.15 feet to a point on the Northerly right of way line of said State Highway 211; thence South 81°30'00" East, along said Northerly right of way line, a distance of 893.54 feet to a point; thence South 08°30'00" West, at right angles to said State Highway 211, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 16.4205 acres (715,278 square feet) more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 2008-324.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1961  
CHRIS FISCHBORN  
1944

**EXHIBIT A**

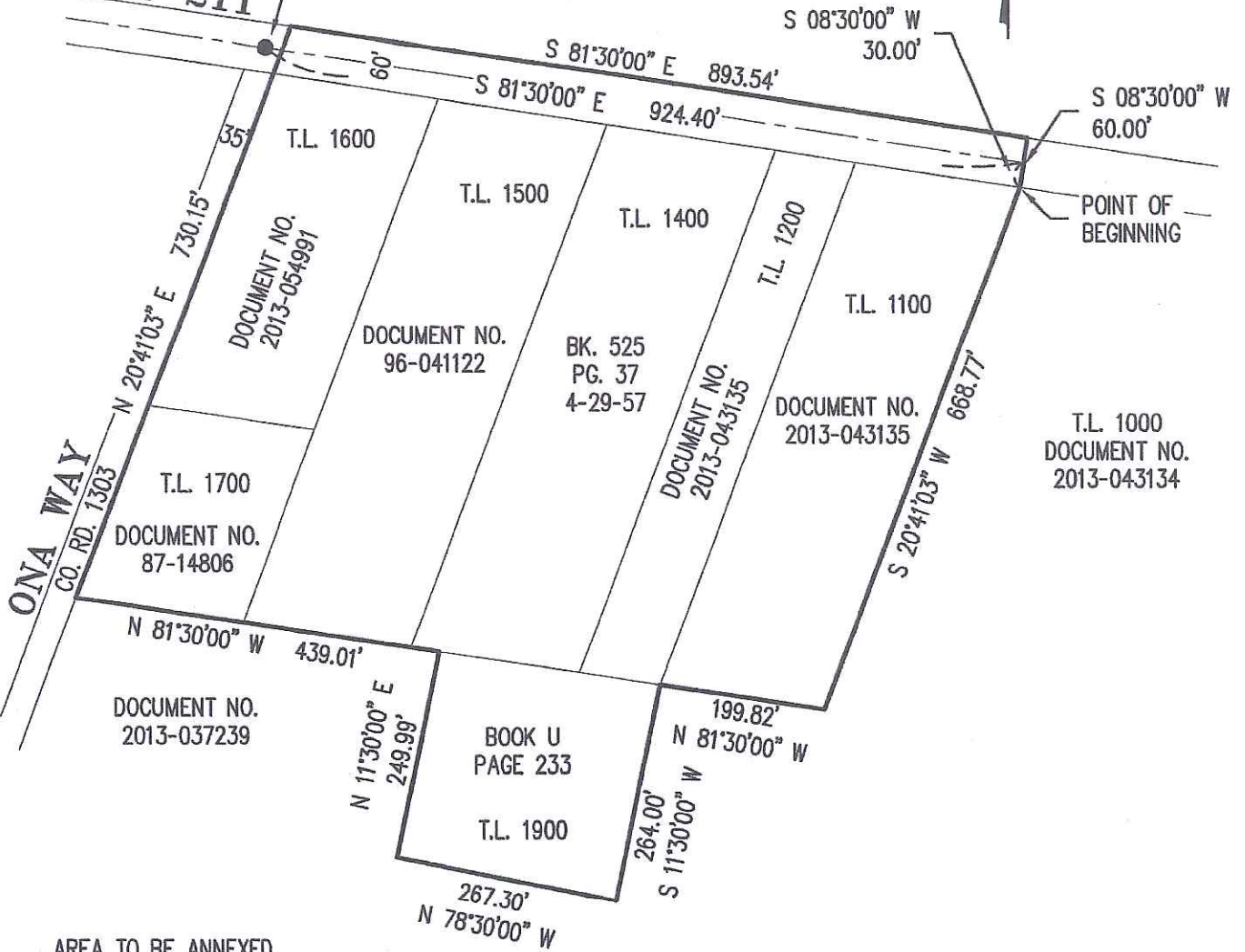
Ordinance 2014-24  
Original Page 2 of 13

N.W. CORNER RACHEL  
LARKIN D.L.C. NO. 43  
FD. 3-1/4" BRONZE DISC  
IN MONUMENT BOX

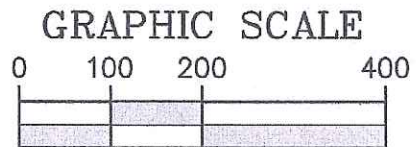
13210, 13250, 13288 & 13322 STATE  
HWY 211, 31600 S. ONA WAY, TAX  
LOTS 1700 & 1900 ON TAX MAP  
5S 2E 08C  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



**STATE  
HWY 211**



AREA TO BE ANNEXED  
(16.4205 ACRES  
715,278 SQUARE FEET)



( IN FEET )  
1 INCH = 200 FEET

LOCATED IN THE S.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
Ordinance 2014-24  
Original Page 3 of 13

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 1-17-14</b>	
<b>FILE: W1202-7Q.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**HOLMES KATIE R & MICHAEL J**  
**31600 S ONA WAY**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **31600 S ONA WAY**  
Taxlot Number: **52E08C 01600**  
Land Value: **90944**  
Building Value: **315260**  
Total Value: **406204**

Acreage:  
Year Built: **1958**  
Sale Date: **08/02/2013**  
Sale Amount: **300000**  
Sale Type: **S**

Land Class:  
**101**  
Building Class:  
**15**  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **1.96**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas Co.**

## EXHIBIT A

Ordinance 2014-24  
Original Page 4 of 13

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.

**EXHIBIT A**

Ordinance 2014-24  
Original Page 5 of 13



01/30/2014

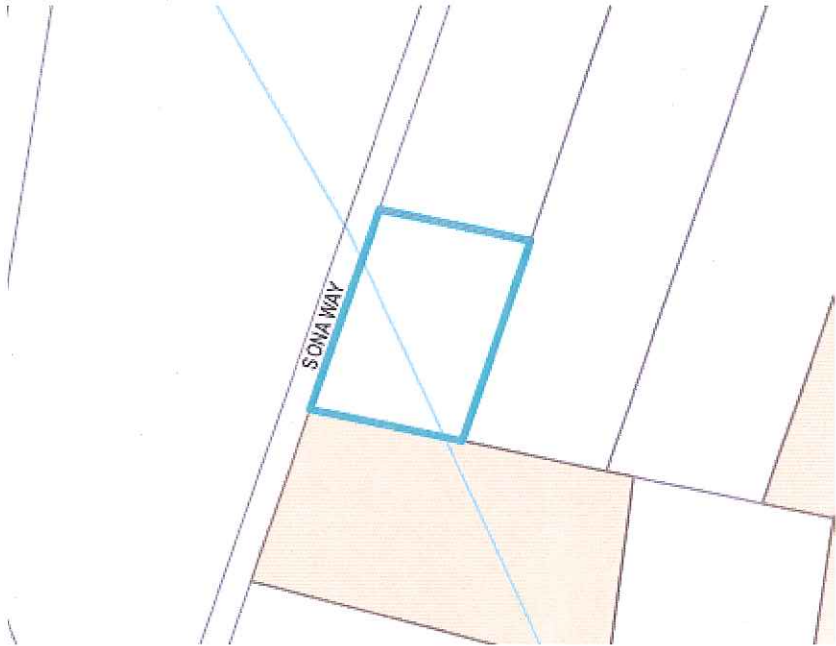


Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**BURGHARDT JEANIE P**  
**PO BOX 363**  
**CANBY, OR 97013**

Location Map:



Site Address: **NO SITUS**  
Taxlot Number: **52E08C 01700**  
Land Value: **41768**  
Building Value: **0**  
Total Value: **41768**

Acreage:  
Year Built:  
Sale Date: **04/01/1987**  
Sale Amount: **0**  
Sale Type:

Land Class:  
**100**  
Building Class:  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
**Zone**      **Overlays:**      **Acreage:**  
**RRFF5**                                      **1.12**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas Co.**

## EXHIBIT A

Ordinance 2014-24  
Original Page 6 of 13

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**EXHIBIT A**  
Ordinance 2014-24  
Original Page 7 of 13

01/30/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**PUHLMAN ROY D & FAYE L**  
**13210 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **13210 S HWY 211**

Taxlot Number: **52E08C 01500**

Land Value: **100312**

Building Value: **272300**

Total Value: **372612**

Acreage:

Year Built: **1958**

Sale Date: **05/01/1996**

Sale Amount: **75000**

Sale Type:

Location Map:



Land Class:

**401**

Building Class:

**15**

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		2.94

RRFF5

2.94

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

Ordinance 2014-24  
 Original Page 8 of 13

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01/30/2014

**EXHIBIT A**  
Ordinance 2014-24  
Original Page 9 of 13



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CORP PRES BSHP CH JESUS CHRIST LDS  
 50 E NORTH TEMPLE ST 22 FLR  
 SALT LAKE CITY, UT 84150**

Location Map:



Site Address: **13250 S HWY 211**  
 Taxlot Number: **52E08C 01400**  
 Land Value: **102687**  
 Building Value: **1013540**  
 Total Value: **1116227**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:

**401**

Building Class:

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

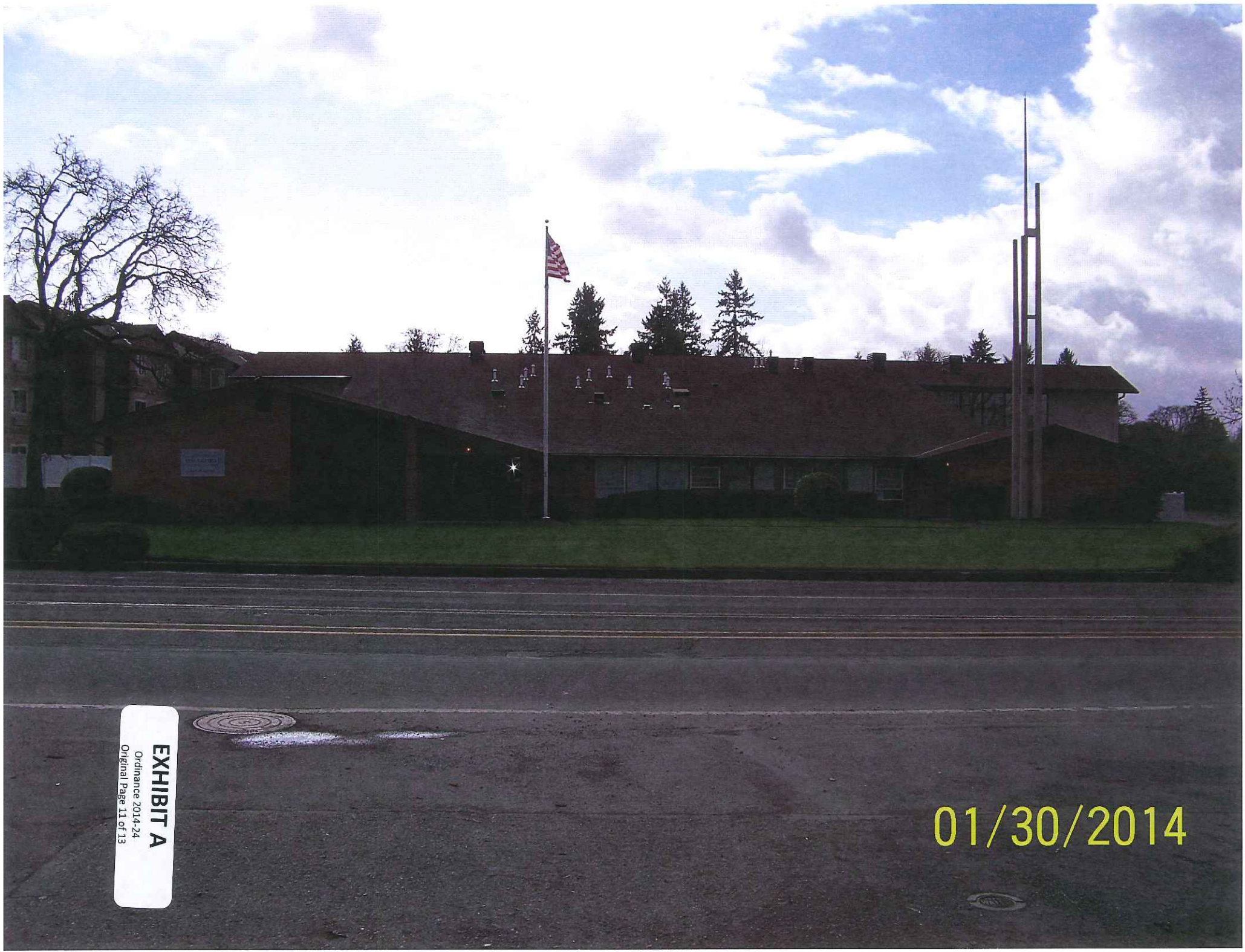
Zone	Overlays:	Acreage:
RRFF5		3.15

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-24  
 Original Page 10 of 13

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**EXHIBIT A**  
Ordinance 2014-24  
Original Page 11 of 13

01/30/2014

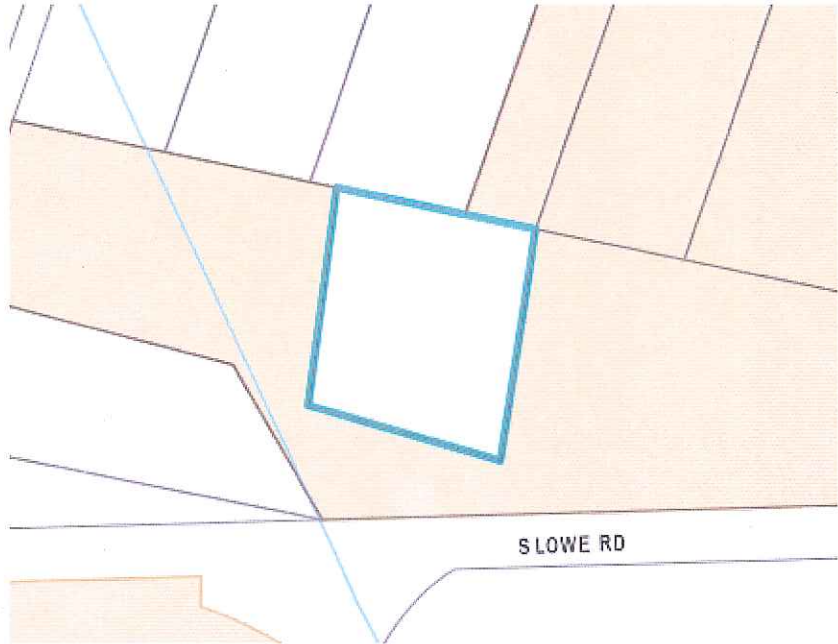


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CEMETERY PUBLIC**  
**150 BEAVERCREEK RD**  
**OREGON CITY, OR 97045**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 01900**  
 Land Value: **64109**  
 Building Value: **0**  
 Total Value: **64109**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

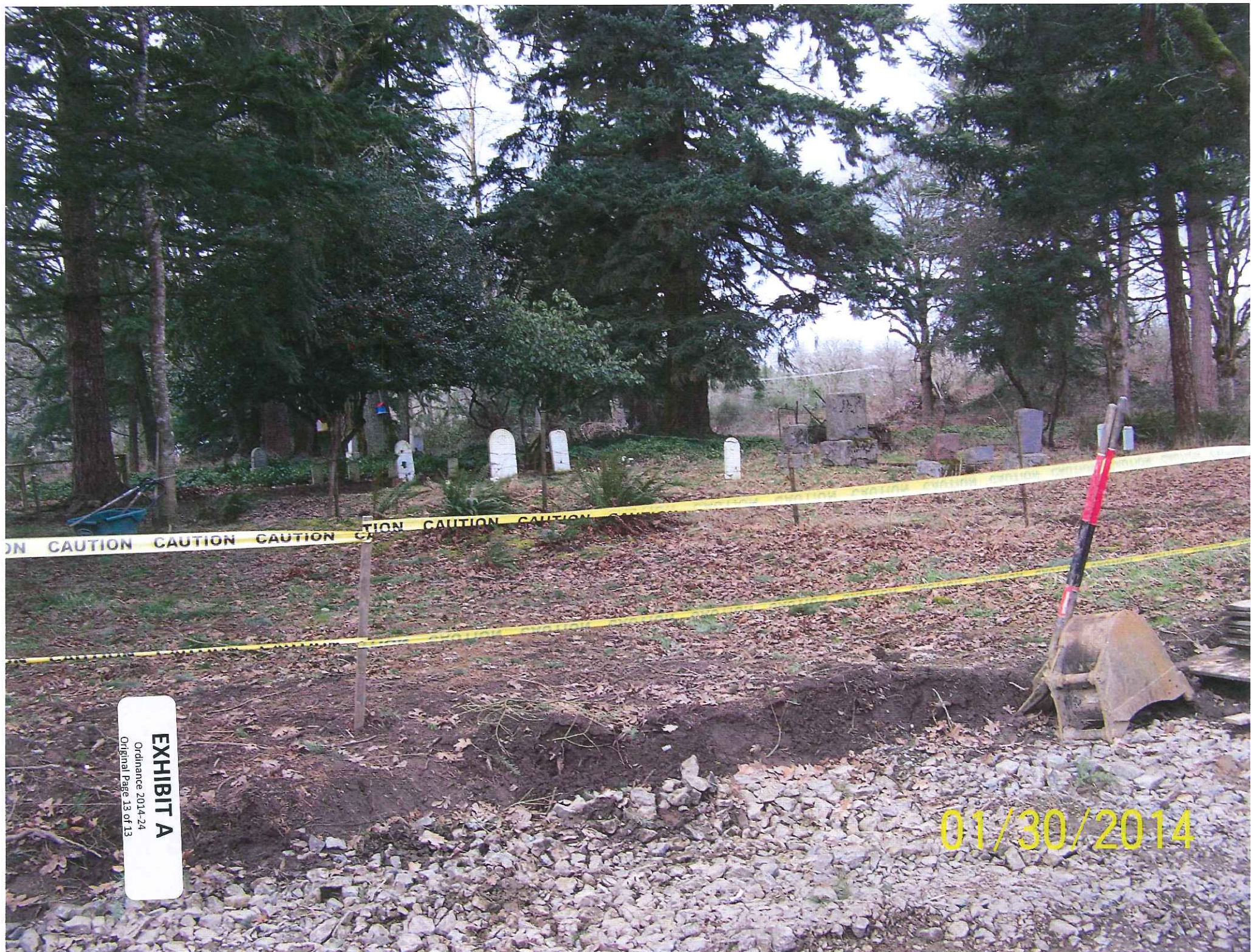
Zoning Designation(s):  
 Zone **RRFF5**      Overlays:  
 Acreage: **1.57**

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-24  
 Original Page 12 of 13

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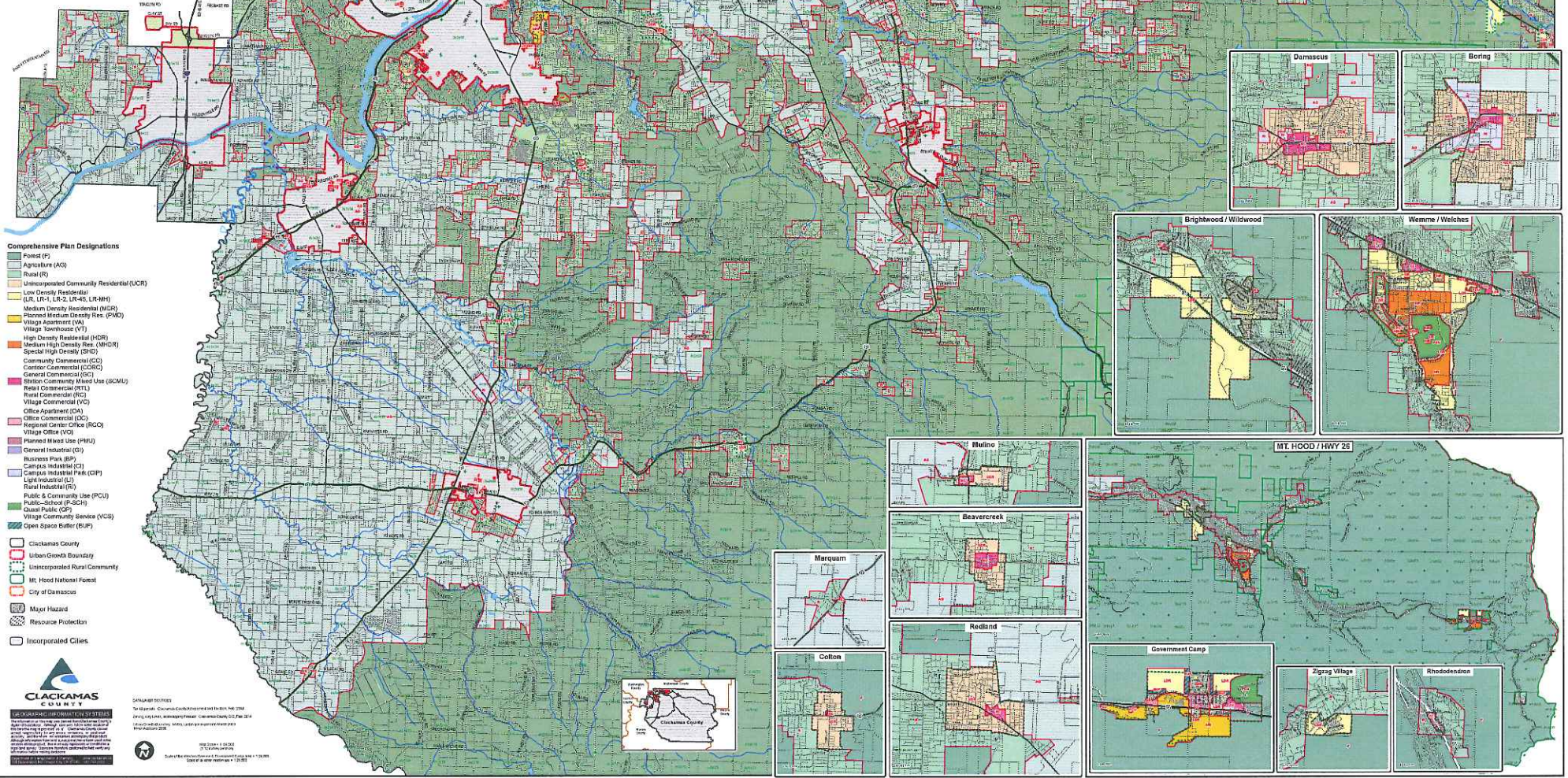
**EXHIBIT A**  
Ordinance 2014-24  
Original Page 13 of 13

01/30/2014

Clackamas County  
**COMPREHENSIVE  
PLAN**

**MAP IV-7:  
Non-Urban Area  
Land Use Map**

For more information on the Comprehensive Plan, visit the website at [www.clackamascounty.gov/comprehensive-plan](http://www.clackamascounty.gov/comprehensive-plan).  
This map is a technical drawing and does not constitute a contract. It is intended to provide a general overview of the Comprehensive Plan's land use designations. It is not intended to be used for legal purposes. For more information, contact the Planning Department at (503) 655-3300.



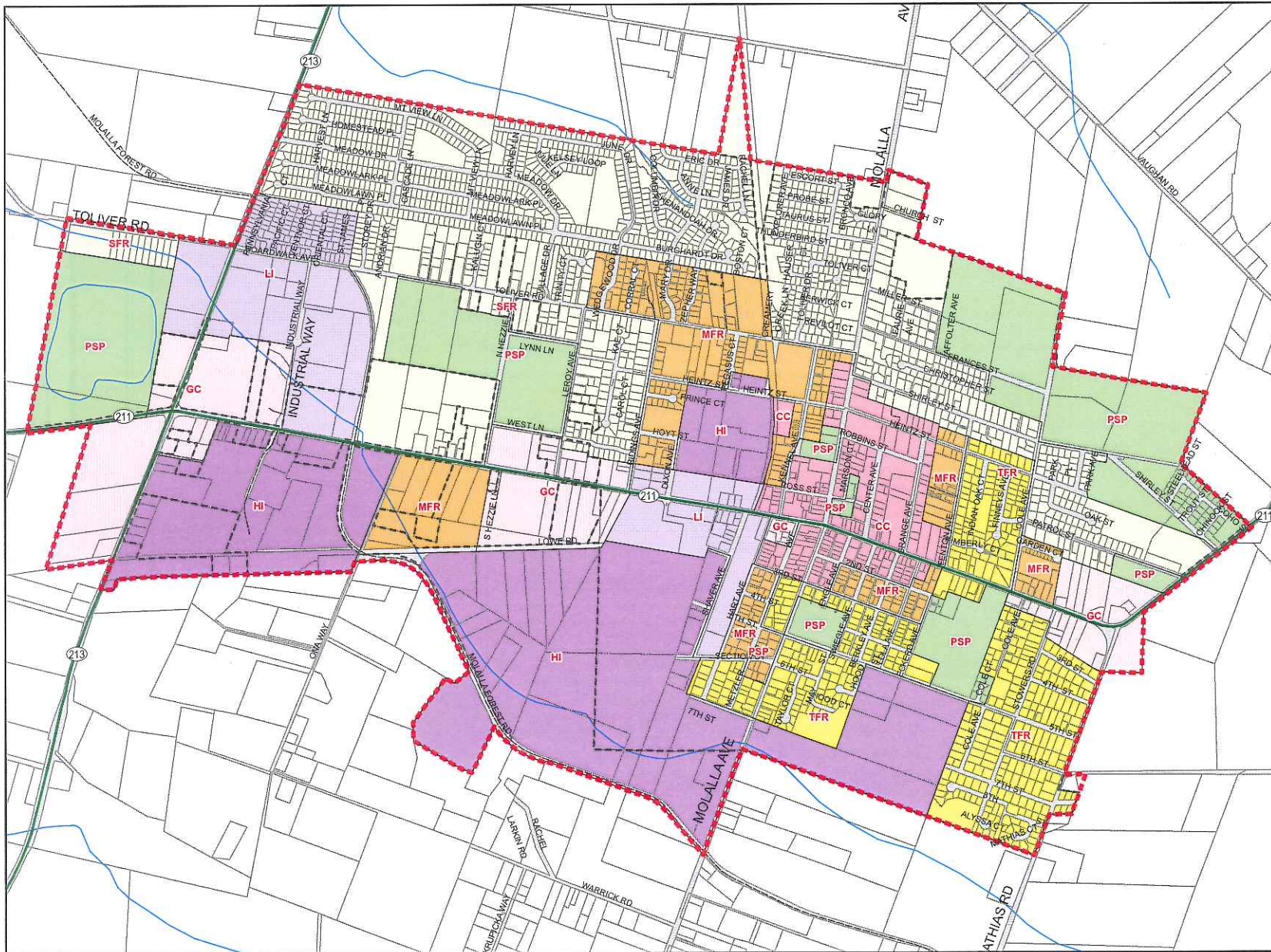
- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR-1, LR-2, LR-4S, LR-5H)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMD)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - Center Commercial (CCNC)
  - General Commercial (GC)
  - Retail Commercial Mixed Use (RCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
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  - Light Industrial (LI)
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  - Public & Community Use (PCU)
  - Public-School (P-SCH)
  - Quasi Public (QP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Map Symbols**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - Mt. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities



DATE: 10/20/2010  
SCALE: 1" = 1 MILE  
DATE OF NEXT REVISION: 10/20/2010



City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

- Urban Growth Boundary
- City Boundary

1:12,800



**CLACKAMAS COUNTY**  
 GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 131 LIBRARY COURT  
 OREGON CITY, OREGON 97146

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 25**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHESIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of that tract of land described in that deed recorded as Document No 2006-119513, Clackamas County Deed records, all of that tract of land described in that deed recorded as Document No, 2003-082940, Clackamas County Deed Records, all of that tract of land described in that deed recorded as Document No. 88-51498, all being a portion of Tract 39 of the Plat of "The Shave Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07A 02700

Tax Lot No. 52E07A 02601

Tax Lot No. 52E07A 02600

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by findings, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) and C-2 (Central Commercial) is changed to C-2 (Central Commercial). The properties are currently:

Tax Lot No. 52E07A 02700	Commerical – In Use
Tax Lot No. 52E07A 02601	Commerical – In Use
Tax Lot No. 52E07A 02600	Commercial – In Use

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. If the property owner of the annexed territory appeared before the planning commission or city council, mail a notice to the property owner summarizing this ordinance and describing the owner's right to appeal this decision.

Adopted this 9th day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 9th day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

31361, 31459 & 31465 State Highway 213  
Annexation to the City of Molalla

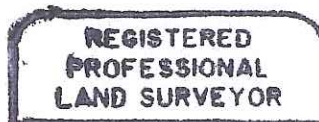
## Exhibit A

A Tract of land being all of that tract of land described in that deed recorded as Document No. 2006-119513, Clackamas County Deed Records, all of that tract of land described in that deed recorded as Document No. 2003-082940, Clackamas County Deed Records, all of that tract of land described in that deed recorded as Document No. 88-51498, Clackamas County Deed Records, and a portion of State Highway 211, and a portion of State Highway 213, all being a portion of Tract 39 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

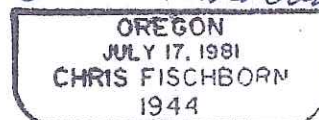
Beginning at 1/2 inch iron pipe found at the Southwesterly corner of said Tract 39 of said Plat of "The Shaver Place"; thence North 08°00'00" East, along the Westerly line of said Tract 39, a distance of 883.72 feet to the Northwesterly corner of said Document No. 2006-119513 tract; thence South 82°00'00" East, along the Northerly line of said Document No. 2006-119513 tract, a distance of 411.96 feet to a point on the Westerly right of way line of said State Highway 213; thence South 71°36'15" East, at right angles to said State Highway 213, a distance of 60.00 feet to a point on the Easterly right of way line of said State Highway 213; thence South 18°23'45" West, along said Easterly right of way line, and its Southerly extension, a distance of 913.57 feet to a point on the Easterly extension of the Southerly right of way line of said State Highway 211; thence South 79°30'00" West, along said Easterly extension, and along said Southerly right of way line, a distance of 302.73 feet to a point; thence North 10°30'00" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line of said State Highway 211, said point also being on the Southerly extension of said Westerly line of said Tract 39 of said "The Shaver Place"; thence North 08°00'00" East, along said Southerly extension, a distance of 64.84 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 8.4710 acres (368,995 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Surveys 5498 and 11709.



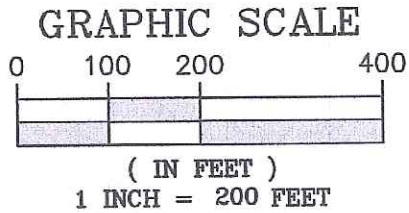
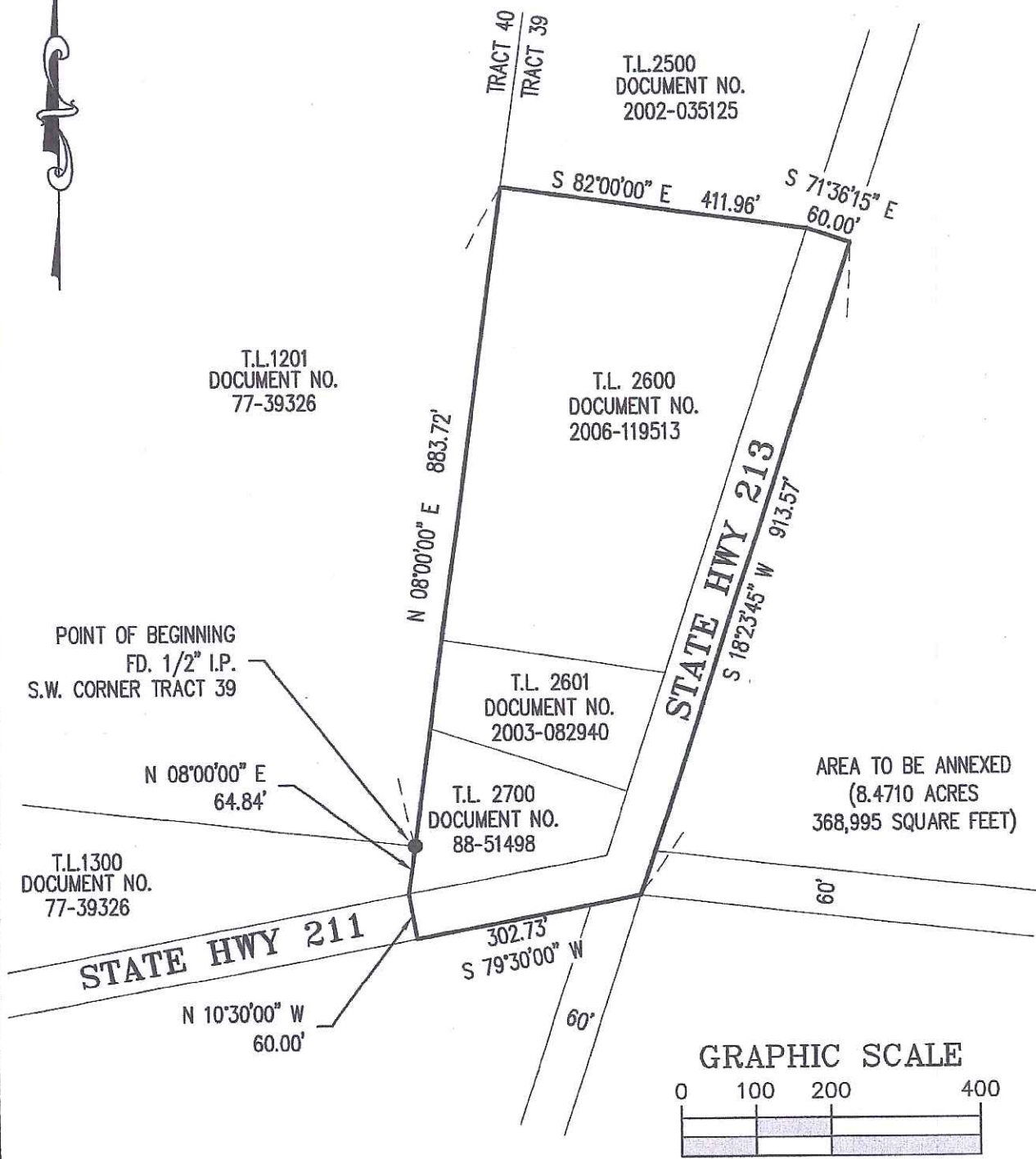
*Chris Fischborn*



## EXHIBIT A

Ordinance 2014-25  
Original Page 1 of 9

31361, 31459 & 31465 STATE HIGHWAY 213  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



LOCATED IN THE N.E. 1/4 SECTION 7,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

<b>TITLE:</b> EXHIBIT "A"	
<b>PLOT DATE:</b> 1-31-14	
<b>FILE:</b> W1202-7T.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795

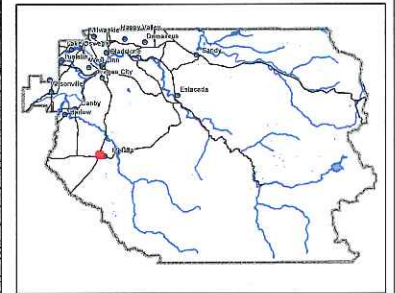
N.E. 1/4 SEC. 7 T. 5S. R. 2E. W.M.  
CLACKAMAS COUNTY  
1" = 200'

D. L. C.  
HUGH GORDON NO. 40

Cancelled Taxlots

- 100
- 600
- 101
- 200
- 300
- 400
- 500
- 501
- 590
- 703
- 704
- 707
- 800
- 705A1
- 800
- 1000
- 1101
- 1200
- 1290
- 1300
- 1400
- 1500
- 1602
- 1800
- 2690
- 2700

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

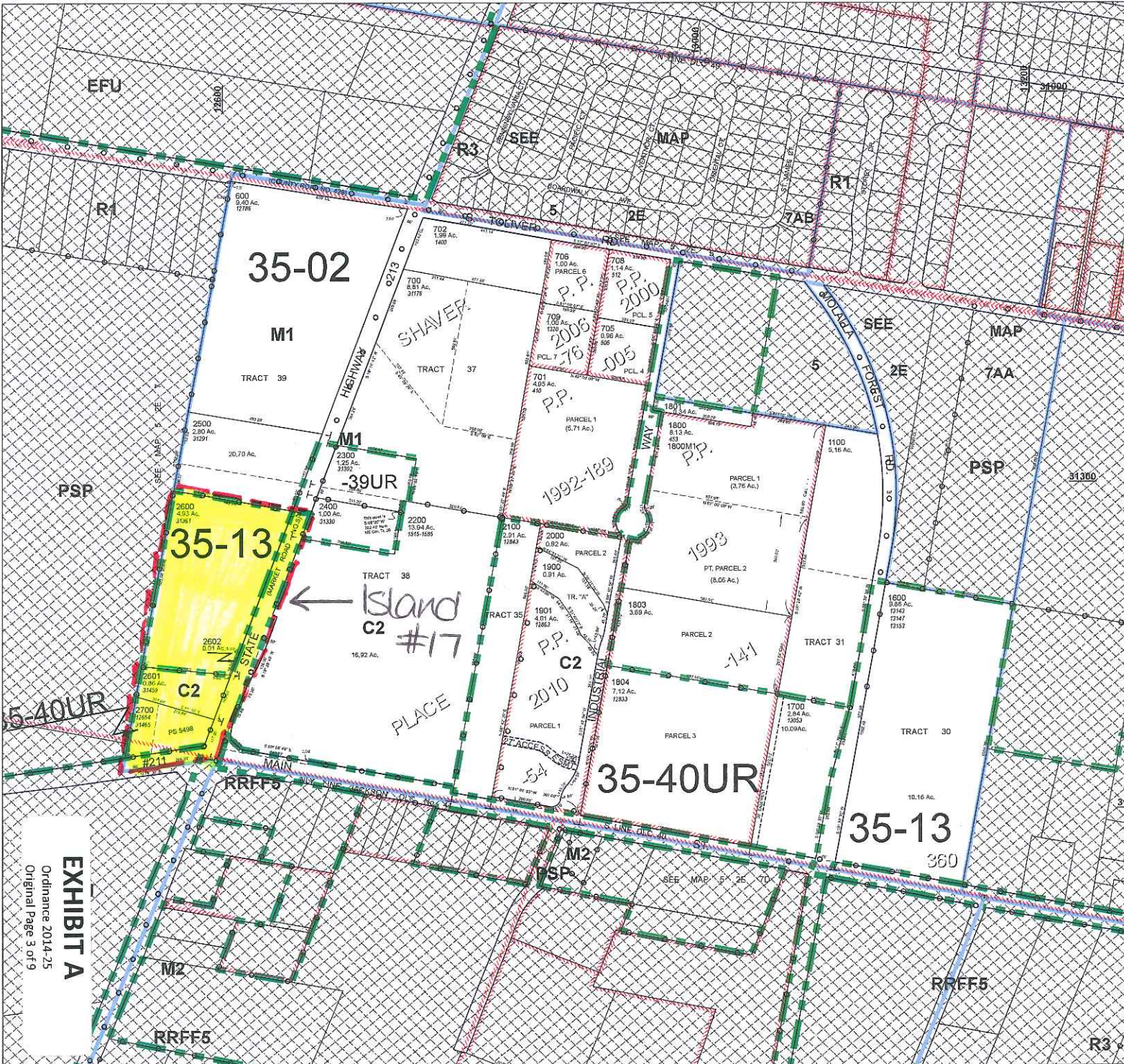


EXHIBIT A  
Ordinance 2014-25  
Original Page 3 of 9



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**DEARDORFF ALAN C**  
**PO BOX 26**  
**COLTON, OR 97017**

Site Address: **31465 S HWY 213**  
 Taxlot Number: **52E07A 02700**  
 Land Value: **228883**  
 Building Value: **109690**  
 Total Value: **338573**

Acreage:  
 Year Built:  
 Sale Date: **12/01/1988**  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

Location Map:



Site Characteristics:		Zoning Designation(s):		
UGB:	MOLALLA	<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
Flood Zone:	Not Available	C2		0.94

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.

**EXHIBIT A**  
 Ordinance 2014-25  
 Original Page 4 of 9



Big Boy  
BURGERS - SHAKES - FRIES

OPEN

CONES

FRIES

VISA  
MC

WOODBURN  
SILVERTON  
SALEM  
WILLAMETTE  
OREGON CITY

40

**EXHIBIT A**  
Ordinance 2014-25  
Original Page 5 of 9

01/30/2014





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HERIGSTAD GORDON**  
**128 SHIRLEY ST**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **31459 S HWY 213**  
 Taxlot Number: **52E07A 02601**  
 Land Value: **175762**  
 Building Value: **46580**  
 Total Value: **222342**

Acreage:  
 Year Built:  
 Sale Date: **06/30/2003**  
 Sale Amount: **225000**  
 Sale Type: **S**

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

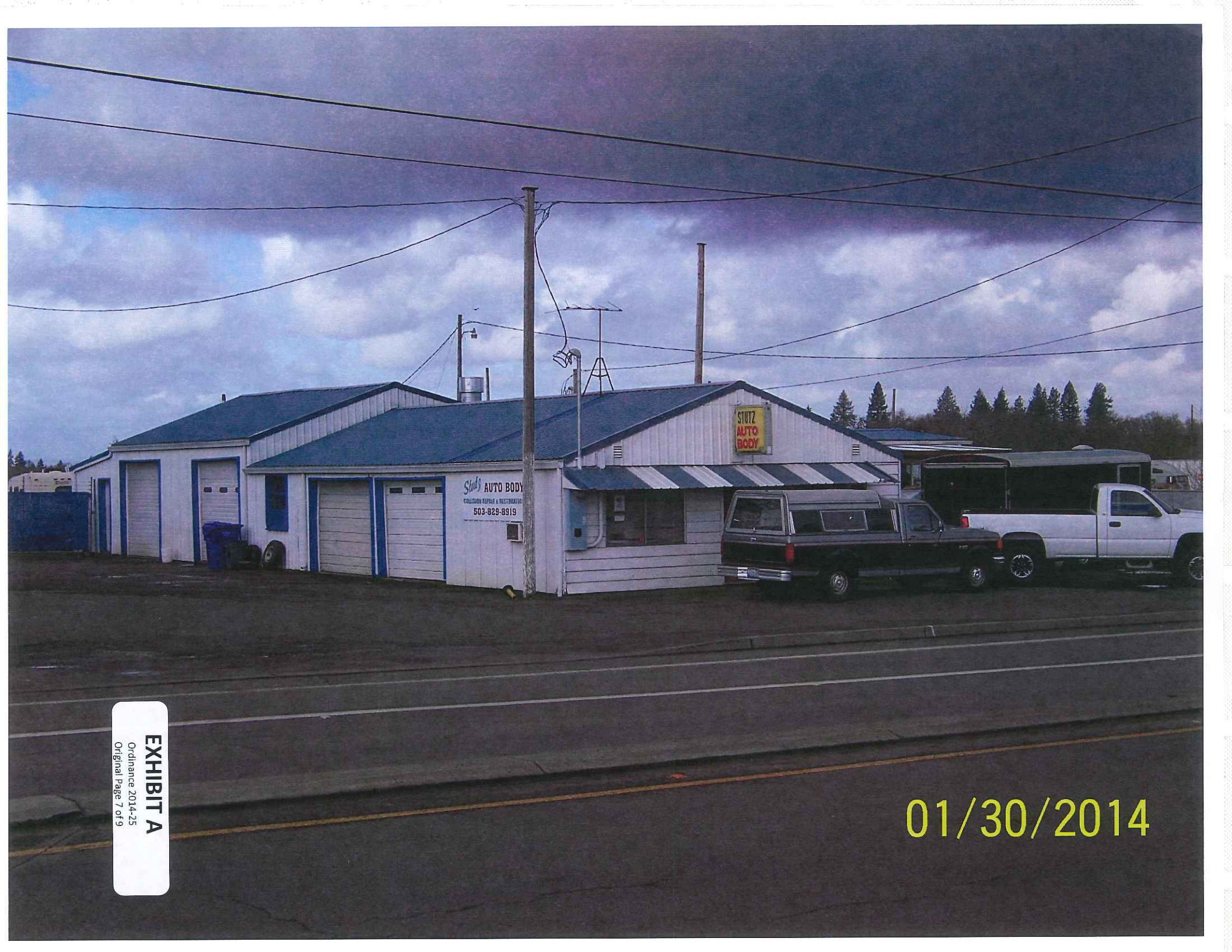
Zone	Overlays	Acreage
C2		0.87

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Molalla**

### EXHIBIT A

Ordinance 2014-25  
 Original Page 6 of 9

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.



STUTZ  
AUTO  
BODY

Stutz AUTO BODY  
COLLISION REPAIR & RESTORATION  
503-829-8919

**EXHIBIT A**  
Ordinance 2014-25  
Original Page 7 of 9

01/30/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**LMRK GROUP LLC**  
**PO BOX 601**  
**WOODBURN, OR 97071**

Site Address: **31361 S HWY 213**  
 Taxlot Number: **52E07A 02600**  
 Land Value: **209917**  
 Building Value: **246040**  
 Total Value: **455957**

Acreage:  
 Year Built:  
 Sale Date: **12/30/2009**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

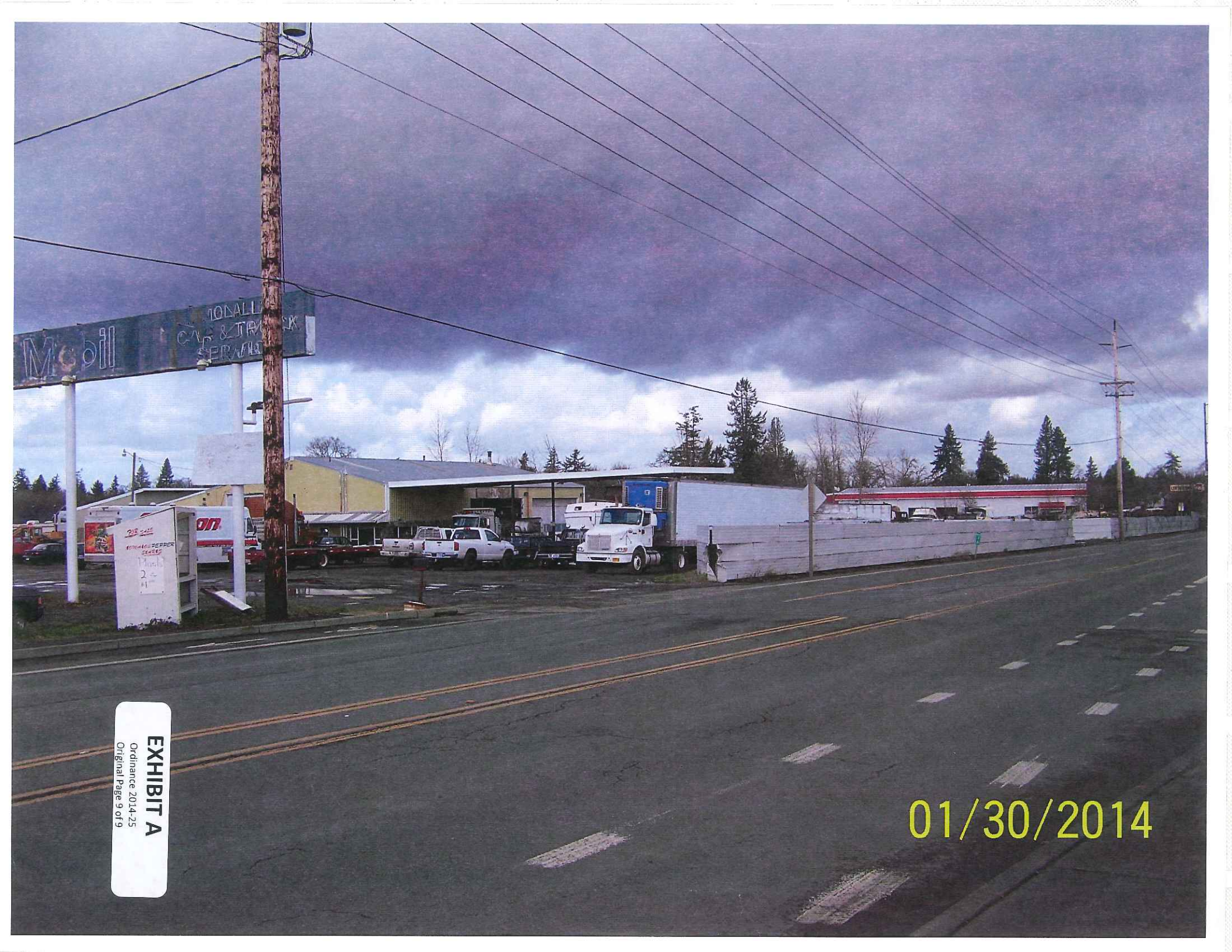
Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		4.85

### EXHIBIT A

Ordinance 2014-25  
 Original Page 8 of 9

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Mobil  
TOTAL  
CAR & TRUCK  
SERVICE

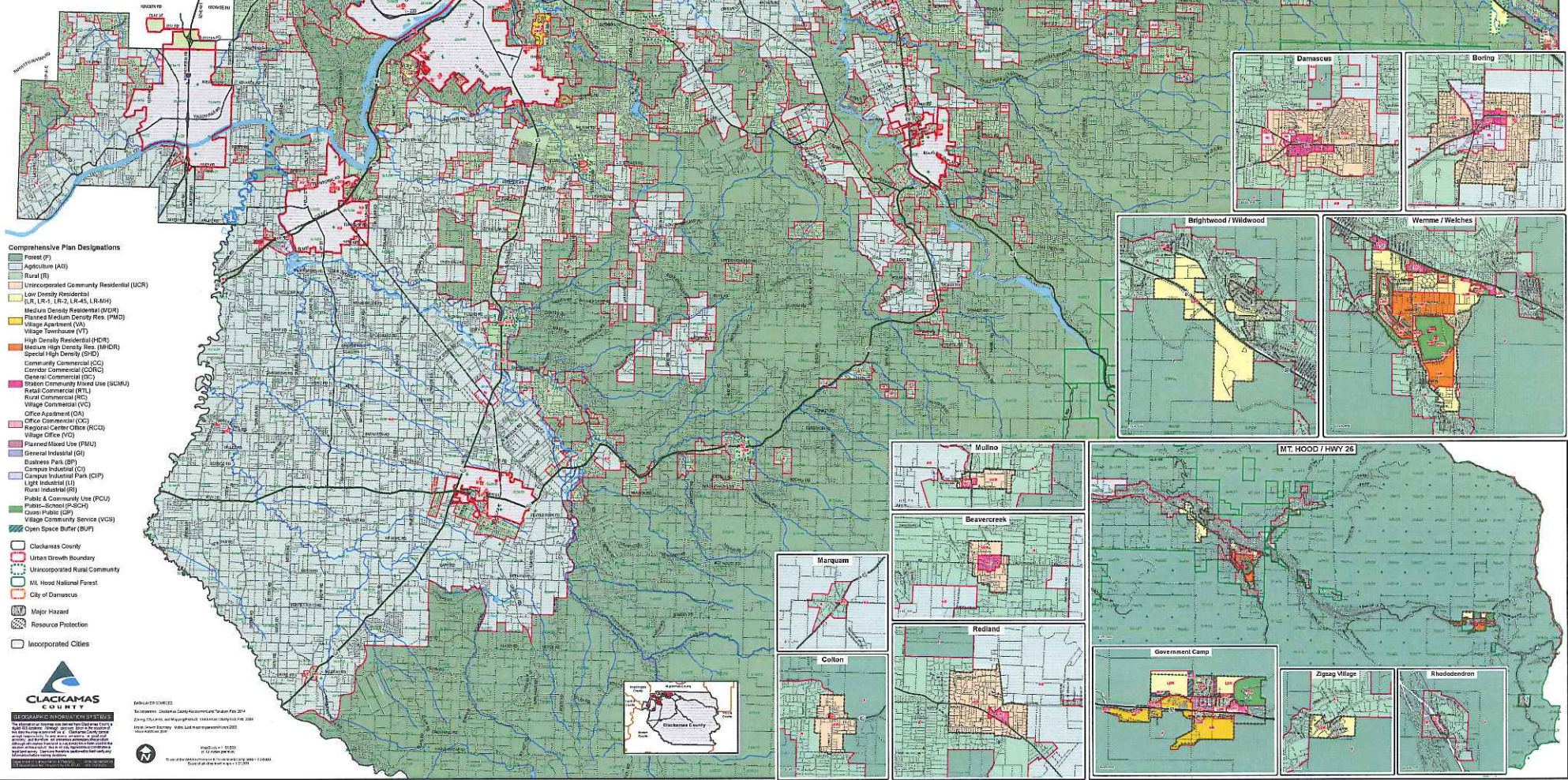
**EXHIBIT A**  
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Original Page 9 of 9

01/30/2014

# Clackamas County COMPREHENSIVE PLAN

## MAP IV-7: Non-Urban Area Land Use Map

Please see the separate Urban Growth Map for more details regarding the Urban Growth Boundary and the amount of land within the Urban Growth Boundary that is zoned for residential use as shown "UR" (Urban District).

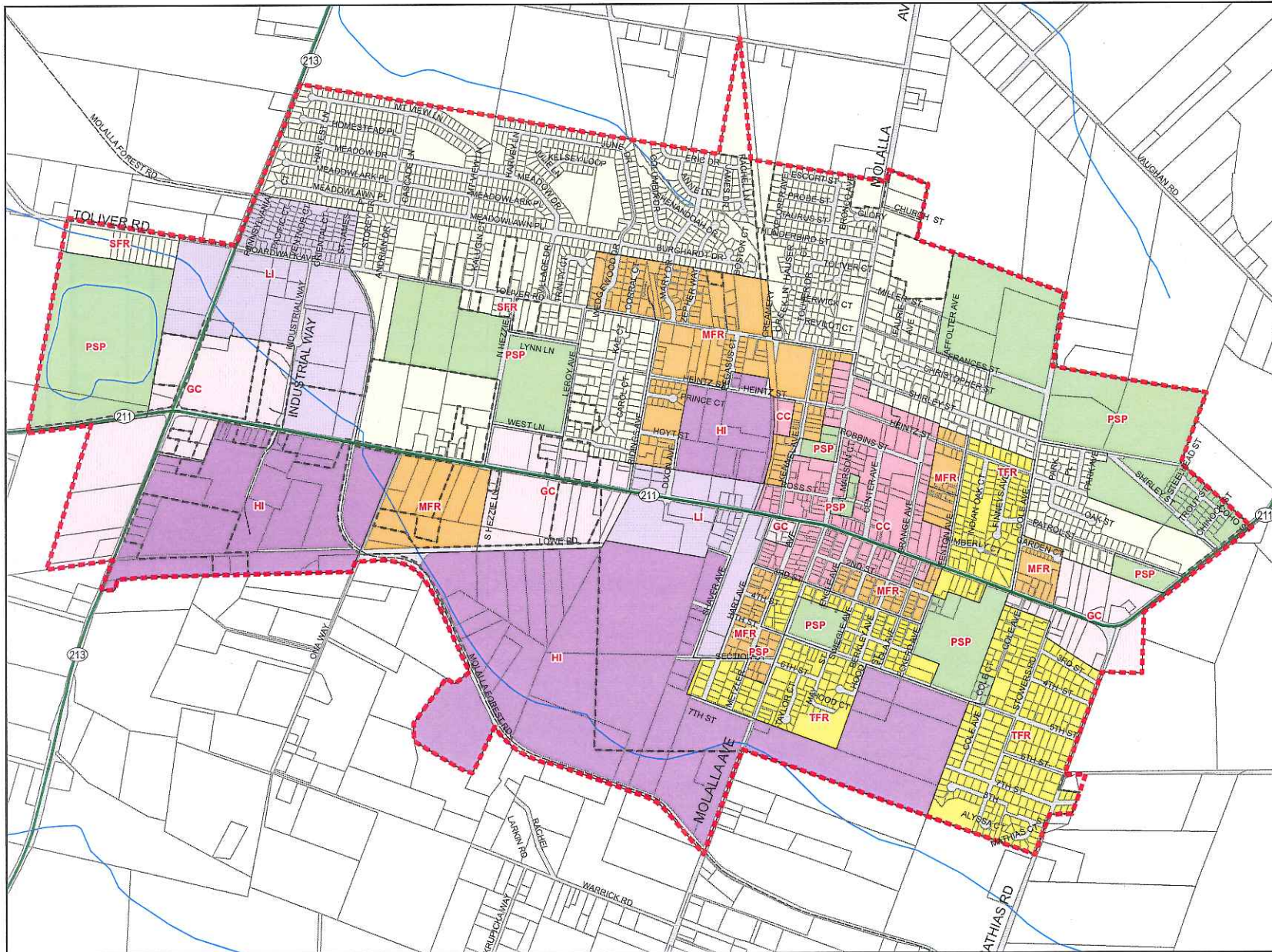


- Comprehensive Plan Designations**
- Forest (F)
  - Agriculture (AG)
  - Rural (R)
  - Unincorporated Community Residential (UCR)
  - Low Density Residential (LR, LR-1, LR-2, LR-4S, LR-4M)
  - Medium Density Residential (MDR)
  - Planned Medium Density Res. (PMU)
  - Village Apartment (VA)
  - Village Townhouse (VT)
  - High Density Residential (HDR)
  - Medium High Density Res. (MHR)
  - Special High Density (SHD)
  - Community Commercial (CC)
  - General Commercial (GC)
  - Regional Community Mixed Use (RCMU)
  - Retail Commercial (RTL)
  - Rural Commercial (RC)
  - Village Commercial (VC)
  - Office Apartment (OA)
  - Office Commercial (OC)
  - Regional Center Office (RCO)
  - Village Office (VO)
  - Planned Mixed Use (PMU)
  - General Industrial (GI)
  - Business Park (BP)
  - Campus Industrial (CI)
  - Campus Industrial Park (CIP)
  - Light Industrial (LI)
  - Rural Industrial (RI)
  - Public & Community Use (PCU)
  - Public-School (PS-SCH)
  - Guest Public (GP)
  - Village Community Service (VCS)
  - Open Space Buffer (OSB)
- Other Designations**
- Clackamas County
  - Urban Growth Boundary
  - Unincorporated Rural Community
  - MT. Hood National Forest
  - City of Damascus
  - Major Hazard
  - Resource Protection
  - Incorporated Cities

**CLACKAMAS COUNTY**  
Seal of Clackamas County, Oregon, established 1852. The seal features a plow, a sheaf of wheat, and a bundle of grapes, symbolizing agriculture and industry. The text around the seal reads "CLACKAMAS COUNTY OREGON 1852".

Revised: 01/18/2022  
Revisions: 01/18/2022, 02/15/2022, 03/15/2022, 04/15/2022, 05/15/2022, 06/15/2022, 07/15/2022, 08/15/2022, 09/15/2022, 10/15/2022, 11/15/2022, 12/15/2022

City of Molalla  
 Comprehensive Plan  
 Adopted 1980



Legend

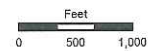
Comp. Plan Designations

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Public or Semi-Public
- General Commercial
- Central Commercial
- Light Industrial
- Heavy Industrial

Urban Growth Boundary

City Boundary

1:12,800



**CLACKAMAS COUNTY**

GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES / GEOGRAPHIC INFORMATION SYSTEMS  
 221 LIBRARY COURT  
 OREGON CITY, OREGON 97146

The information on this map was derived from digital data from Clackamas County's GIS. Clackamas County is not responsible for any errors, omissions, or partial accuracy and therefore, there are no warranties, express or implied, made by Clackamas County. Although information from other sources may have been used in the creation of this product, no warranty is made by Clackamas County for any errors, omissions, or partial accuracy. Users are advised to verify information on the ground before making any decisions.

ORDINANCE 2014-26

AN ORDINANCE REPEALING ORDINANCE 2007-06B AN ORDINANCE RELATING TO SEWER UTILITY IN THE CITY OF MOLALLA ESTABLISHING UTILITY LICENSE FEE; DECLARING AN EMERGENCY

Whereas, on September 12, 2007 the Molalla City Council adopted utility franchise fees per Ordinance 2007-06B for Sewer Utility Franchise Fee and;

Whereas, per Oster Professional who is the City of Molalla's auditors have advised the City of Molalla to repeal the above stated ordinances to stay compliant and;

The City of Molalla ordains as follows:

Section 1. **Municipal Public Sewer Utility.** The term "Municipal Public Sewer Utility" as used in this Ordinance shall be construed to mean any individual, partnership, corporation, cooperative, municipal corporation, and all other legal entities installing, owning, operating, or maintaining any sewer system, sewer equipment and appliances in, upon, under, over or along the public streets, alleys, and other public ways within the City of Molalla for the purpose of providing Sanitary Sewer Services to any of the residents of the City or outside the City which sewer is paid for wholly or in part by the users thereof.

Section 2. **Fee Required.** Each Municipal Public Sewer Utility shall pay to the City a right of way use or business license fee as follows: five percent (5%) paid monthly of any and all gross revenues of such public utility received for sewer service within the City for the users thereof. "Gross Revenue" as the term is used herein will include any and all revenues for the providing Sanitary Sewer Services, including any one-time miscellaneous charges.

Section 3. **Payment of Use or License Fee.** Each Municipal Public Sewer Utility shall file with the Finance Director on or before the twentieth (20<sup>th</sup>) day of each calendar month, the monthly fee and statement showing the amount of Gross Revenue of the Municipal Public Sewer Utility for the month immediately preceding the date upon which such statement is required to be filed.

Section 4. **Ordinance Does Not Constitute Grant or Franchise.** This Ordinance shall not be construed as being a grant or franchise.

Section 5. **Effective Date.** This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect on July 8, 2014 for compliance purposes.

---

Mayor Debbie Rogge

Attest this 8<sup>th</sup> day of July 2014

---

Sadie Cramer, City Recorder

ORDINANCE 2014-27

AN ORDINANCE REPEALING ORDINANCE 2007-07 AN ORDINANCE RELATING TO WATER UTILITY IN THE CITY OF MOLALLA ESTABLISHING UTILITY LICENSE FEE; DECLARING AN EMERGENCY

Whereas, on September 12, 2007 the Molalla City Council adopted utility franchise fees per Ordinance 2007-07 for Water Utility Franchise Fee and;

Whereas, per Oster Professional who is the City of Molalla's auditors have advised the City of Molalla to repeal the above stated ordinances to stay compliant and;

The City of Molalla ordains as follows:

Section 1. **Municipal Public Water Utility.** The term "Municipal Public Water Utility" as used in this Ordinance shall be construed to mean any individual, partnership, corporation, cooperative, municipal corporation, and all other legal entities installing, owning, operating, or maintaining any water system, water equipment and appliances in, upon, under, over or along the public streets, alleys, and other public ways within the City of Molalla for the purpose of providing Sanitary Water Services to any of the residents of the City or outside the City which water is paid for wholly or in part by the users thereof.

Section 2. **Fee Required.** Each Municipal Public Water Utility shall pay to the City a right of way use or business license fee as follows: five percent (5%) paid monthly of any and all gross revenues of such public utility received for water service within the City for the users thereof. "Gross Revenue" as the term is used herein will include any and all revenues for the providing Sanitary Water Services, including any one-time miscellaneous charges.

Section 3. **Payment of Use or License Fee.** Each Municipal Public Water Utility shall file with the Finance Director on or before the twentieth (20<sup>th</sup>) day of each calendar month, the monthly fee and statement showing the amount of Gross Revenue of the Municipal Public Water Utility for the month immediately preceding the date upon which such statement is required to be filed.

Section 4. **Ordinance Does Not Constitute Grant or Franchise.** This Ordinance shall not be construed as being a grant or franchise.

Section 5. **Effective Date.** This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect on July 8, 2014 for compliance purposes.

---

Mayor Debbie Rogge

Attest this 8<sup>th</sup> day of July 2014

---

Sadie Cramer, City Recorder



ORDINANCE 2014-28

AN ORDINANCE REPEALING ORDINANCE 2007-08 AN ORDINANCE RELATING TO STORM WATER UTILITY IN THE CITY OF MOLALLA ESTABLISHING UTILITY LICENSE FEE; DECLARING AN EMERGENCY

Whereas, on September 12, 2007 the Molalla City Council adopted utility franchise fees per Ordinance 2007-08 for Storm water Utility Franchise Fee and;

Whereas, per Oster Professional who is the City of Molalla's auditors have advised the City of Molalla to repeal the above stated ordinances to stay compliant and;

The City of Molalla ordains as follows:

Section 1. **Municipal Public Storm water Utility.** The term "Municipal Public Storm water Utility" as used in this Ordinance shall be construed to mean any individual, partnership, corporation, cooperative, municipal corporation, and all other legal entities installing, owning, operating, or maintaining any storm water system, storm water equipment and appliances in, upon, under, over or along the public streets, alleys, and other public ways within the City of Molalla for the purpose of providing Sanitary Storm water Services to any of the residents of the City or outside the City which storm water is paid for wholly or in part by the users thereof.

Section 2. **Fee Required.** Each Municipal Public Storm water Utility shall pay to the City a right of way use or business license fee as follows: five percent (5%) paid monthly of any and all gross revenues of such public utility received for storm water service within the City for the users thereof. "Gross Revenue" as the term is used herein will include any and all revenues for the providing Sanitary Storm water Services, including any one-time miscellaneous charges.

Section 3. **Payment of Use or License Fee.** Each Municipal Public Storm water Utility shall file with the Finance Director on or before the twentieth (20<sup>th</sup>) day of each calendar month, the monthly fee and statement showing the amount of Gross Revenue of the Municipal Public Storm water Utility for the month immediately preceding the date upon which such statement is required to be filed.

Section 4. **Ordinance Does Not Constitute Grant or Franchise.** This Ordinance shall not be construed as being a grant or franchise.

Section 5. **Effective Date.** This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect on July 8, 2014 for compliance purposes.

---

Mayor Debbie Rogge

Attest this 8<sup>th</sup> day of July 2014

---

Sadie Cramer, City Recorder