

EXHIBIT A



General Land Use Application

1 page

Name of Project:	OAOR Annexation Request
Location or Address:	38730 Highway 211, Sandy, OR

Map & Tax Lot #	T: 2S	R: 4E	Section: 24BA	Tax Lot (s): 1100
----------------------------	--------------	--------------	----------------------	-----------------------------

Request: The applicant requests a Type A Annexation.

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) Tracy Brown Planning Consultants, LLC	Owner Oregon Ariyamagga Okasati Refuge (OAOR)
Address 17075 Fir Drive	Address P.O. Box 1748
City/State/Zip Sandy, OR. 97055	City/State/Zip Sandy, OR. 97055
Email tbrownplan@gmail.com	Email info@oaor.org & drgator@hotmail.com
Phone 502-781-0453	Phone 360-339-7477
Signature	Signature for OAOR

Staff Use Only

File #: 20-025 ANN	Date: 6/09/20	Fee\$: See Receipt <small>Previously Paid by Thomas Moon on 03/27/17</small>	Planner: Shelley Denison
Type of review: Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III <input type="checkbox"/> Type IV <input checked="" type="checkbox"/>			
Has applicant attended a pre-app? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date of pre-app meeting: May 26, 2020			



ANNEXATION

ZONE CHANGE

COMPREHENSIVE PLAN AMENDMENT

PROPERTY IDENTIFICATION

TAX LOT NUMBER	TOWNSHIP	RANGE	SECTION
1100	2S	4E	24BA

EXISTING AND PROPOSED LAND USE DESIGNATIONS

TAX LOT NUMBER (S)	COMPREHENSIVE PLAN		ZONING MAP	
	EXISTING	PROPOSED	EXISTING	PROPOSED
1100	RURAL	LDR	RRFF-5	SFR

IMPORTANT: Each section on this application must be fully completed or your application could be deemed incomplete.



TAX LOT NUMBER	CLACKAMAS COUNTY RECORDING NUMBER	ASSESSED LAND VALUE	SIZE IN ACRES OR SQ. FT.
1100	00677011	\$153,613.00	5.11

LEGAL DESCRIPTION: Attach a separate page with the written metes and bounds legal description. Accuracy of the legal description (s) must be certified by a registered land surveyor for all annexation applications.

DESCRIBE EXISTING USES

Manufactured home residence for religious leaders

DESCRIBE EXISTING BUILDINGS

How many buildings are located on the property?	3
Number of total dwellings?	1



DESCRIBE EXISTING TOPOGRAPHY

Approximate acreage with slopes less than 14.9%:	approximately 80%
Approximate acreage with slopes 15% to 24.9%:	0
Approximate acreage with slope in excess of 25%:	0
Any creeks, water sources, drainageways or wetlands within the property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Any steep slopes, ravines, draws or bluffs within or abutting the property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

DESCRIBE EXISTING ACCESS

Does the subject property abut a public right-of-way? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Name of public right-of-way:	Highway 211
Does the property abut a private road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Name of abutting private road(s):	
Describe any unusual difficulties in accessing the property:	N/A

DESCRIBE SURROUNDING USES ON ADJACENT PROPERTIES

Rural residential uses to the north and west. Manufactured home park to the south and east.



List of all owners of property included in the application

Owner:	Oregon Ariyanagga Okasati Refuge (OAR)
Address:	38730 Highway 211, Sandy
Email:	info@oar.org & drgator@hotmail.com
Phone:	(360) 339-7477
Property Description: (TL, Section, Township, Range)	R24E 24BA tax lot 1100

Owner:	
Address:	
Email:	
Phone:	
Property Description: (TL, Section, Township, Range)	

Owner:	
Address:	
Email:	
Phone:	
Property Description: (TL, Section, Township, Range)	

Owner:	
Address:	
Email:	
Phone:	
Property Description: (TL, Section, Township, Range)	

Staff Use Only

File #:	Date:	Fee\$:	Planner:
---------	-------	--------	----------

EXHIBIT B

Annexation Request Narrative
for

Oregon Ariyamagga Okasati Refuge (OAOR)
38730 Highway 211, Sandy

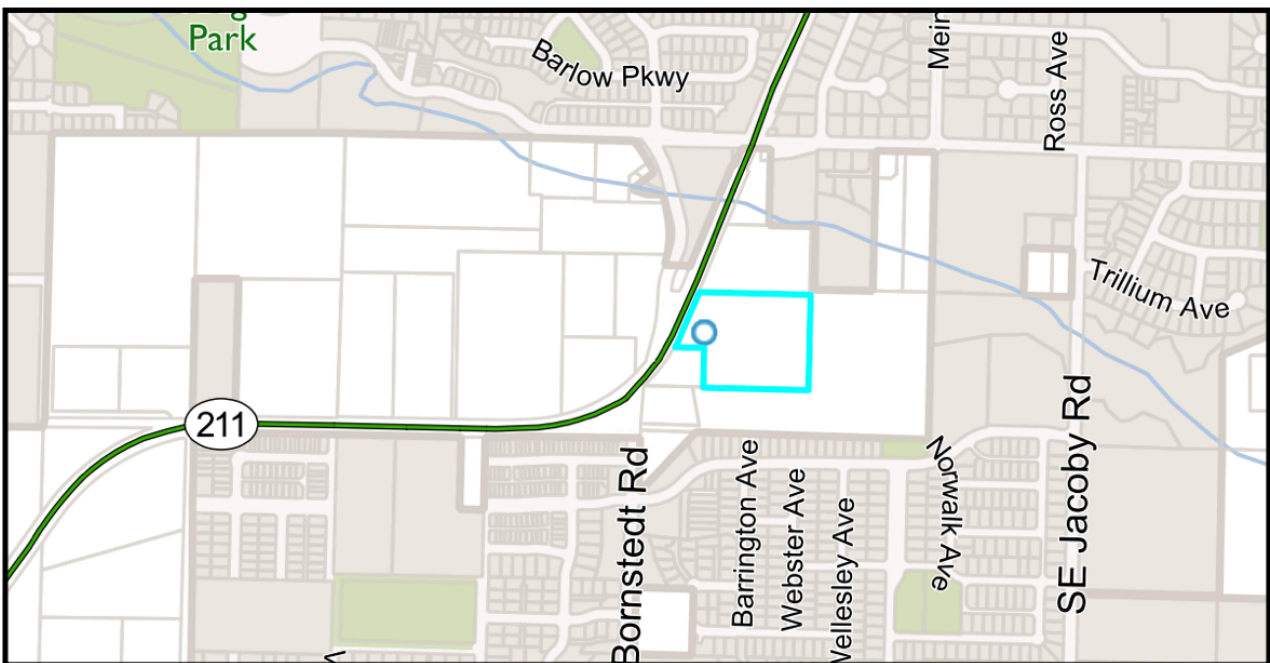


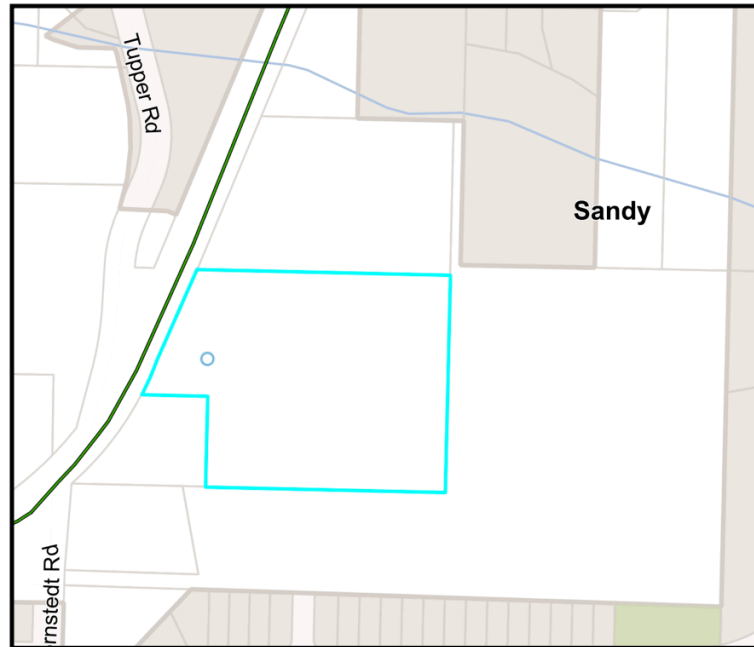
June 2020

I. Project Description

Oregon Ariyamagga Okasati Refuge (OAOR) requests City Council approval to annex the property they own located 38730 Highway 211 into the City of Sandy. The applicant has made this annexation application in accordance with the *Annexation Agreement/Waiver of Remonstrance to Annexation* dated March 27, 2017, between the City of Sandy and Thomas Moon, Trustee, the previous owner of the subject property. This agreement was executed by Mr. Moon to allow him to connect the property to municipal water service provided by the City of Sandy. After purchasing the property, in 2018/19, because of a failing on-site septic system, OAOR was granted approval by the city to connect the property to city sanitary sewer service per this agreement. Per the provisions of this agreement, the City of Sandy recently requested OAOR submit an application to annex the property into the city limits. A pre-application conference was held with the city on May 26, 2020 to review the requirements for this application.

The annexation area includes a single property legally described as 24E24BA tax lot 1100 and a portion of the Highway 211 right-of-way adjacent to the property. The subject property contains 5.11 acres and the entire annexation area contains approximately 5.73 acres. The property is located within an unincorporated island and is surrounded by but is not contiguous to already incorporated property.





The property carries a conceptual Comprehensive Plan Designation of Low Density Residential and a conceptual Zoning Designation of Single Family Residential (SFR). The property is currently zoned by Clackamas County as “RRFF-5” and has a “Rural” county Comprehensive Plan designation. The applicant requests a Type ‘A’ Annexation in conformance with the city’s conceptual zoning and plan designations.

As detailed on the sketch and legal description submitted with this application, in addition to the subject property the proposed annexation area also includes a portion of the Highway 211 right-of-way to make the annexation area contiguous to the city limits. The property contains a mix of wooded and open areas and currently contains a manufactured home used as a residence by members of the organization and associated outbuildings. The property owner has no plans to develop the property at this time.

Oregon Ariyamagga Okasati Refuge, or OAOR, is a Theravadan Buddhist Hermitage in the Thai Forest tradition established in early 2015 by students of Ajahn Jamnian (Jumnien) Seelasettho. The purpose of OAOR is to promote the teachings of the Buddha, provide spiritual support and guidance to the lay community, be a place of refuge, and provide residence for monastics.

II. Items Submitted with this Application

- General Land Use Application
- Supplemental Annexation Application No. 1
- Supplemental Annexation Application No. 2
- Notification Area Map, List and Mailing Labels
- Project Narrative
- Site Plan
- Annexation Area Legal Description and Sketch

III. Review of Applicable Approval Criteria

17.26.00 ZONING DISTRICT AMENDMENTS

Response: In association with this annexation request, the applicant requests the Single Family Residential zoning designation be applied to the property as determined by the 2040 Plan. The property owner currently uses the property as a residence for members of the religious organization and has no plans at this time to develop the property further.

A portion of the property is affected by the Flood and Slope Hazard (FSH) Overlay associated with a perennial stream that is piped under Highway 211 in the vicinity of the property. The property owner does not dispute the location of this mapping with this application.

CHAPTER 17.78 ANNEXATION

Chapter 17.78 contains the procedures and standards for reviewing annexation requests.

SENATE BILL 1573: Senate Bill 1573 passed by the legislature, effective on March 15, 2016 requires city's whose charter requires annexations to be approved by voters (Sandy's Charter includes this provision) to annex the property without submitting it to the voters if the proposal meets the following criteria:

- (a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;
RESPONSE: The subject property is located within the city's urban growth boundary. The proposal complies with this criterion.
- (b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;
RESPONSE: The subject property is identified on the adopted Comprehensive Plan map to contain a Low Density Residential Comprehensive Plan designation. The proposal complies with this criterion.
- (c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and
RESPONSE: The subject property is close to but does not share a common boundary with the city limits. With the inclusion of a portion of Highway 211, the proposed annexation area will be contiguous to the city limits along a portion of its northern boundary. The proposal complies with this criterion.
- (d) The proposal conforms to all other requirements of the city's ordinances.
RESPONSE: A review of city criteria follows.

17.78.10 PROCEDURAL CONSIDERATIONS

- A. The corporate limits of the City shall include all territory encompassed by its boundaries as they now exist or are modified as provided herein unless mandated by State Law.
- B. The City may annex an island if it is less than 100 acres and has at least 80 percent of its boundary contiguous to the City; or the land is of any size and has at least 80 percent of its boundary contiguous to the City if the area to be annexed existed as an island before October 20, 1997.
- C. The City may annex land for public facilities. Public facilities include but are not limited to schools, senior centers, roads, police and fire stations, parks or open space, and public water, sewer and storm drainage facilities.
RESPONSE: The procedural considerations in this section are not pertinent to the proposed annexation request.

17.78.15 TYPES OF ANNEXATION

- A. Type A: Annexation in conformance with conceptual zoning designation
- B. Type B: Annexation + zone change
- C. Type C: Annexation + plan map change + zone change
RESPONSE: The applicant requests a Type A annexation in conformance with the city's conceptual zoning (SFR) and plan designations (LDR).

17.78.20 CONDITIONS FOR ANNEXATION

The following conditions must be met prior to beginning an annexation request:

- A. The requirement of Oregon Revised Statutes, Chapters 199 and 222 for initiation of the annexation process are met;
- B. The site must be within the City of Sandy Urban Growth Boundary (UGB); and
- C. The site must be contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water.
- D. The site has not violated Section 17.78.25.
RESPONSE: The proposed annexation complies with the requirements of Chapters 199 and 222 and the Oregon Revised Statutes as allowed by the provisions of Senate Bill 1573. The site is within the City of Sandy Urban Growth Boundary. The proposed annexation area is contiguous to the existing city limits on a portion of its northern boundary. As discussed below, the tree retention requirements of Section 17.78.25 have not been violated.

17.78.25 TREE RETENTION

The intent of this section is to treat property with annexation potential (in the UGB) as if it had been subject, prior to annexation, to the tree retention provisions of the City's Urban Forestry Ordinance (Chapter 17.102) and Flood and Slope Hazard (FSH) Overlay District (Chapter 17.60), to discourage property owners from removing trees prior to annexation as a way of avoiding Urban Forestry Ordinance provisions, and to prevent unnecessary tree removal for future subdivision layout. In accordance with ORS 527.722, the State Forester shall provide the City with a copy of the notice or written plan when a

forest operation is proposed within the UGB. The City shall review and comment on an individual forest operation and inform the landowner or operator of all other regulations that apply but that do not pertain to activities regulated under the Oregon Forest Practices Act.

- A. Properties shall not be considered for annexation for a minimum of five (5) years if any of the following apply:
1. Where any trees six (6) inches or greater diameter at breast height (DBH) have been removed within 25 feet of the high water level along a perennial stream in the five years prior to the annexation application.
 2. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 80 feet of the high water level of Tickle Creek in the five years prior to the annexation application.
 3. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 50 feet of the high water level along other perennial streams in the five years prior to the annexation application.
 4. Where any trees six (6) inches or greater DBH have been removed on 25 percent or greater slopes in the five years prior to the annexation application.
 5. Where more than ten (10) trees (11 inches or greater DBH) per gross acre have been removed in the five years prior to the annexation application, except as provided below.

RESPONSE: *No trees have been removed from the subject property within the last five years in the areas specified in this section. If anything, because of the tree plantings since OAOR purchased the property, the property contains more trees today than it did five years ago.*

17.78.30 ZONING OF ANNEXED AREAS

- A. All lands within the urban growth boundary of Sandy have been classified according to the appropriate city land use designation as noted on the comprehensive plan map (as per the city/county urban growth management area agreement). The zoning classification shall reflect the city land use classification as illustrated in Table 17.26.20.
- B. Where only a single city zoning designation corresponds to the comprehensive plan designation (Type A) and the rezoning decision does not require the exercise of legal or policy judgment on the part of the city council, amendment of the zoning map shall be a ministerial decision of the director made without notice or any opportunity for a hearing.

RESPONSE: *The annexation area is identified on the City's Comprehensive Plan Map to have a LDR, Low Density Residential designation and on the City's Zoning Map to have a SFR, Single Family Residential zoning designation. The applicant requests these designations be applied with approval of the annexation request.*

17.78.50 ANNEXATION CRITERIA

Requests for annexation should not have an adverse impact on the citizens of Sandy, either financially or in relation to the livability of the city or any neighborhoods within the annexation area. Generally, it is desirable for the city to annex an area if the annexation meets any of the following criteria:

- A. A necessary control for development form and standards of an area adjacent to the city; or
- B. A needed solution for existing problems, resulting from insufficient sanitation, water service, or other urban service related problems; or
- C. Land for development to meet urban needs and that meets a logical growth pattern of the city and encourages orderly growth; or
- D. Needed routes for utility and transportation networks.

RESPONSE: The applicant has submitted this annexation application at this time at the request of the City of Sandy per the 2017 Annexation Agreement executed between the previous property owner and the city. OAOR as the applicant has no plans to develop the property any further at this time. The proposed annexation area is part of a group of properties located within an unincorporated island generally surrounded by incorporated property. The subject property was previously connected to municipal water and sanitary sewer service provided by the City of Sandy due to insufficient water supply and a failing on-site septic system. Criteria B allows properties to be annexed due to insufficient sanitation and water service as is the case with the subject property detailed in the 2017 Annexation Agreement. In addition, the proposed annexation area located within an area of unincorporated properties represents a logical growth pattern of the city in compliance with Criteria C. Including this property in the city limit would help to reduce the size of this unincorporated island of properties. As discussed above the proposal complies with both Criteria B and C of this section.

V. Conclusion

OAOR requests a Type ‘A’ Annexation to annex the property they own in conformance with the city’s conceptual Comprehensive Plan and Zoning Map. The annexation application has been made at this at the request of the City of Sandy per the conditions of the *2017 Annexation Agreement* between the former owner of the property and the city. The annexation area consists of a single parcel and a portion of the Highway 211 right-of-way adjacent to the property totaling approximately 5.73 acres. The property is located within the Sandy Urban Growth Boundary and is contiguous to the existing city limits along a portion of its northern boundary. The proposal meets the city’s conditions for annexations in Section 17.78.20, does not violate the tree retention requirements of Section 17.78.25, complies with criteria B and C of Section 17.78.50, and meets the requirements for annexing properties without a public vote specified in Senate Bill 1573. The applicant respectfully requests this application be approved.

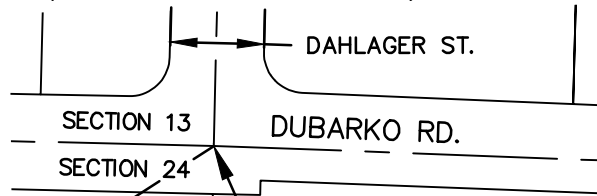
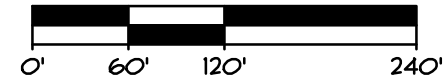
EXHIBIT C

EXHIBIT "B"

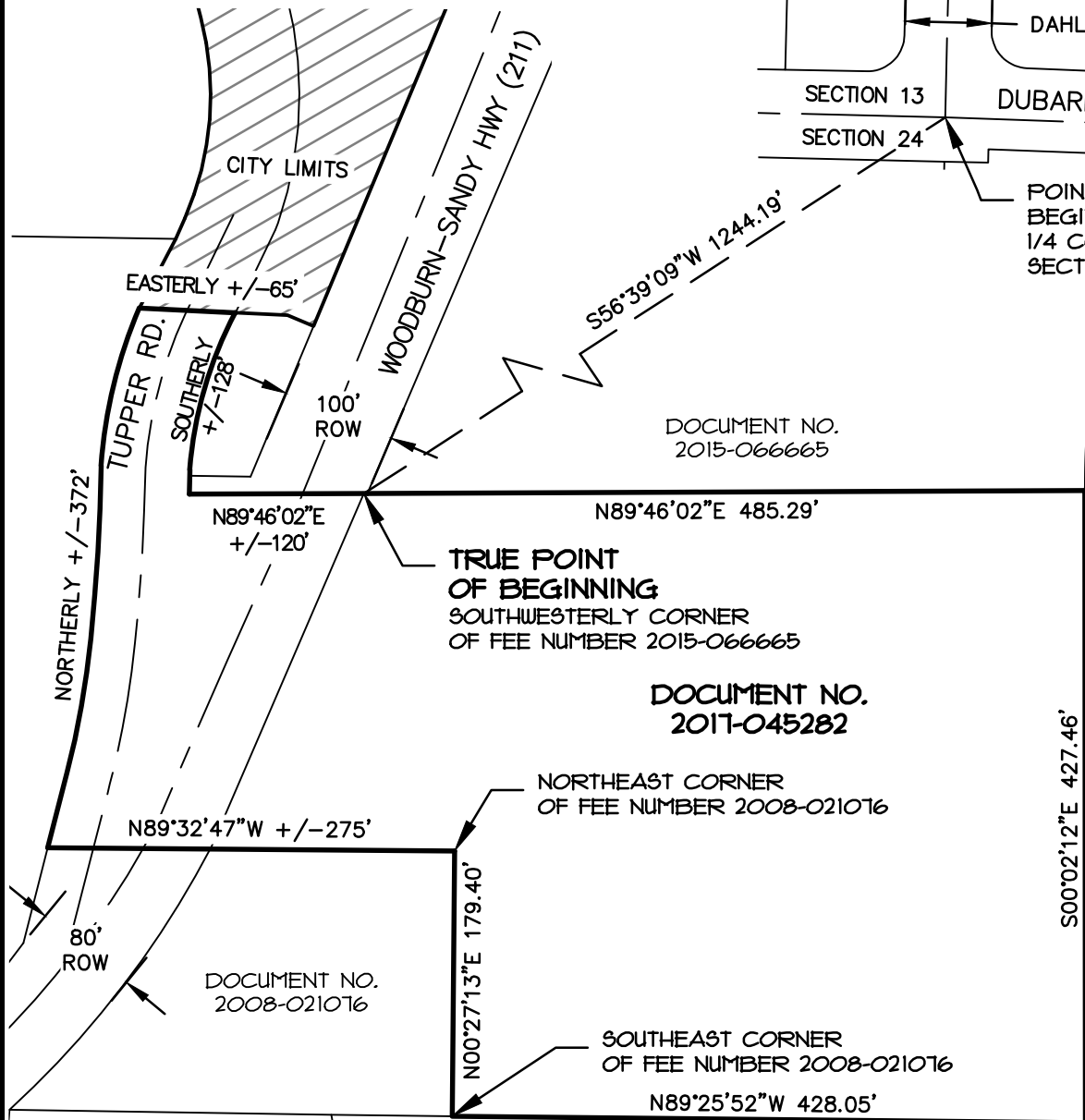
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, W.M., CLACKAMAS COUNTY, OREGON



SCALE : 1" = 120'



POINT OF BEGINNING
1/4 CORNER
SECTION 13 AND 24



DOCUMENT NO.
2015-066665

**TRUE POINT
OF BEGINNING**
SOUTHWESTERLY CORNER
OF FEE NUMBER 2015-066665

SOUTHEAST CORNER
OF FEE NUMBER
2015-066665

DOCUMENT NO.
2017-045282

NORTHEAST CORNER
OF FEE NUMBER 2008-021076

DOCUMENT NO.
2008-021076

SOUTHEAST CORNER
OF FEE NUMBER 2008-021076

N89°25'52"W 428.05'

DOCUMENT NO.
2016-055135

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWS 07/01/21

All County
Surveyors & Planners, Inc.

Surveying, Planning
and Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730
Subject to General Conditions 2006 ©

20-108 - Kris Iskander - Sketch.dwg
DATE OF PLOT: 6/4/20

OAOR -38730 SE HIGHWAY 211

EXHIBIT D



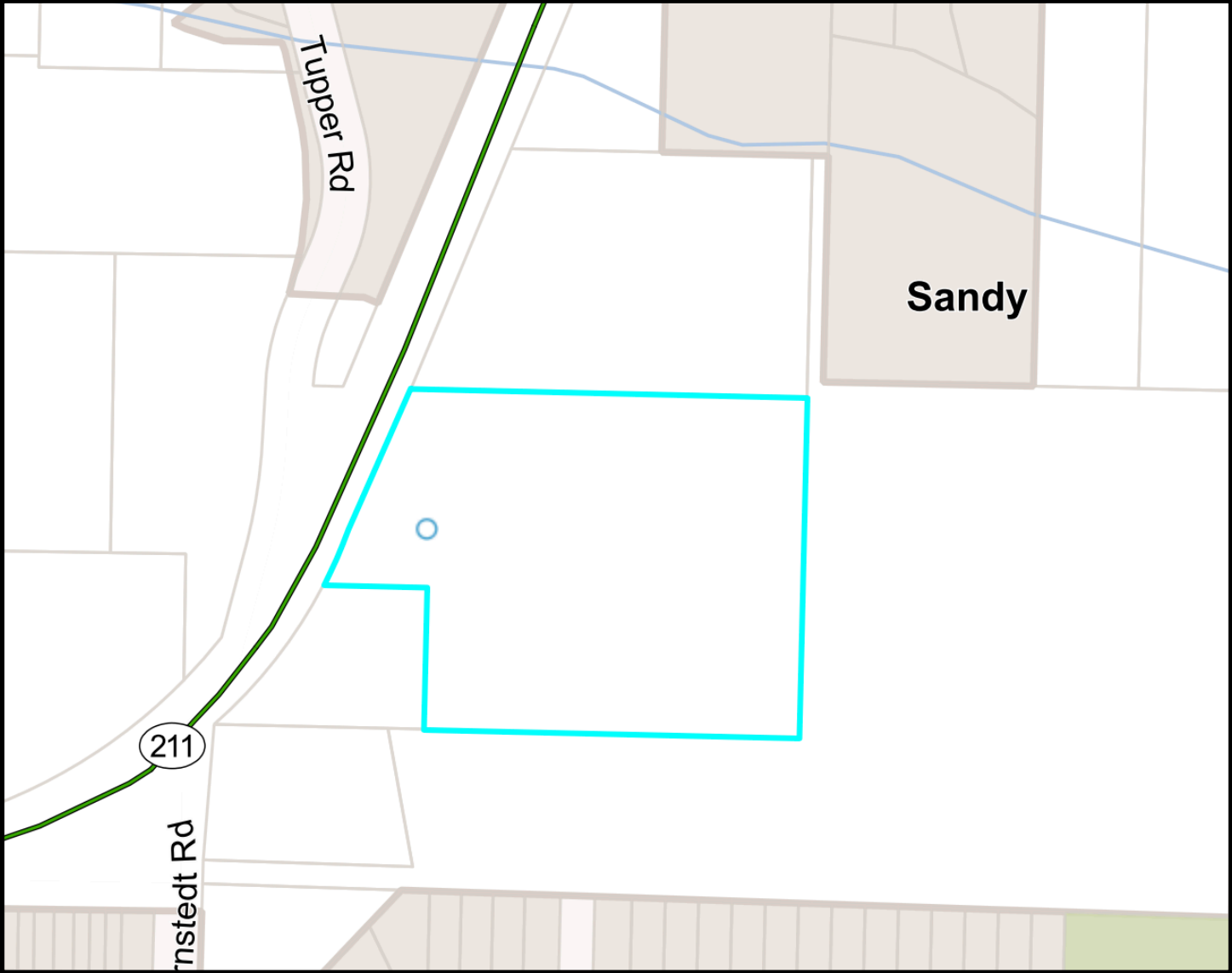
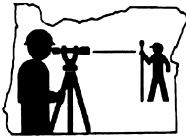


EXHIBIT E



All County Surveyors
& Planners, Inc.

PO Box 955 • Sandy, Oregon 97055 • Phone: 503-668-3151 • Fax: 503-668-4730

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, W.M., CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER OF SECTION 13 AND 24; THENCE SOUTH 56°39'09" WEST, A DISTANCE OF 1,244.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HWY 211 (100' RIGHT-OF-WAY WIDTH), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF FEE NUMBER 2015-066665 AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°46'02" EAST, ALONG THE SOUTHERLY LINE OF THE SAID FEE NUMBER 2015-066665, A DISTANCE OF 485.29 FEET TO THE SOUTHEAST CORNER OF THE SAID FEE NUMBER 2015-066665, SAID POINT ALSO FALLS ON THE WESTERLY LINE OF FEE NUMBER 2016-055135; THENCE SOUTH 00°02'12" EAST, ALONG THE WESTERLY LINE OF THE SAID FEE NUMBER 2016-055135, A DISTANCE OF 427.46 FEET TO AN ANGLE POINT ON THE SAID FEE NUMBER 2016-055135; THENCE ALONG THE MOST NORTHERLY SOUTHERLY LINE OF THE SAID FEE NUMBER 2016-055135 NORTH 89°25'52" WEST A DISTANCE OF 428.05 FEET TO THE SOUTHEAST CORNER OF FEE NUMBER 2008-021076; THENCE ALONG THE EAST LINE OF THE SAID FEE NUMBER 2008-021076, NORTH 00°27'13" EAST, A DISTANCE OF 179.40 FEET TO THE NORTHEAST CORNER OF THE SAID FEE NUMBER 2008-021076; THENCE NORTH 89°32'47" WEST, ALONG THE NORTHERLY LINE OF THE SAID FEE NUMBER 2008-021076 AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 275 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF TUPPER ROAD (60' RIGHT-OF-WAY WIDTH); THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE SAID TUPPER ROAD, A DISTANCE OF 372 FEET, MORE OR LESS, TO THE EXISTING CITY OF SANDY CITY LIMITS LINE; THENCE EASTERLY, ALONG THE SAID EXISTING CITY OF SANDY CITY LIMITS LINE, A DISTANCE OF 65 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID TUPPER ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE SAID TUPPER ROAD, A DISTANCE OF 128 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF THE SAID FEE NUMBER 2015-066665; THENCE NORTH 89°46'02" EAST, ALONG THE SAID WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE SAID FEE NUMBER 2015-066665, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING AN AREA OF 249,450 SQUARE FEET MORE OR LESS.



RENEWS 07/01/21

Affiliated: Professional Land Surveys of Oregon • American Congress of Surveying and Mapping

C:\Users\daleh\Desktop\PROJECTS\20-108 - Annexation\20-108-Exhibit A.docx



EXHIBIT F

Marisol Martinez <mmartinez@ci.sandy.or.us>

Fwd: File 20-025 ANN: Oregon Ariyamagga Okasati Refuge Annexation

Shelley Denison <sdenison@ci.sandy.or.us>
To: Marisol Martinez <mmartinez@ci.sandy.or.us>

Tue, Sep 15, 2020, 10:05 AM

Hey Marisol,

could you add this to 20-025? Thanks!

----- Forwarded message -----

From: **Gary Boyles** <fmboyles.sandyfire@gmail.com>
Date: Tue, Sep 15, 2020 at 6:27 AM
Subject: File 20-025 ANN: Oregon Ariyamagga Okasati Refuge Annexation
To: <sdenison@ci.sandy.or.us>

Good morning Shelley,

I have no objection to OAOR's request to annex their property into the City of Sandy. My only comment for the record is that any future OAOR development will require the installation of an approved public fire hydrant supplying the required fire flow.

Sincerely,
Gary Boyles
Fire Marshal
Sandy Fire District No. 72
PO Box 518
17460 SE Bruns Ave.
Sandy, Oregon 97055

Business line: 503-668-8093
Cell number: 503-891-7042

CONFIDENTIALITY NOTICE- This email, and any attachments may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. It is intended only for the use of the person(s) names above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact me by reply email and delete the message and any attachments from your system.

--

Shelley Denison
Associate Planner

City of Sandy
Development Services Department
39250 Pioneer Blvd
Sandy, OR 97055
503-783-2587
sdenison@ci.sandy.or.us

EXHIBIT G

Please consider the following with regard to annexation request 20-025-ANN.

- 1) There appears to be an addition to the subject property plot in order to satisfy requirement 17.20.20 and 1573c regarding contiguous on the north end of the property. The annexation survey does not match the attached parcel survey from the county planning document (ZPAC0012-20.pdf) Page 4 or the highlighted parcel on the Annexation Narrative Request (Cover Page, Page 1, Page 2.) I would like to understand the criteria in which this additional parcel can be used in order to satisfy the above requirements.
- 2) Current Use:
 - a. The subject parcel current use is inconsistent with the application. Please reference county planning doc. ZPAC0012-20.pdf page 7. The subject property is not limited to only residential use currently. OAOR is a non-profit organization operating from the property with current use listed on OAOR.org as *“OAOR is a place where everyone regardless of background or culture can come together to share, learn, and practice the Middle Way and the Noble Eightfold Path.”* Current use per Clackamas county planning document: *“There are no regularly scheduled activities that occur on the property. On weekends it is common for a few but no more than 20 people to visit the site. During Buddhist ceremonial days which occur about four times a year, up to 200 people may also visit the property for part of a day. In addition, the monks may offer meditation sessions attended by up to 20 people once or twice a month.”* In addition to the documented uses, I can personally attest the site is visited by volunteers and guests on a daily basis. Certain volunteers are at the location 5 days a week on average. OAOR is an organization open to the public, they have a website OAOR.org that lists the parcel address of the location for the organization. There is currently a land use application pending with Clackamas county, reference violation V0054417, and application ZPAC0012-20
- 3) Future / Planned Use:
 - a. Planned use is inconsistent with what is listed on the Supplemental Land Use Application, Page 4 *“No Development is Proposed at this time”* with what has been submitted by OAOR to the county per planning doc ZPAC0012-20 page 7 which lists *“Future Plans: In the next five to 10 years, depending on funding, the organization hopes to construct a meditation / ceremonial hall to accommodate 100 people and facilities to support 10-20 overnight visitors to the property.”* As the above describes, OAOR is an organization, with plans to build a facility open to the public.
- 4) Additional Considerations
 - a. Traffic Safety Hazards: The subject parcel is accessed directly off of Clackamas county-maintained Hwy 211 with a basic residential driveway located between the intersections of 211/Dubarko and 211/Bornstedt. The 211/Dubarko intersection which has a high volume of traffic accidents. Traffic stopping in the

middle of Hwy 211 to cross a double yellow line to access OAOR from Sandy is a major hazard as motorists don't expect vehicles to come to a complete stop in the middle of the highway in a 45mph zone. This is an issue we face first hand on our own neighboring property and is magnified with the volume of traffic for OAOR and the residential driveway used as access. With events of 200 plus attendees, this is a major hazard as people arrive and depart to and from the location and so close to an already very dangerous intersection. As Hwy 211 is county maintained, I'd like to understand the City of Sandy's plans to implement appropriate road improvements to address the above hazards of such a facility that annexation allows this parcel to become.

- b. Neighbor Safety: During OAOR events, I have experienced multiple OAOR visitors incorrectly navigating to my residence and causing a hazard to my family as visitors drive up my driveway, blocking access to / from my home. I have experienced OAOR visitors sitting in cars in my driveway, often distracted and navigating by phone, and have had to physically block my driveway on OAOR event days on many occasions. Being open to "everyone" allows anyone, whatever intentions, to visit the property. There are no operating hours or guidelines posted on the OAOR site, little with regard to security, or property access controls. Annexing OAOR to the city allows OAOR to split the parcel many times over removing the protections to neighbors that the RRF5 zoning maintains and neighbors rely on.

Thank you for reviewing and considering the above.

-Stephen Chellis (Neighboring Parcel Owner)



PRE – APPLICATION CONFERENCE

To: Aaron Dennis, Richard Carlson, Sandy Fire District #72, Wendi Coryell, Traffic Engineering

From: Clay Glasgow, Planning & Zoning, 503-742-4520, clayg@clackamas.us

Date: January 30, 2020

RE: Pre-Application Conference – Conditional Use

Conference Date/ Time/ Place:

February 25, 2020 at 9:00 am, in DSB RM 209,
150 Beaver Creek Rd, Oregon City, OR 97045, (503)742-4520

Applicant(s): Tracy Brown, for Oregon Ariyamagga Okasati Refuge

Site Address: 38730 SE Highway 211

Tax Map T 2S, R 4E, Sec 24BA, Tax Lot(s) 01100

Location: east side of Highway 211, just north of SE Bornstedt Road

Project: place of worship, e.g. place for monks to reside and interact with the lay community

Zone(s): RRFF-5, Rural Residential Farm Forest

Comp Plan: Rural

UGB: inside **Total Land Area:** approximately 5.11-acres

Staff Request:

Please review proposal, and submit comments prior to the pre-app., if you can't attend. Thank you.



CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
 PLANNING AND ZONING DIVISION
 150 Beaver Creek Rd, Oregon City, OR 97045
 Phone: (503) 742-4500, FAX: 503-742-4550

Pre-App Conference ZPAC0012-20 2/25/20
 38730 SE Highway 211

Name	Agency / Dept	Phone	E-mail
Clay Glasgow	Clackamas Co. DTD, Planning & Zoning Division (Conditional Use)	503-742-4520	clayg@clackamas.us
WENDI CORYELL	DTD Street Light SD	503-742-4657	wendic@clackamas.us
Kenneth Kent	Clackamas County Engineering	503-742-4673	KenKen@clackamas.us
Sallie Odenthal	O A O R	9714078591	infinitehealing@comcast.net
Kris Iskanda	O A O R	360-339-7477	drgator@hotmail.com
Phra Sam	O A O R		
Phravutticha ChooKaew	O A O R	206-518-7089	WoodyTheMonk@me.com

804 PLACES OF WORSHIP

804.01 STANDARDS

Places of worship shall comply with the following standards:

- A. Maximum Lot Coverage: The maximum lot coverage is 50 percent.
- B. Maximum Building Height: The maximum building height is 50 feet.
- C. Minimum Rear Setback: The minimum rear setback is 20 feet plus five feet for each story in excess of two.
- D. Minimum Side Setback: The minimum side setback is 20 feet plus five feet for each story in excess of two.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-268, 10/2/18]

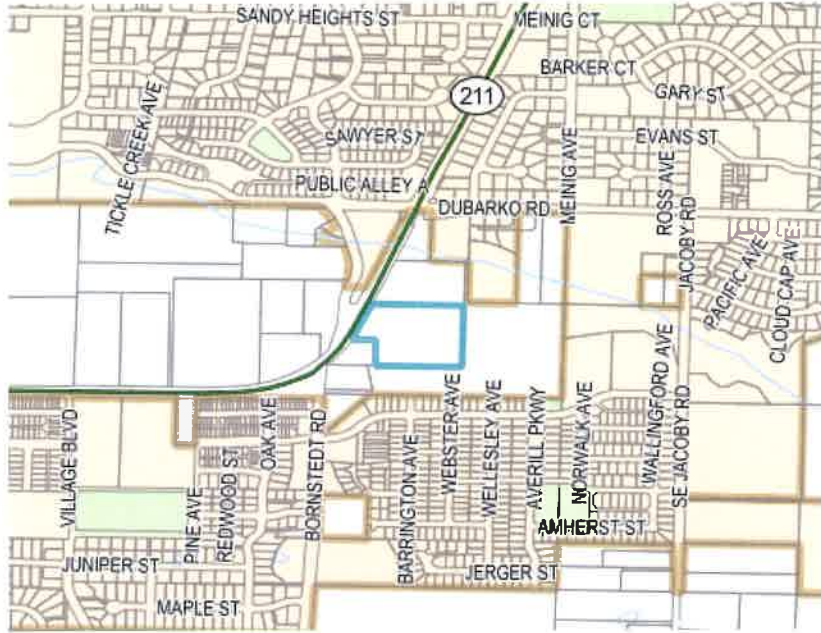


Geographic Information Systems
 168 Warner-Milne Rd
 Oregon City, OR 97045

Property Report

**OREGON ARIYAMAGGA OKASATI REFUGE
 PO BOX 1748
 SANDY, OR 97055**

Location Map:



Site Address: **38730 SE HWY 211**
 Taxlot **24E24BA01100**
 Land Value: **187144**
 Building Value: **19780**
 Total Value: **206924**
 Acreage: **5.11**
 Year Built:
 Sale Date: **06/30/2017**
 Sale Amount: **320000**
 Sale Type: **S**

Land Class:

401

Building Class:

Neighborhood:

Boring to Sandy all other

Taxcode Districts: **046004**

Site

UGB: **SANDY**

Flood Zone: **Not Available**

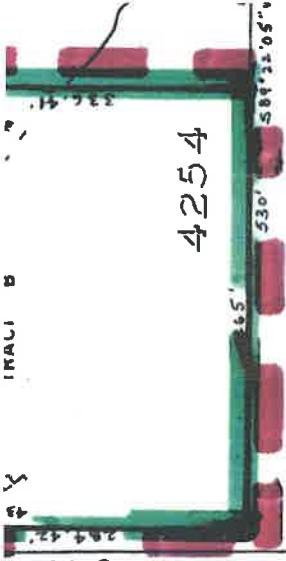
Zoning Designation(s):

Zone Overlays: Acreage:

RRFF5 N/A 5.11

Fire **Sandy Fire Dist #72**
 Park **N/A**
 School **Oregon Trail**
 Sewer **N/A**
 Water **N/A**
 Cable **Wave Broadband (Sandy)**
 CPO **Sandy**
 Garb/Recyc **Waste Management of Oregon**
 City/County **Clackamas Co.**

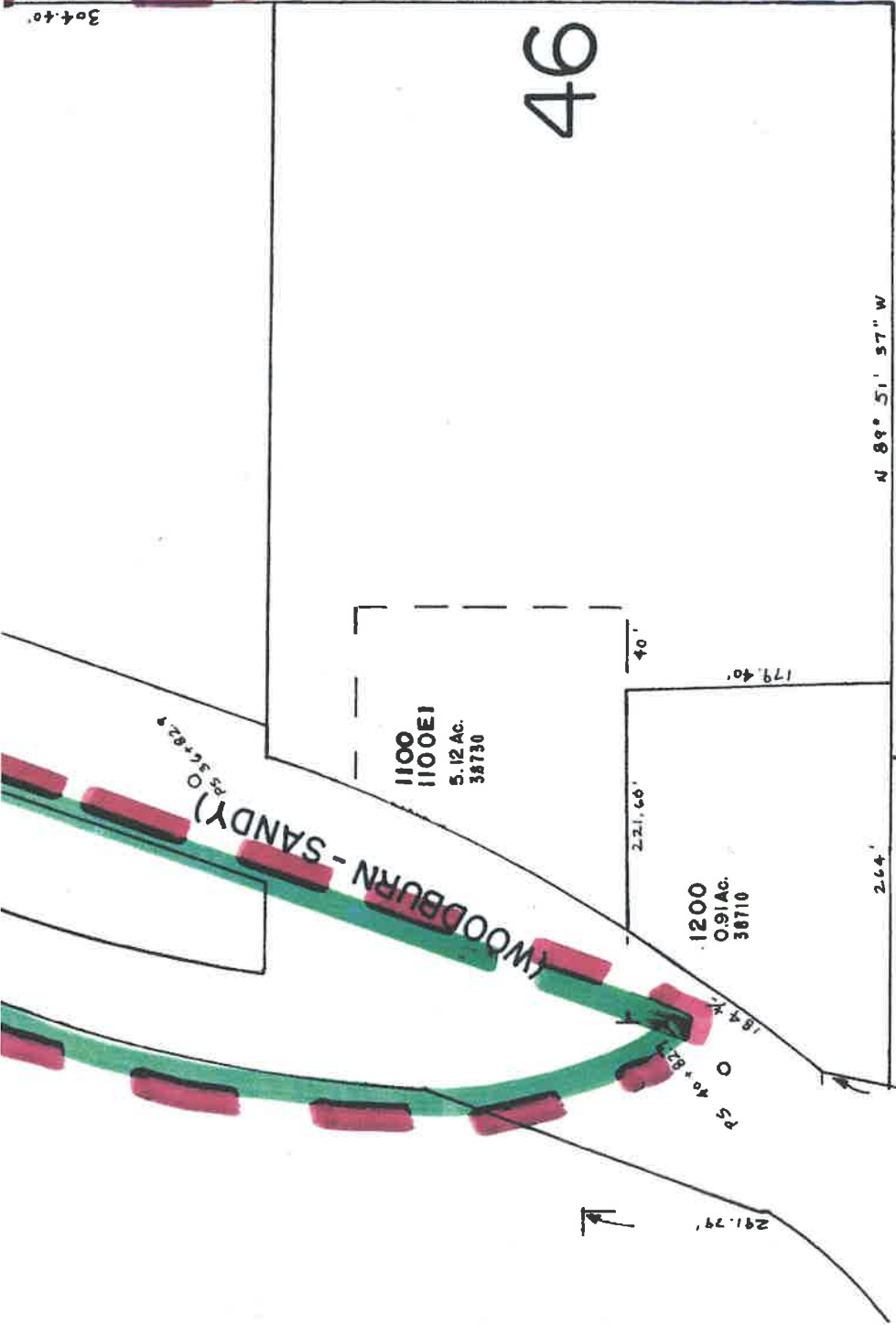
This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to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



900
11.00 AC.
19000

46-04

P 5 633



1300
1.00 AC.
18090

1200
0.91 AC.
38710

1100
11000E
5.12 AC.
38730

211





ZPAC0012-20

500 PD 1-29-2020 4

Pre-Application Conference Request Form

The following information is required for a pre-application conference.

PLEASE PRINT

DATE RECEIVED: 1-29-2020

(Check appropriate land use application type.)

Zone Change Partition/Subdivision

Design Review Conditional Use Home Occupation Exception

Contact Information: Owner Architect Engineer Other

Contact/Applicant's Name: Tracy Brown

Mailing Address: 17075 Fir Drive City/State/Zip: Sandy, OR 97055

E-Mail: tbrownplan@gmail.com Phone: (503) 781-0453

Contact Information: Owner Architect Engineer Other

Contact's/Applicant's Name: Phrawoody (Oregon Ariyamagga Okasati Refuge (info@oaoor.org))

Mailing Address: P.O. Box 1748 City/State/Zip: Sandy, OR 97055

E-Mail: woodythemonk@gmail.com Phone: 562-980-6179

Property Information

Property Address: 38730 Highway 211, Sandy, OR 97055

Legal Description: T 2 S, R 4 E W/Q, Section 24BA Tax Lot(s) 1100
(For property legal description, contact Planning & Zoning at 503-742-4500)

Project Description: Conditional Use Permit to allow a "place of worship" for the Oregon Ariyamagga Okasati Refuge community in compliance with the requirements of Clackamas Code Section 804.

Current Zoning: RRFF-5 Existing Bldg. Square Footage: _____

Building Valuation: \$19,780.00 Proposed New Square Footage: _____

Partitions/Subdivisions Number of Lots: _____ Measure 49: _____

Multifamily Development:

Studio (# Units): _____ Square Feet

One Bedroom (# Units): _____ Square Feet

Two Bedroom (# Units): _____ Square Feet

Three Bedroom (# Units): _____ Square Feet

**PRE-APPLICATION CONFERENCE REQUEST
OREGON ARIYAMAGGA OKASATI REFUGE
38730 Highway 211, Sandy, OR 97055**

Request: The applicant is requesting a pre-application conference prior to filing a Conditional Use Permit request to use the subject property as a place of worship for the Oregon Ariyamagga Okasati Refuge community.

Background: The subject property is zoned Rural Residential Farm Forest 5-Acre (RRFF-5) in Clackamas County and a "Place of Worship" is listed as a Conditional Use in this zone.

As identified by the Treasurer of the organization, the group is a Buddhist religious organization with tax exempt status and the property is intended to be a hermitage where Buddhist monks reside and interact with the lay community. A manufactured home and a small house connected to city water and sewer facilities are currently located on the property. At this time five monks and a lay supporter reside on the property.

Current Activities: There are no regularly scheduled activities that occur on the property. On weekends it is common for a few but no more than 20 people to visit the site. During Buddhist ceremonial days which occur about four times a year, up to 200 people may also visit the property for part of a day. In addition, the monks may offer meditation sessions attended by up to 20 people once or twice a month.

Future Plans: In the next five to 10 years, depending on funding, the organization hopes to construct a meditation/ceremonial hall to accommodate 100 people and facilities to support 10-20 overnight visitors on the property.

Questions: The applicant requests information regarding the following questions:

1. Since funding is uncertain regarding construction of the meditation/ceremonial hall, if the Conditional Use Permit is approved without this facility, could the Conditional Use Permit be modified to include it at a later date?
2. What are the process steps involved in this request?
3. What are the submittal requirements and what information is necessary?
4. What are the review criteria for this request?
5. What are the application fees?
6. If submitted and deemed complete, will this request receive staff support?



CONDITIONAL USE - PRE-APPLICATION INFORMATION SHEET

File Number: ZPAC0012-20

Conference Date: February 25, 2020

Time: 9:00am **Rm:** 209

CUP Planner: Clay Glasgow

Phone No.: 503-742-4520

E-mail: clayg@clackamas.us

Applicant(s): Tracy Brown (for Oregon Ariyamagga Okasati Refuge)

Phone No.: 503-781-0543

Applicant(s) E-mail Address: tbbrown@gmail.com

Site Address: 38730 SE Highway 211

Legal Description: T2S, R4E, Section 24BA, Tax Lot 01100

Zone(s): RRFF-5, Rural Residential Farm Forest, 5-acre

UGB: inside **Total Land Area:** approximately 5.11-acres

Description of Proposed Use: request to allow "place of worship" for the Oregon Ariyamagga Okasati Refuge community. Intended to be a hermitage where Buddhist monks reside and interact with the lay community. Phased development.

Type of Application(s) Required / Filing Fee / Application Process:

Conditional Use Permit (\$3,945) Requires Public Hearing

Other(s) _____

**Note: Fees may change between your pre-application conference and application submittal.*

Previous Land Use Actions:

Past Approvals: (History Files, Accela, Rolodex, Fiche, Permits Plus, App. Extender, Old Building Records, Replacement Dwelling Agreements, Tax Assessors, Old Aerial Photos, etc.):

Background Research, Review of Resource Inventories, etc.

River Resources:

Flood Hazard Development: No Section 703, No

RSCA (Rural, Outside Metro Areas): Section 704 / Design Plan: No, not subject

Stream Size: S M L / Minimum Setback -

Willamette River Greenway (WRG): Section 705, No

Habitat Conservation Area District (HCAD) (Urban): Section 706, No

Water Quality Res. Area Dist. (WQRAD) (Service Dist. #1, SWMAC): Section 709, No

Wetland Inventories:

National Wetland Inventory, No;

Other Inventories and Requirements:

Legal Lot of Record	YES
Private Use Airport & Safety Overlay Zone, Section 712,	NO
Public Use Airport & Safety Overlay Zone, Section 713,	NO
Historic Landmark/Barlow Trail	Section 707, NO
Water Purveyor Letter	NO
Erosion Control Area/Tualatin Basin	NO
Geologic Hazards Map	NO
Slopes	Greater than 20% 35% NO
Big Game W.R.	NO
Urban Reserve Area	NO
Inside City UGB (UGMA)	NO
Soils Types – High Value	NO
Sensitive Groundwater Area, Section 1006.	NO
Landslide Deposits	NO

Comprehensive Plan Design Areas:

Government Camp./Mt. Hood	NO
Sunnyside Village	NO
Sunnyside Corridor	NO
McLoughlin Corridor	NO
CRC	NO
Kruse Way	NO
Clackamas Ind. Area/North Bank	NO

REQUIRED CRITERIA to be addressed from the Zoning and Development Ordinance:

- Conditional Use Criteria: 1203.03(A-F)
- Zone that the site is located in: 401 – EFU
- Section 800 Standards:

1000 Series:

- 1002 Protection of Natural Features:
- 1003 Hazards to Safety:
- 1004 Historic Protection:
- 1005 Sustainable Site and Building Design: All

1006 Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency: 1006.03; 1006.06; 1006.08

1007 Roads and Connectivity: 1007.03; 1007.04; 1007.06; 1007.09

1008 Storm Drainage: 1008.02

1009 Landscaping: Table 1009-1; 1009.03; 1009.04; 1009.05; 1009.11

1010 Signs:

1011 Open Space and Parks:

1015 Parking and Loading: Table 1015-2; 1015.04; 1015.05; Table 1015-4

1021 Refuse and Recycling Standards: 1021.05

Other:

Comprehensive Plan Policies: Chapter 4, Ag; Chapter 5, Roadways are located at: Clackamas County webpage: www.clackamas.us. Click on Depts. A-Z. Click on "Planning". Find: Comprehensive Plan,

Other Requirements:

Traffic Study Required:

Design Review:

Service Providers and CPO:

Water District: Clackamas River Water

Sewer District:

Storm Drainage / Section 1008: Engineering Division

Fire District: CC RFPD#1

CPO Contact: Beavercreek

Hamlet/Village:

Transportation and Park System Development Charges; Contact Lori Phillips, Development Agency, 503-742-4331, loriphi@co.clackamas.or.us

Submittal Requirements.

Other Comments:

Clackamas County webpage: www.clackamas.us. Click on Depts A-Z. Click on "Planning". Find: C-Map, Forms, ZDO, Comprehensive Plan, and other important information.

DEVELOPMENT REVIEW STAFF

CLACKAMAS COUNTY		
------------------	--	--

EXHIBIT H

RECEIVED

SEP 21 2020

CITY OF SANDY

COMMENT SHEET for File No. 20-025 ANN:

As a property owner located within 500 feet of this property, I strongly support the annexation of this property into the City of Sandy and welcome the monks of the OAOR into our community.

David C. Snider
Your Name
503-475-8430
Phone Number
38808 Cascadia Village Drive
Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.26 Zoning District Amendments; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.78 Annexation