

ORDINANCE NO. 2061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ANNEXING MULTIPLE TRACTS OF LAND INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE AND WITHDRAWING THE TRACTS FROM SERVICE DISTRICTS AS DESCRIBED BELOW. (FILE #A-13-02).

WITHDRAWAL OF THE FOLLOWING TRACTS OF LAND IDENTIFIED BELOW BY TAX MAP ID NUMBER AND STREET ADDRESS FROM THE TERRITORY OF CLACKAMAS COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT AND CLACKAMAS COUNTY SERVICE DISTRICT NO. 5 FOR STREET LIGHTS:

1. 12E30DA04500 9604 SE Stanley Ave
2. 12E30DA04600 9616 SE Stanley Ave
3. 12E30DA04700 5803 SE Hazel PI
4. 12E30DA04900 5811 SE Hazel PI
5. 12E30DB00800 9615 SE Stanley Ave
6. 12E30DB00900 9623 SE Stanley Ave

WHEREAS, the territory proposed for annexation is contiguous to the City's boundary and is within the City's urban growth management area; and

WHEREAS, the requirements of the Oregon Revised Statutes for initiation of the annexation were met by providing written consent from a majority of electors and all owners of land in the territory proposed for annexation; and

WHEREAS, the territory proposed for annexation lies within the territory of Clackamas County Service District No. 5 for Street Lights and Clackamas County Service District for Enhanced Law Enforcement; and

WHEREAS, the annexation and withdrawals are not contested by any necessary party; and

WHEREAS, the annexation will promote the timely, orderly, and economic provision of public facilities and services; and

WHEREAS, Table 19.1104.1.E of the Milwaukie Municipal Code provides for the automatic application of City zoning and Comprehensive Plan land use designations; and

WHEREAS, the City conducted a public meeting and mailed notice of the public meeting as required by law; and

WHEREAS, the City prepared and made available an annexation report that addressed all applicable criteria, and, upon consideration of such report, the City Council favors annexation of the tracts of land and withdrawal from all applicable districts based on findings and conclusions attached hereto as Exhibit A.

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The Findings in Support of Approval and attached as Exhibit A are hereby adopted.

Section 2. Property Descriptions. The tracts of land described and depicted in Exhibit B are hereby annexed to the City of Milwaukie.

Section 3. Withdrawal from Service Districts. The tracts of land annexed by this ordinance and described in Section 2 are hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement and Clackamas County Service District No. 5 for Street Lights.

Section 4. Zoning and Land Use Designations. The tracts of land annexed by this ordinance and described in Section 2 are hereby assigned the following Municipal Code zoning and Comprehensive Plan land use designations.

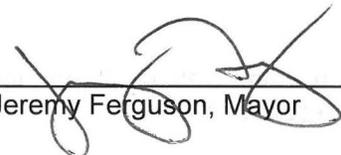
	Tax Map ID	Address	Zoning	Land Use
1.	12E30DA04500	9604 SE Stanley Ave	R-10	Low Density
2.	12E30DA04600	9616 SE Stanley Ave	R-10	Low Density
3.	12E30DA04700	5803 SE Hazel Pl	R-10	Low Density
4.	12E30DA04900	5811 SE Hazel Pl	R-10	Low Density
5.	12E30DB00800	9615 SE Stanley Ave	R-10	Low Density
6.	12E30DB00900	9623 SE Stanley Ave	R-10	Low Density

Section 5. Effective Date of Annexation. The City shall immediately file a copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.030 and ORS 222.005 and 222.177. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Read the first time on 3/5/13, and moved to second reading by 5-0 vote of the City Council.

Read the second time and adopted by the City Council on 3/5/13

Signed by the Mayor on 3/5/13



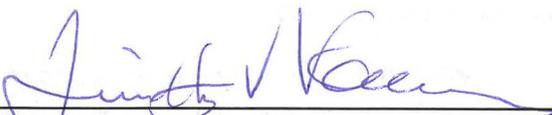
Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC



Pat DuVal, City Recorder



City Attorney

Exhibit A

FINDINGS IN SUPPORT OF APPROVAL

Based on the expedited annexation staff report for 9604, 9615, 9616 & 9623 SE Stanley Ave and 5803 & 5811 SE Hazel Pl (the "Annexation Properties"), the Milwaukie City Council finds:

1. The Annexation Properties consist of six tax lots comprising 0.98 acres (Tax Map 1S2E30DA Lots 04500, 4600, 4700 and 4900 and Tax Map 1S2E30DB Lots 00800 and 0900). The tax lots are contiguous to the existing city limits on Stanley Ave and Hazel Pl. The Annexation Properties are also within the City's urban growth management area (UGMA).

Tax Lots 4500, 4900, 0800 and 0900 are developed with single-family homes. Tax Lot 4700 is vacant. Tax Lot 4600 is developed with a commercial building. The surrounding area consists primarily of single-family dwellings.
2. The property owners seek annexation to the City to access City services, namely sewer service. The owner does not wish to connect to the sewer at this time, but does wish to participate in the City's Reimbursement Fee and System Development Charge Financing Program, which expires March 15, 2013.
3. The annexation petition was initiated by Consent of All Owners of Land on January 31, 2013. It meets the requirements for initiation set forth in ORS 222.125, Metro Code Section 3.09.040, and Milwaukie Municipal Code (MMC) Subsection 19.1102.2.A.1.
4. The annexation petition was processed and public notice was provided in accordance with ORS Section 222.125, Metro Code Section 3.09.045, and MMC Section 19.1104.
5. The annexation petition is being processed as an expedited annexation at the request of the property owner. It meets the expedited annexation procedural requirements set forth in MMC Section 19.1104.
6. The expedited annexation process provides for automatic application of City land use and zoning designations to the Annexation Properties based on their existing land use and zoning designation in the County, which are Low Density Residential and Residential R10 respectively. Pursuant to MMC Table 19.1104.1.E, the automatic City Comprehensive Plan land use designation for the Annexation Properties is Low Density Residential, and the automatic zoning designations are Residential zone R-10.
7. The applicable City approval criteria for expedited annexations are contained in MMC 19.1102.3. They are listed below with findings in italics.
 - A. The subject site must be located within the City's urban growth management area (UGMA);

The Annexation Properties are within the City's UGMA.
 - B. The subject site must be contiguous to the existing city limits;

The Annexation Properties are contiguous to the existing city limits along Stanley Ave and Hazel Pl.

- C. The requirements of Oregon Revised Statutes for initiation of the annexation process must be met;

The Clackamas County Assessment and Tax Department and Clackamas County Elections Department have verified that that the annexation petition meets the Oregon Revised Statutes requirements for initiation pursuant to the "Consent of All Owners of Land" initiation method, which requires consent by all property owners and a majority of the electors residing at the Annexation Property.

- D. The proposal must be consistent with Milwaukie Comprehensive Plan Policies;

Chapter 6 of the Comprehensive Plan contains the City's annexation policies. Applicable annexation policies include: (1) delivery of City services to annexing areas where the City has adequate services and (2) requiring annexation in order to receive a City service. City sewer service is available to the Annexation Properties in Stanley Ave and Hazel Pl. As proposed, the annexation is consistent with Milwaukie Comprehensive Plan policies.

- E. The proposal must comply with the criteria of Metro code Sections 3.09.050(d) and, if applicable, (e).

The annexation proposal is consistent with applicable Metro Code sections for expedited annexations as detailed in Finding 8.

8. Prior to approving an expedited annexation, the City must apply the provisions contained in Section 3.09.045.D of the Metro Code. They are listed below with findings in italics.

- A. Find that the change is consistent with expressly applicable provisions in:

- (1) Any applicable urban service agreement adopted pursuant to ORS 195.205;

There are no applicable urban service agreements adopted pursuant to ORS 195 in the area of the proposed annexation. The City, however, has an UGMA agreement with Clackamas County that states that the City will take the lead in providing urban services in the area of the proposed annexation. Pursuant to this agreement, the City completed construction of a public sewer system in this area in 2010. The proposed annexation is in keeping with the City's policy of requiring properties to annex to the City in order to connect to City services such as the new sewer line.

- (2) Any applicable annexation plan adopted pursuant to ORS 195.205;

There are no applicable annexation plans adopted pursuant to ORS 195 in the area of the proposed annexation.

- (3) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;

There are no applicable cooperative planning agreements adopted pursuant to ORS 195 in the area of the proposed annexation.

- (4) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Clackamas County completed a North Clackamas Urban Area Public Facilities Plan in 1989 in compliance with Goal 11 of the Land Conservation and Development Commission (LCDC) for coordination of adequate public facilities and services. The City subsequently adopted this plan as an ancillary Comprehensive Plan document. The plan contains four elements:

- Sanitary Sewerage Services*
- Storm Drainage*
- Transportation Element*
- Water Systems*

The proposed annexation is consistent with the four elements of this plan as follows:

Sewer: The City is the identified sewer service provider in the area of the proposed annexation and recently completed construction of a public sewer system that can adequately serve the Annexation Properties.

Storm: The Annexation Properties are not connected to a public stormwater system. Treatment and management of on-site stormwater will be required when new development occurs.

Transportation: The City will require public street improvements along the frontage of the Annexation Properties when new development occurs.

Water: Clackamas River Water (CRW) is the identified water service provider in this plan. However, the City's more recent UGMA agreement with the County identifies the City as the lead urban service provider in the area of the proposed annexation. The City is in the process of developing a water service master plan for all of the territory within its UGMA and discussing possible service provision changes with CRW. In the meantime, CRW will continue to provide water service to the Annexation Properties.

- (5) Any applicable comprehensive plan.

The proposed annexation is consistent with the Milwaukie Comprehensive Plan, which is more fully described on the previous page. The Clackamas County Comprehensive Plan contains no specific language regarding City annexations. It does, however, contain the City-County UGMA agreement, which identifies the area of the proposed annexation as being within the City's UGMA. The UGMA agreement requires that the City notify the County of proposed annexations, which the City has done. The agreement also calls for City assumption of jurisdiction of local streets that are adjacent to newly annexed areas. The City has already annexed and taken jurisdiction of the Stanley Ave and Hazel PI rights-of-way adjacent to the proposed Annexation Properties.

B. Consider whether the boundary change would:

- (1) Promote the timely, orderly and economic provision of public facilities and services;

The City is the identified urban service provider in the area of the proposed annexation, and the proposed annexation will facilitate the timely, orderly, and economic provision of urban services to the Annexation Properties.

The City has recently expanded City sewer service into this area via Stanley Ave and Hazel PI. The area is currently served by CRW, and the City does not propose to duplicate CRW's water system to serve the Annexation Properties.

- (2) Affect the quality and quantity of urban services; and

The Annexation Properties are composed of six tax lots, five of which are developed and one of which is vacant. Annexation of the properties is not expected to affect the quality or quantity of urban services in this area, given the surrounding level of urban development and the existing level of urban service provision in this area.

- (3) Eliminate or avoid unnecessary duplication of facilities and services.

The Annexation Properties will be served by the Milwaukie Police Department upon annexation. In order to avoid duplication of law enforcement services, the site will be withdrawn from the Clackamas County Service District for Enhanced Law Enforcement.

CRW is the current water service provider in the area of the proposed annexation. Until such time as the existing IGA between the City and CRW is renegotiated, the City does not intend to duplicate CRW's existing water supply system or withdraw private properties being served by CRW from the CRW district. CRW will continue to be the water service provider in this area.

9. The City is authorized by ORS Section 222.120 (5) to withdraw annexed territory from non-City service providers and districts upon annexation of the territory to the City. This allows for more unified and efficient delivery of urban services to newly annexed properties and is in keeping with the City's Comprehensive Plan policies relating to annexation.

Wastewater: The Annexation Properties are within the City's sewer service area and are served by the City's 8-inch sewer line in Stanley Ave and Hazel Pl.

Water: The Annexation Properties are currently served by CRW. Pursuant to the City's IGA with CRW, the sites should not be withdrawn from this district at this time.

Storm: The Annexation Properties are not connected to a public storm water system. Treatment and management of on-site storm water will be required when new development occurs.

Fire: The Annexation Properties are currently served by Clackamas County Fire District No. 1 and will continue to be served by this fire district upon annexation, since the entire City is within this district.

Police: The Annexation Properties are currently served by the Clackamas County Sheriff's Department and are within the Clackamas County Service District for Enhanced Law Enforcement, which provides additional police protection to the area. The City has its own police department, and this department can adequately serve the site. In order to avoid duplication of services, the Annexation Properties should be withdrawn from Clackamas County Service District for Enhanced Law Enforcement upon annexation to the City.

Street Lights: The Annexation Properties are currently within Clackamas County Service District No. 5 for Street Lights (the "District"). As of July 1, 2011, an intergovernmental agreement between the City and the District transfers operational responsibility to the City for the street lights and street light payments in the NESE area, though the properties themselves remain in the District until they annex to the City. The Annexation Properties should be withdrawn from the District upon annexation, as the City provides street lighting for properties within the city as part of its package of city services.

Other Services: Planning, Building, Engineering, Code Enforcement, and other municipal services are available through the City and will be available to the sites upon annexation. The Annexation Properties will continue to receive services and remain within the boundaries of certain regional and county service providers, such as TriMet, North Clackamas School District, Vector Control District, etc.

Exhibit B

**Annexation to the City Of Milwaukie
LEGAL DESCRIPTION**

Milwaukie Annexation File No. A-13-02

Property Address: 9604 SE Stanley Ave, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DA 04500

Legal Description: Parcel 1:

Lot 1, Block 4, Hollywood Park, Clackamas County, State of Oregon.

Property Address: 9616 SE Stanley Ave, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DA 04600

Legal Description: Parcel 2:

The West Half of Lot 10, Block 4, Hollywood Park Addition.

Property Address: 5803 SE Hazel Pl, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DA 04700

Legal Description: Parcel 3:

The East Half of Lot 10, Block 4, Hollywood Park Addition, according to the duly recorded plat thereof on file.

Property Address: 5811 SE Hazel Pl, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DA 04900

Legal Description: Parcel 4:

Lot 8, Block 4, Hollywood Park Addition.

Property Address: 9615 SE Stanley Ave, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DB 00800

Legal Description: Parcel 5:

Part of the Hector Campbell D.L.C. in Section 30 in Township 1, South, Range 2, East of the Willamette Meridian described as: Beginning at a point on the West line of said Campbell D.L.C. 171.25 feet North of the Southeast corner of the George Wills D.L.C. thence North along the West line of said Campbell Claim, which is the East line of the Wills Claim 151.25 feet to a point; thence East 168.00 feet to the most Northerly Northeast corner of that tract of land conveyed to Ira Wayne Mansfield et ux by deed recorded in Book 482, Page 475; which point is also the true point of beginning of the tract herein described; thence south 71.25 feet; thence East 120 feet to the center of Stanley Avenue; thence North in the center of said Stanley Avenue 71.25 feet to the Northeast corner of that tract of land conveyed to Peter S. Jamerson et ux by Deed recorded in Book 402 of Deeds, Page 400; thence West along the North line of the same Jamerson tract 120.00 feet, more or less, to the true point of beginning.

Property Address: 9623 SE Stanley Ave, Milwaukie, OR 97222

Tax Lot Description: 1S2E30DB 00900

Legal Description: Parcel 6:

Being a part of the Hector Campbell D.L.C. in Section 30, T. 1 S., R. 2 E., of the W.M., beginning at a point in the west line of the said Campbell Claim 171.25 feet north of the southeast corner of the George Wills D.L.C.; running thence north along the west line of said Campbell claim, said west line being the east line of said Wills Claim, 60 feet; thence east 288 feet to the center line of the public road running north and south and known as Stanley Avenue; thence south along center line of said road 60 feet to a point east of the point of beginning; thence west 288 feet to the point of beginning, subject to the rights of the public in Stanley Avenue, in the County of Clackamas and State of Oregon.

Excluding Book 482 Page 530, described as follows:

Being a part of the Hector Campbell D.L.C. in Section 30, T.1.S., R.2.E., beginning at a point in the West Line of the said Campbell Claim 171.25 feet North of the Southeast corner of the George Wills D.L.C.; running thence North along the West Line of said Campbell Claim, said West line being the East line of said Wills Claim, 60 feet; thence East 168 feet; thence South 60 feet; thence West 168 feet to the point of beginning.

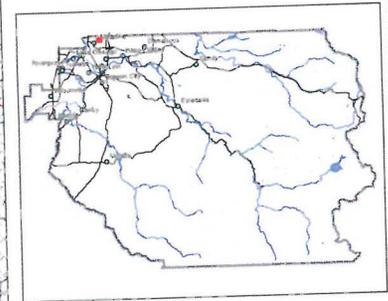
N.E. 1/4 S.E. 1/4 SEC. 30 T.1S. R.2E. W.M.
Clackamas County
1" = 100'

D. L. C.
HECTOR CAMPBELL NO. 41

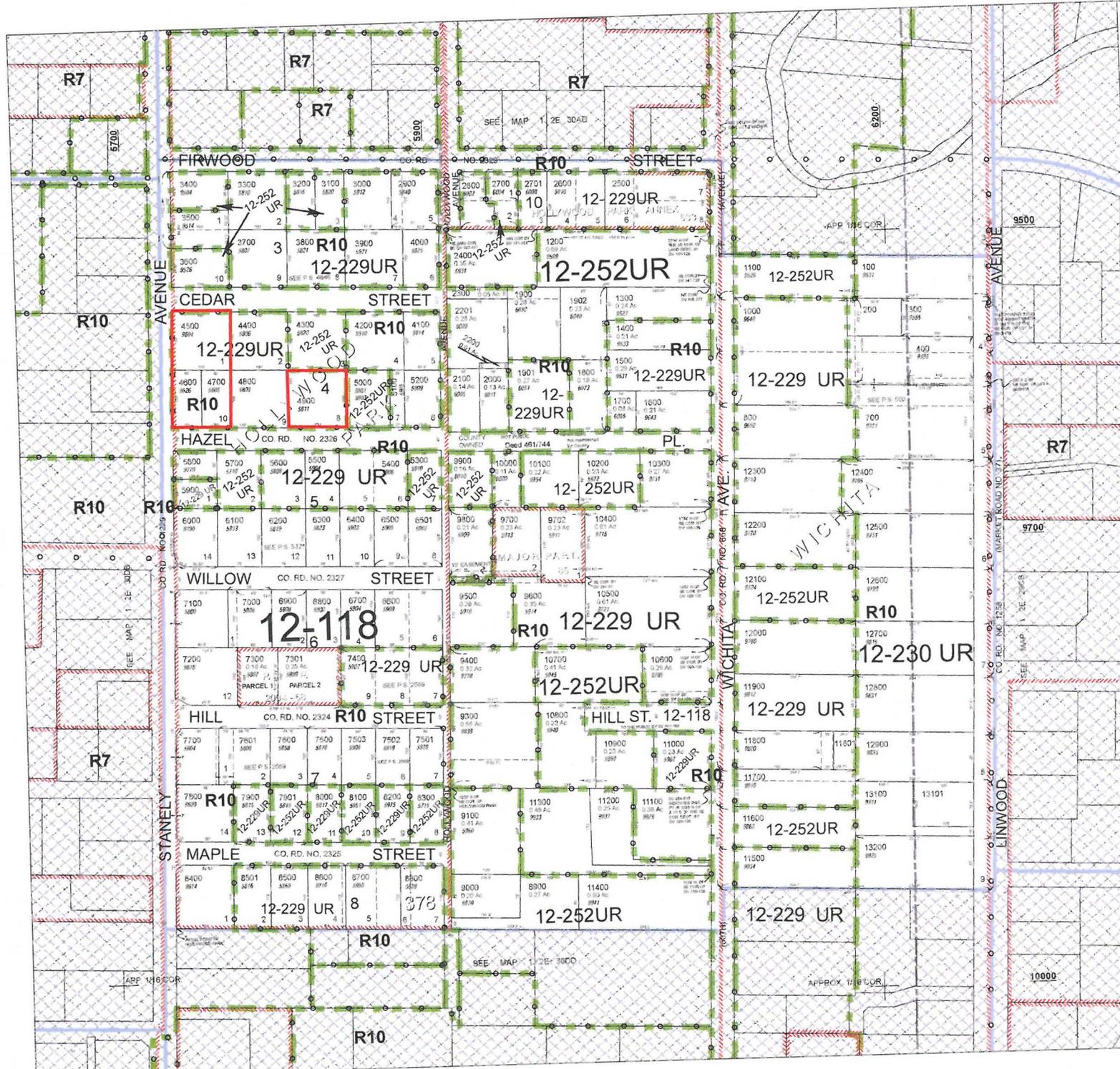
Cancelled Taxlots

- 400
- 405
- 410
- 415
- 420
- 425
- 430
- 435
- 440
- 445
- 450
- 455
- 460
- 465
- 470
- 475
- 480
- 485
- 490
- 495
- 500

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Flats
- 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





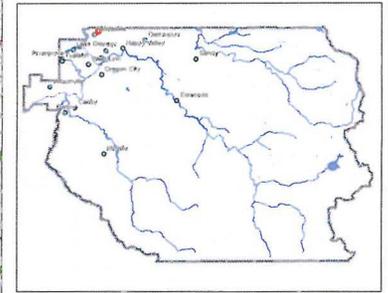
1 2 E 30DB
MILWAUKIE
N.W.1/4 S.E.1/4 SEC.30 T.1S. R.2E. W.M.
CLACKAMUS COUNTY
1" = 100'

D. L. C.
HECTOR CAMPBELL NO. 41
GEORGE WILLS NO. 42

Cancelled Taxlots

- 3201
- 1802
- 2502
- 2611
- 2602
- 2702
- 3102
- 3101
- 3302
- 3802
- 4801
- 6301

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCode Lines
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- Water Lines
- Land Use Zoning
- Flats
- 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



1 2 E 30DB
MILWAUKIE