



CITY OF MILWAUKIE

"Dogwood City of the West"

Ordinance No.

2100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ANNEXING A TRACT OF LAND IDENTIFIED AS MAP 1S2E30AB LOTS 05900 AND 06000 AND LOCATED AT 5160 SE JOHNSON CREEK BOULEVARD, INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE. (FILE #A-2015-004)

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 all owners of land in the territory proposed for annexation; and

WHEREAS, the requirements of the Oregon Revised Statutes for initiation of the annexation were met by providing written consent from at least 50% of registered voters in the area proposed for annexation; and

WHEREAS, the territory proposed for annexation lies within the territory of 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 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 tract 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. The Findings in Support of Approval and attached as Exhibit A are hereby adopted.

Section 2. The tract of land described and depicted in Exhibit B is hereby annexed to the City of Milwaukie.

Section 3. The tract of land annexed by this ordinance and described in Section 2 is hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement.

Section 4. The tract of land annexed by this ordinance and described in Section 2 is

hereby withdrawn from Clackamas River Water District for water service.

Section 5. The tract of land annexed by this ordinance and described in Section 2 is hereby assigned a Comprehensive Plan land use designation of Industrial and a Municipal Code zoning designation of Manufacturing zone M and Natural Resources.

Section 6. 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 6/2/2015, and moved to second reading by 5:0 vote of the City Council.

Read the second time and adopted by the City Council on 6/2/2015.

Signed by the Mayor on 6/2/2015



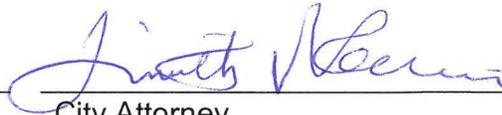
Wilda Parks, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC



Pat DuVal, City Recorder



City Attorney

EXHIBIT A.
FINDINGS IN SUPPORT OF APPROVAL
REVISED

Based on the expedited annexation staff report for 5160 SE Johnson Creek Blvd (the "Annexation Property"), the Milwaukie City Council finds:

1. The Annexation Property consists of two tax lots comprising 0.21 acres (Tax Map 12E30AB, Tax Lots 05900 and 06000). The site is surrounded by the existing city limits via Johnson Creek Blvd along its northern border. The Annexation Property is within the regional urban growth boundary and also within the City's urban growth management area (UGMA).

The Annexation Property is developed with a single-family dwelling unit. The surrounding area consists of some single-family dwellings which are non-conforming, and industrial and manufacturing uses.
2. The property owner seeks annexation to the City to access City services, namely sewer service.
3. The annexation petition was initiated by Consent of All Owners of Land on March 31, 2015, with an application for annexation submitted to the City on March 31, 2015. 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 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 19.1104.
6. The expedited annexation process provides for automatic application of City land use and zoning designations to the Annexation Property based on its existing land use designation in the County, which is Manufacturing M. Pursuant to MMC Table 19.1104.1.E, the automatic City Comprehensive Plan land use and zoning designations for the Annexation Property are Industrial and Manufacturing Zone M, respectively.

The County is implementing Metro Titles 3 and 13 for natural resource protection on the Annexation Property, and the City's associated Natural Resource overlays for Water Quality Resources and Habitat Conservation Areas will be assigned upon annexation.

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 Property is within the City's UGMA.
- B. The subject site must be contiguous to the existing city limits;
The Annexation Property is contiguous to the existing city limits along all of its property lines.
- C. The requirements of Oregon Revised Statutes for initiation of the annexation process must be met;
Charles S and Sandra K Rennells, owners of the Annexation Property, consented to the annexation by signing the petition. There are no registered voters residing at the Annexation Property. As submitted, 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, if any, 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 of Portland sewer service is available to the Annexation Property in Johnson Creek Blvd. As proposed, the annexation is consistent with Milwaukie Comprehensive Plan policies.
- E. The proposal must comply with the criteria of Metro code Sections 3.09.045(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;
The City 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. 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.
- (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 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 of Portland is the identified sewer service provider in the area of the proposed annexation and can adequately serve the Annexation Property.

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

Transportation: The City may require public street improvements along the Annexation Property's frontage when new development occurs.

Water: The Annexation Property is currently served by Clackamas River Water (CRW). CRW has requested that this property be withdrawn from the district. The City maintains a public water system that can adequately serve the Annexation Property.

- (5) Any applicable comprehensive plan.

The proposed annexation is consistent with the Milwaukie Comprehensive Plan, which is more fully described in Finding 7D. The Clackamas County Comprehensive Plan contains no specific language regarding City annexations. The comprehensive plans, 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 Johnson Creek Blvd right-of-way adjacent to the proposed Annexation Property.

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 Property.

The City has public sewer and water service in this area via Johnson Creek Blvd.

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

The Annexation Property is a tax lot developed with a single-family residence. Annexation of the site 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 Property 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.

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 Property is within the City's sewer service area and is served by the City of Portland's sewer line accessible in Johnson Creek Blvd.

Water: The Annexation Property is currently served by Clackamas River Water (CRW). CRW has requested that this property be withdrawn from the district. The City maintains a public water system that can adequately serve the Annexation Property.

Storm: The Annexation Property is 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 Property is 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 Property is currently served by the Clackamas County Sheriff's Department and is 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 site should be withdrawn from Clackamas County Service District for Enhanced Law Enforcement upon annexation to the City.

Other Services: Planning, Building, Engineering, Code Enforcement, and other municipal services are available through the City and will be available to the site upon annexation. The Annexation Property 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, and North Clackamas Parks and Recreation District.

Exhibit B
Annexation to the City of Milwaukie
LEGAL DESCRIPTION

Milwaukie Annexation File No. A-2015-004

Property Address: 5160 SE Johnson Creek Blvd., Milwaukie, OR 97222

Tax Lot Description: 12E30AB 05900 and 12E30AB06000

Legal Description

Parcel I:

That part of Lot 7, GIBSON'S SUBDIVISION OF THE J.A. LOGAN TRACT, in the County of Clackamas and State of Oregon, according to the duly recorded plat thereof, described as:

Beginning at the Northwest corner of Lot 7, GIBSON'S SUBDIVISION OF THE J.A. LOGAN TRACT; thence Southerly along the Westerly line of said Lot 7, a distance of 15.00 feet to a point; thence South 65° 45' East parallel with the Northerly line of said Lot 7, a distance of 320.00 feet to a point, which is the true point of beginning of the tract to be described; thence South 24° 15' West parallel with the Westerly line of said lot, 153.77 feet to the Southerly line of said lot; thence South 89° 28' East along the Southerly line of said lot, 65.53 feet to a point; thence North 24° 15' East 127.41 feet to a point; thence North 65° 45' West 60.00 feet to the true point of beginning.

Parcel II:

That part of Lot 7, GIBSON'S SUBDIVISION OF THE J.A. LOGAN TRACT, in the County of Clackamas and State of Oregon, according to the duly recorded plat thereof, described as:

Beginning at the Northwest corner of Lot 7; thence South 65° 45' East, parallel with the Northerly line of said Lot 7, a distance of 320.00 feet to a point; thence South 24° 15' West, parallel with the Westerly line of said lot, 15.00 feet to a point, said point also being the Northwest corner of Parcel I of that tract described in Instrument recorded march 6, 2000, as Recorder's Fee No. 2000-014142 to Charles S. Rennells and Sandra K. Rennells; thence along said North line of Renells Tract to the Northeast corner thereof; thence North 24° 15' East, 15 feet; thence N 65° 45' West to the point of beginning.

