



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7630  
 planning@milwaukieoregon.gov

# Expedited Annexation Application

File # A-2021-002

**RESPONSIBLE PARTIES:**

<b>APPLICANT</b> (owner or other eligible applicant): <u>Ryan M'Graw</u>	
Mailing address: <u>5880 SE Hector St, Milwaukie, OR</u>	Zip: <u>97222</u>
Phone(s): <u>925-640-9074</u>	Email: <u>rymcgraw93@gmail.com</u>
<b>APPLICANT'S REPRESENTATIVE</b> (if different than above): <u>X</u>	
Mailing address:	Zip:
Phone(s):	Email:

**SITE INFORMATION:**

Address(es): <u>9880 SE Hector St</u>	Map & Tax Lot(s): <u>1S2E30DD05600</u>
Existing County zoning: ... <u>R10</u>	Proposed City zoning: <u>R-10</u> Property size: <u>0.16 acres ...</u>
Existing County land use designation: ... <u>Low Density Residential (LDR)</u>	Proposed City land use designation: <u>Residential Low Density (LD)</u>

**PROPOSAL (describe briefly):**

Sewage connected, need annexation.

**LIST OF ALL CURRENT UTILITY PROVIDERS:**

Check all that apply (do not list water or sewer service providers)

<b>Cable, internet, and/or phone:</b>	<input checked="" type="checkbox"/> Comcast	<input type="checkbox"/> CenturyLink
<b>Energy:</b>	<input checked="" type="checkbox"/> PGE	<input type="checkbox"/> NW Natural Gas
<b>Garbage hauler:</b>	<input type="checkbox"/> Waste Management	<input checked="" type="checkbox"/> Hoodview Disposal and Recycling
	<input type="checkbox"/> Wichita Sanitary	<input type="checkbox"/> Oak Grove Disposal <input type="checkbox"/> Clackamas Garbage
<input type="checkbox"/> Other (please list):		

**SIGNATURE:**

Ryan M'Graw

**ATTEST:** I am the property owner, or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. I have attached all owners' and voters' authorizations to submit this application. I understand that uses or structures that were not legally established in the County are not made legal upon annexation to the City. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Ryan M'Graw

Date: 9/20/21

**CONTINUED ON REVERSE**

**RESET**

**THIS SECTION FOR OFFICE USE ONLY:**

<b>File #:</b> A-2021-002 <b>Fee:</b> \$ 150 - <i>paid by previous owner</i> <b>Receipt #:</b> — <b>Recd. by:</b> —	<b>Date stamp:</b>
<b>Associated application file #'s:</b>	
<b>Neighborhood District Association(s):</b> <i>Lewelling</i>	
<b>Notes</b> (include discount if any):  <i>Tax code - 012-229</i> <i>Average - 0.16 acres</i>  <i>Legal description doc. no. 2021-027019</i>	




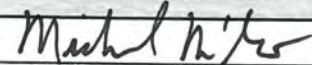


# PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or voter precinct number.

\*PO = Property Owner    RV = Registered Voter    OV = Owner and Registered Voter

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
	Ryan McGraw	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10/19/21
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
5880 SE Hector St	15	2E	30DD	5600	420

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
	Michael McGraw	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10/20/21
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
5880 SE Hector St	15	2E	30DD	5600	420

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

File No.: 21-139121

Clackamas County Official Records  
Sherry Hall, County Clerk

**2021-027019**

03/16/2021 02:12:02 PM

D-D Cnt=1 Stn=73 LESLIE  
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

**Grantor**

Anthony C. Suit  
705 E 17th Street  
Vancouver, WA 98663

**Grantee**

Michael McGraw and Ryan McGraw  
103 Rubicon Circle  
Danville, CA 94526

**After recording return to**

Michael McGraw and Ryan McGraw  
103 Rubicon Circle  
Danville, CA 94526

**Until requested, all tax statements shall be sent to**

Michael McGraw and Ryan McGraw  
103 Rubicon Circle  
Danville, CA 94526

Tax Acct No(s): 12E30DD05600, 00084027

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Anthony C. Suit, Grantor(s) convey and warrant to Michael McGraw and Ryan McGraw, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$408,000.00**. (Here comply with requirements of ORS 93.030)

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

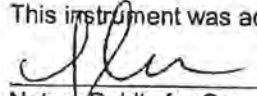
WFG Title 21-139121 NW

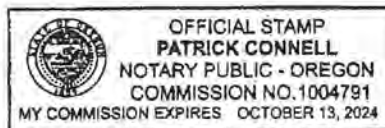
Executed this 12 day of March, 2021

  
Anthony C. Suit

STATE OF OREGON  
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 12<sup>th</sup> day of March, 2021 by Anthony C. Suit.

  
Notary Public for Oregon  
My Commission Expires: 10/13/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Hector Campbell D. L.C, In Township 1 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, more particularly described as follows, TO-WIT:

Beginning at the initial point of the Survey of Hollywood Park, a duly recorded plat in said County and State, which point is also the Southwest corner of Lot 8 of said plat; thence Southerly along the Easterly line of the County Road (commonly known as Stanley Avenue), 432.50 feet to the South line of Hector Street, a 40 foot Dedicated Road conveyed to Clackamas County by Deed recorded in Book 382, Page 111, Deed Records; thence East along the South line of said Hector Street, 206.6 feet to a point that is 1,360 feet West of the East line of that Tract conveyed to Walter S. Gibson, Et Ux, by Deed recorded September 4, 1946 in Book 376, Page 596, Deed Records, and true point of beginning of the tract herein described; thence South parallel with the East line of said Gibson Tract, 117.50 feet to the South line of the Gibson Tract described in Book 239, Page 90, Deed Records; thence West along the South line of said last mentioned Gibson Tract, 60 feet; thence North 117.50 feet to the South line of Hector Street; thence East along South line 60 feet to the true point of beginning.



Checked by:  
Joshua Boll  
*Joshua Boll*



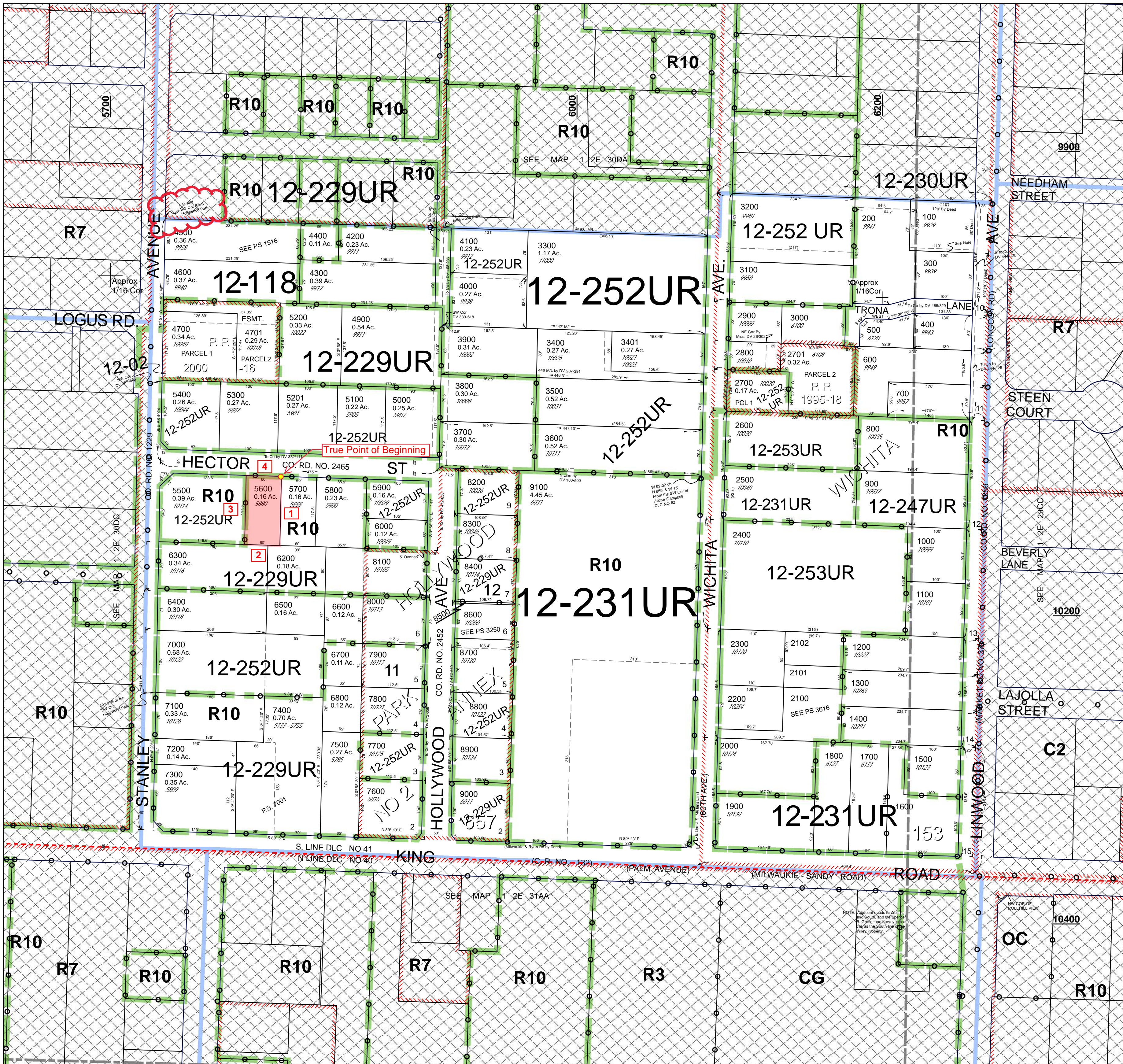
S.E.1/4 S.E.1/4 SEC.30 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY  
1" = 100'

D. L. C.  
HECTOR CAMPBELL NO. 41

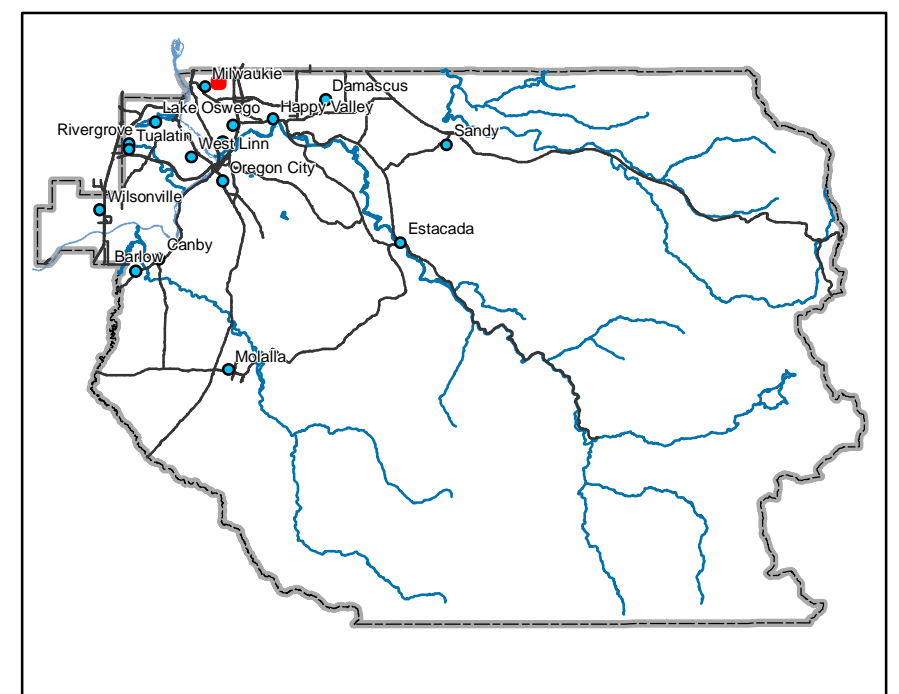
Key, from True Point of Beginning:  
1= S parallel with E line of Gibson tract (Book 376, Page 596) 117.5 ft  
2= W along S line of Gibson tract (Book 239, Page 90) 60 ft  
3= N 117.5 ft to S line of Hector St  
4= E along S line of Hector St 60 ft to True Point of Beginning

Cancelled Taxlots

- 2101
- 4800
- 5401
- 5501
- 6100
- 6900
- 7301



- 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





## CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the territory included within the attached petition (located on Assessor's Map 12E30DD) has been checked by me. It is a true and exact description of the territory under consideration and corresponds to the attached map indicating the territory under consideration.

Name JOSHUA BOLL  
Title GIS CARTOGRAPHER 2  
Department ASSESSMENT  
County of CLACKAMAS  
Date 10/20/21





**CERTIFICATION OF PROPERTY OWNERSHIP OF  
100% OF LAND AREA**

I hereby certify that the attached petition contains the names of the owners<sup>1</sup> (as shown on the last available complete assessment roll) of 100% of the land area of the territory proposed for annexation as described in the attached petition.



Name Carlton Smith

Title GIS Cartographer 3

Department Tax Assessors Office

County of Clackamas

Date 11/30/2021

<sup>1</sup> Owner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If a parcel of land has multiple owners, each consenting owner shall be counted as a percentage of their ownership interest in the land. That same percentage shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.



## CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.

Name Wendy Clark  
Title deputy clerk  
Department Elections  
County of Clackamas  
Date 10-20-2021





## NOTICE LIST

(This form is NOT the petition)

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS AND REGISTERED VOTERS IN THE TERRITORY PROPOSED FOR ANNEXATION.

	Name of Owner/Voter	Mailing Street Address	Property Address
		Mailing City/State/Zip	Property Description <small>(township, range, ¼ section, and tax lot)</small>
1	Ryan M'braw	Milwaukie, OR, 97222	5880 SE Hector St.
		5880 SE Hector St	152E30DD05600
2	Stephanie Ball (Voter)	Milwaukie, OR, 97222	5880 SE Hector St.
		5880 SE Hector St	152E30DD05600
3	Michael M'braw	103 Rubicon Circle <del>5880 SE Hector St</del>	5880 SE Hector St.
		Panville, CA, 94526	152E30DD05600
4			
5			
6			
7			
8			
9			
10			

# EXPEDITED ANNEXATION CODE EXCERPTS

## MILWAUKIE MUNICIPAL CODE SECTIONS

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### 19.1104.1 Expedited Process

- A. A petition for any type of minor boundary change may be processed through an expedited process as provided by Metro Code Chapter 3.09.
- 5. Approval criteria for annexations are found in subsection 19.1102.3.

**19.1102.3 Annexation Approval Criteria.** The city council shall approve or deny an annexation proposal based on findings and conclusions addressing the following criteria.

- A. The subject site must be located within the city urban growth boundary;
- B. The subject site must be contiguous to the existing city limits;
- C. The requirements of the Oregon Revised Statutes for initiation of the annexation process must be met;
- D. The proposal must be 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).
- F. The proposal must comply with the criteria of Section 19.902 for Zoning Map Amendments and Comprehensive Plan Map Amendments, if applicable.

## METRO CODE SECTIONS

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### 3.09.050 Hearing & Decision Requirements for Decisions Other Than Expedited Decisions.

- (d) To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (d) and (e) of Section 3.09.045.

## MILWAUKIE COMPREHENSIVE PLAN

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### Chapter 6: City Growth and Governmental Relationships; City Growth Element

Goal Statement: To identify the City's future planning and service area, establish the respective responsibilities for reviewing and coordinating land use regulations and actions within the area, and determine the most cost-effective means to provide the full range of urban services within the area.

### Applicant Response

The proposal meets the applicable requirements listed above.

X 

(Applicant's Signature)