

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

Expedited Annexation Application

File # A-2025-001

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant): Eugene John Monaco

Mailing address: 4920 SE Lake Road

Zip: 97222

Phone(s): 503-442-9173

Email: huskyhooligan@gmail.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address:

Zip:

Phone(s):

Email:

SITE INFORMATION:

Address(es): 4920 SE Lake Road

Map & Tax Lot(s): 22E06BA00800

Existing County zoning: R-10



Proposed City zoning: R-MD

Property size:

1.17 Acres



Existing County land use designation:

Medium Density Residential



Proposed City land use designation:

PROPOSAL (describe briefly):

Annex entire parcel.

LIST OF ALL CURRENT UTILITY PROVIDERS:

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

Cable, internet, and/or phone: ☒ Comcast

☒ CenturyLink

Energy: ☒ PGE

☒ NW Natural Gas

Garbage hauler: ☒ Waste Management

☐ Hoodview Disposal and Recycling

☐ Wichita Sanitary

☐ Oak Grove Disposal

☐ Clackamas Garbage

☐ Other (please list):

SIGNATURE:

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:

Date:

2-8-2025

CONTINUED ON REVERSE

RESET

Application

An expedited annexation application includes the following documents. Check with the planning department for the number of copies you will need to submit. Documents marked with an asterisk (*) are attached.

Document	Notes (where applicable)
1. City of Milwaukie Expedited Annexation Application*	
2. Annexation petition*	
3. One <u>reduced</u> County Assessor quarter section map	The reduced map should be 8.5" x 11" in size, and the territory to be annexed should be outlined in red.
4. Legal Description	This description should be inserted in, or attached to, the Annexation Petition. A lot, block, and subdivision description may be submitted in lieu of the metes and bounds description if the area is platted and this is acceptable to the County Assessor. If the legal description contains any deed or book and page references, legible copies of these documents must be submitted with the legal description.
5. Clackamas County certification: a. Property ownership* b. Legal description and map* c. Registered voters*	
6. Notice list*	This list should contain all property owners and all registered voters in the territory to be annexed, including those that have not signed the Annexation Petition.
7. Code section narrative*	A list of all applicable code sections is provided on the next page. The actual code language that needs to be addressed is provided on the last page of this packet.
8. Census form*	This should be attached to the Annexation Petition.

Documents marked with an asterisk () are attached.

THIS SECTION FOR OFFICE USE ONLY:

File #: A-2025-001 Fee: \$ 150	Receipt #:	Recd. by:	Date stamp:
Associated application file #'s:			Application submitted on: February 11, 2025
Neighborhood District Association(s): Lake Road			
Notes (include discount if any):			

EXPEDITED ANNEXATION CODE EXCERPTS

MILWAUKIE MUNICIPAL CODE SECTIONS

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

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.

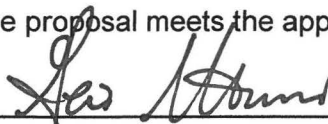
MILWAUKIE COMPREHENSIVE PLAN

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)

Z:\Planning\Administrative - General Info\Applications & Handouts\AnnexExpPetitionPacket Forms.docx—Last Rev. 2/20205/14/14

Grantor
Richard J. Mixer Revocable Trust Richard J. Mixer, Trustee 4920 SE Lake Road Milwaukie, OR 97222
Grantee
Eugene J. Monaco 4920 SE Lake Road Milwaukie, OR 97222
After recording return to
Eugene J. Monaco 4920 SE Lake Road Milwaukie, OR 97222
Until requested, all tax statements shall be sent to
Eugene J. Monaco 4920 SE Lake Road Milwaukie, OR 97222 Tax Acct No(s): 00437780

Clackamas County Official Records
Sherry Hall, County Clerk**2015-052983**

08/07/2015 10:18:32 AM

D-D Cnt=1 Stn=2 LESLIE
\$15.00 \$16.00 \$10.00 \$22.00**\$63.00**

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Richard J. Mixer as Trustee under the Richard J. Mixer Revocable Trust, under Trust Agreement dated April 25, 2011, Grantor(s) convey and warrant to

Eugene J. Monaco

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$375,000.00** (Here comply with requirements of ORS 93.030.)

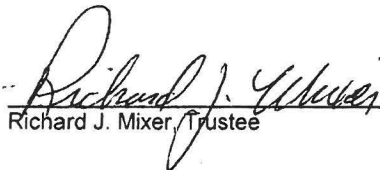
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

15011184 LC


Executed this 30 day of July, 2015

Richard J. Mixer Revocable Trust


Richard J. Mixer, Trustee

State of Oregon, County of Multnomah) ss.

This instrument was acknowledged before me on this 30 day of July, 2015 by Richard J. Mixer, Trustee, of Richard J. Mixer Revocable Trust, a Trust, on behalf of the Trust.


Notary Public for Oregon

My commission expires: 12-8-18

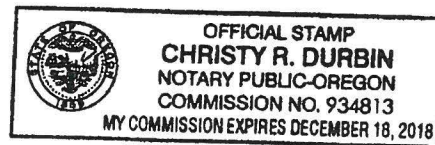


EXHIBIT "A"

PARCEL I: Part of the John D. Garrett D.L.C. No. 61 and the Elisha Kellogg D.L.C. No. 54 in Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, bounded and described as follows:

Beginning at a basalt stone set at the Northwest corner of the Elisha Kellogg D.L.C. No. 54 in Township 2 South, Range 2 East, of the Willamette Meridian; running thence South 0°04' East, tracing the West boundary of said Claim 75.00 feet to a point; thence South 89°28' East parallel to the North boundary of said claim, 147.76 feet; thence North 0°04' West parallel to the West boundary of said claim and projection thereof, 305.88 feet to a point in the center of Lake Road; thence tracing the center of said road, North 74°11' West 153.62 feet to a point; thence South 0°04' East 271.30 feet to the place of beginning.

PARCEL II: Being a part of the Elisha Kellogg D.L.C. No. 54 in Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the West boundary of said Elisha Kellogg D.L.C. which is 75.00 feet distant Southerly from a basalt stone set at the Northwest corner of said claim; running thence South 0°04' East tracing the West boundary of said claim 50.00 feet to an iron pipe; thence South 89°28' East parallel with the North boundary of said claim 147.76 feet to an iron pipe; thence North 0°04' West parallel with West boundary of the said claim 50.00 feet; thence North 89°28' West parallel with the North boundary of said claim, 147.76 feet to the point of beginning.

RECEIVED
CLACKAMAS

FEB 10 2025

COUNTY
ASSESSOR

MN



STATE OF OREGON }
COUNTY OF CLACKAMAS } ss.

I, CATHERINE MCMULLEN, County Clerk of the
State of Oregon for the County of Clackamas, do
hereby certify that the foregoing copy of
DEED RECORD 3 PGS
2015-052983

has been by me compared with the original,
and that is a correct transcript therefrom, and
the whole of such original, as the name
appears on file and of record in my office and
in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed my official seal
this 10th day of February, 2025

CATHERINE MCMULLEN, Clerk

By: 

Alicia Howell, Deputy Clerk

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 22E 06BA) 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 Mary Neigel
Title GIS Cartographer 2
Department Assessment + Tax
County of Clackamas
Date 02.10.2025



MINTON

16 MINTONE HOMES

LAKE

ROAD

WAY

SOUTH LINE

N.W. Cor.
ELISHA KELLOGG
D.L.C. NO. 54

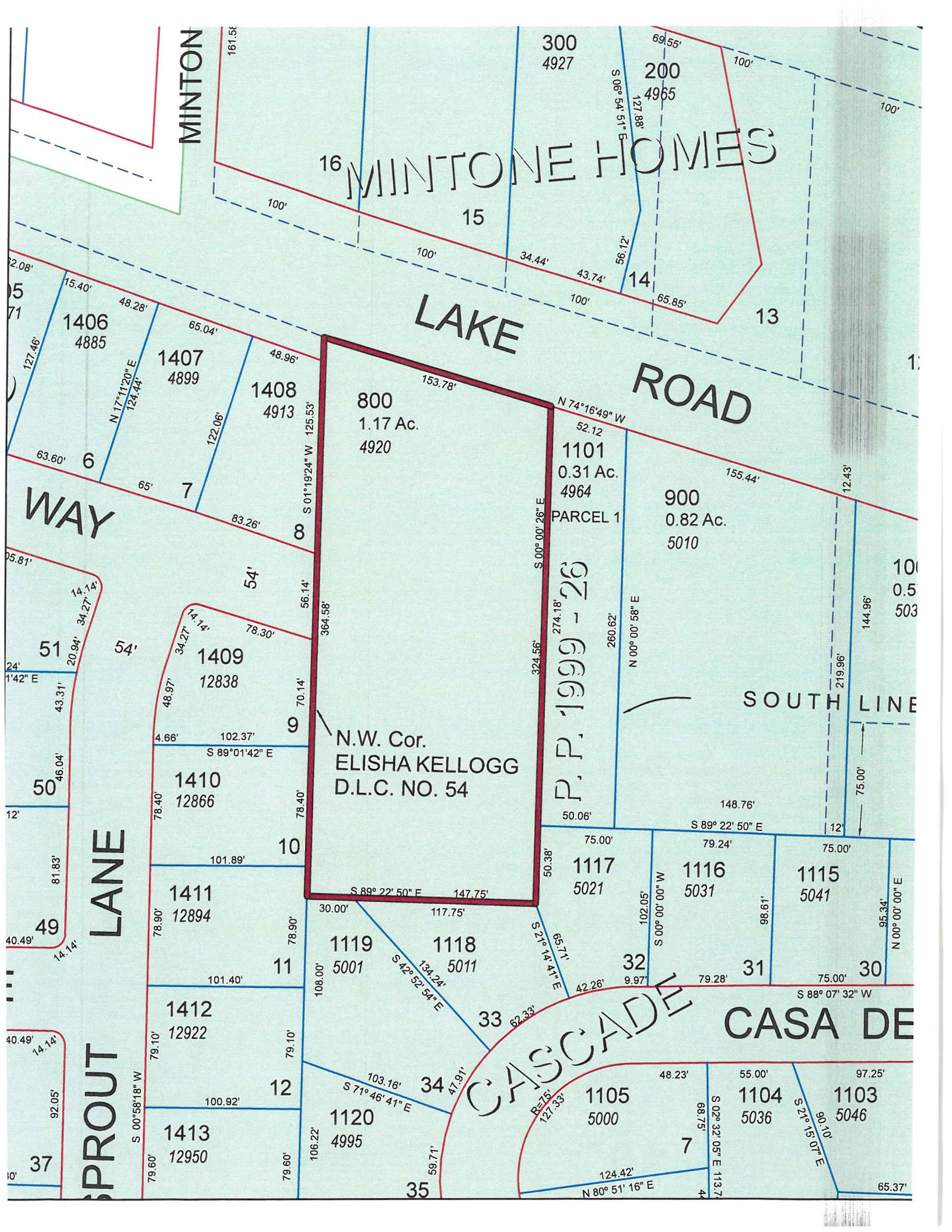
P. P. 1999 - 26

LANE

CASA DE

CASCADE

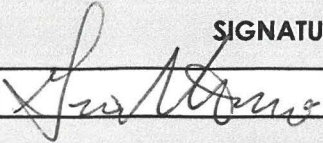
SPROUT

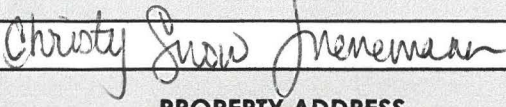


PETITION SIGNERS

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	
	Eugene John Monaco	X	X		02/08/2025
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
4920 SE Lake Road	2S	2E	06BA	800	420

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
	Christy Snow Juenemann		X		02/08/2025
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
4920 SE Lake Road	2S	2E	06BA	800	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)	

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

I hereby certify that the attached petition contains the names of the owners¹ (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 Mary Neigel
Title GIS Cartographer 2
Department Assessment + Tax
County of Clackamas
Date 02.10.2025

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FEB 10 2025

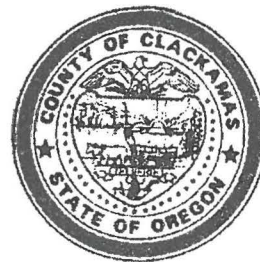
COUNTY
ASSESSOR

¹ 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 Tiffany Clark
Title deputy clerk
Department Elections Office
County of Clackamas
Date 2-10-2025



CERTIFIED COPY OF THE ORIGINAL
CATHERINE MCMULLEN, COUNTY CLERK

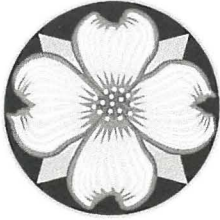
BY: Clark

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 (township, range, ¼ section, and tax lot)
1	Eugene John Monaco	4920 SE Lake Road	2S,2E,06AB,800
		Milwaukie, OR, 97222-4748	
2	Christy Snow Juenemann		2S,2E,06AB,800
		Milwaukie, OR, 97222-4748	
3			
4			
5			
6			
7			
8			
9			
10			

**MILWAUKIE PLANNING DEPARTMENT**

6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
503.786.7600
planning@milwaukieoregon.gov

Confidential Census Form

Date:	Street Address:	
Housing Type: (Use one form per housing unit)	<input checked="" type="checkbox"/> Single-Family Structure <input type="checkbox"/> Multi-Family Structure <input type="checkbox"/> Mobile Home <input type="checkbox"/> Group Housing <input type="checkbox"/> Other Housing	Occupancy: <input checked="" type="checkbox"/> Owner-Occupied <input type="checkbox"/> Renter-Occupied <input type="checkbox"/> Seasonal <input type="checkbox"/> Vacant
Number of Residents: 2		

If you indicated Group Housing or Other Housing above, please complete the appropriate table below.

Group Housing	Other Housing
Facility Type: <input type="checkbox"/> Adult Correctional Facility <input type="checkbox"/> Juvenile Facility e.g., group home, correctional or non-correctional <input type="checkbox"/> College/University Student Housing Includes off-campus housing owned by a college/university <input type="checkbox"/> Military Quarters <input type="checkbox"/> Other Institutional Facility e.g., psychiatric hospitals, inpatient hospice facilities <input type="checkbox"/> Nursing/Skilled-Nursing Facility e.g., assisted living and memory care <input type="checkbox"/> Non-Institutional Facility e.g., emergency and transitional shelters, residential treatment centers for adults, religious group quarters	Housing Unit Type: <input type="checkbox"/> Camper/RV <input type="checkbox"/> Car/Van <input type="checkbox"/> Tent <input type="checkbox"/> Motels/Hotels <input type="checkbox"/> Houseboat <input type="checkbox"/> Other Boat <input type="checkbox"/> Other, please specify: _____
Facility Name:	

The information you share on this form is being collected for use by the Portland State University Population Research Center. For questions about the way these census data are used, please contact the Population Research Center at 503-725-3922.