

COUNCIL ORDINANCE No. 2259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, VACATING THE PUBLIC STREET RIGHTS-OF-WAY WITHIN THE HILLSIDE PARK DEVELOPMENT DESIGNATED AS PORTIONS OF SE HILLSIDE CT, SE A STREET, SE B STREET, and SE C STREET.

WHEREAS part of the land that constitutes the current site of the Hillside Park development includes public right-of-way (ROW) designated as portions of SE Hillside Ct, SE A Street, SE B Street, and SE C Street, located north of SE Community Parkway and west of SE 32nd Ave; and

WHEREAS the City of Milwaukie is working with the sole owner of the site, the Housing Authority of Clackamas County (HACC), to complete phase 2 of the Hillside Park redevelopment project to provide new affordable housing as approved in the Hillside Planned Development land use decision for land use file #PD-2021-001; and

WHEREAS HACC filed a petition to vacate a portion of the public ROW within the current Hillside Park development designated as Hillside Ct, A St, B Street, and C Street, in order to proceed with redevelopment of the site; and

WHEREAS all streets proposed to be vacated were dedicated to the City of Milwaukie per document recorded January 23, 1996, as Record No. 96-005192; and

WHEREAS the city followed the provisions of Oregon Revised Statutes (ORS) Chapter 271 upon HACC filing its petition; and

WHEREAS notice was given and a public hearing was held on December 16, 2025.

Now, Therefore, the City of Milwaukie does ordain as follows:

1. The portions of SE Hillside Ct, SE A Street, SE B Street, and SE C Street, located north of SE Community Parkway and west of SE 32nd Ave, as described and depicted in Exhibit A, are vacated.
2. The city engineer is authorized to take any administrative action necessary to complete the vacation.

Read the first time on **12/16/25** and moved to second reading by **5:0** vote of the City Council.

Read the second time and adopted by the City Council on **12/16/25**.

Signed by the Mayor on **12/16/25**.



Lisa M. Batey, Mayor

APPROVED AS TO FORM:


Justin D. Gericke, City Attorney

ATTEST:


Scott S. Stauffer, City Recorder



EXHIBIT A

July 1, 2025

W.B. WELLS & ASSOCIATES
JOB NO. 5103-011

RIGHT-OF-WAY VACATION DESCRIPTION – HILLSIDE PARK PHASE II

THOSE PORTIONS OF S.E. HILLSIDE COURT, S.E. A STREET, S.E. B STREET AND S.E. C STREET AS DEDICATED PER DOCUMENT RECORDED JANUARY 23, 1996, AS RECORDING NO. 96-005192, CLACKAMAS COUNTY DEED RECORDS, LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF S.E. COMMUNITY PARKWAY (68.00 FEET WIDE), EXCEPTING THEREFROM THE EASTERLY 12.50 FEET OF SAID S.E. HILLSIDE COURT TO BE RETAINED AS PART OF THE PUBLIC RIGHT-OF-WAY OF S.E. 32ND AVENUE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, COUNTY OF CLACKAMAS AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2024-031, CLACKAMAS COUNTY PLAT RECORDS, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID S.E. 32ND AVENUE AS DEDICATED IN SAID PARTITION PLAT 2024-031; THENCE NORTH $01^{\circ}11'03''$ WEST, ALONG THE EAST LINE OF SAID PARCEL 3 AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 181.92 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID S.E. HILLSIDE COURT AND THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE SOUTH $88^{\circ}30'13''$ WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT, A DISTANCE OF 26.26 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $66^{\circ}48'56''$ WEST, A DISTANCE OF 422.51 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF S.E. COMMUNITY PARKWAY; THENCE SOUTH $88^{\circ}48'57''$ WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 160.99 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH $01^{\circ}11'03''$ WEST, A DISTANCE OF 16.13 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.E. HILLSIDE COURT, BEING A POINT OF NON-TANGENT CURVE THEREIN, A RADIAL LINE THROUGH WHICH POINT BEARS NORTH $24^{\circ}15'11''$ EAST; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $17^{\circ}36'10''$ (CHORD BEARS SOUTH $56^{\circ}56'44''$ EAST, 18.36 FEET), AN ARC LENGTH OF 18.43 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT, NORTH $66^{\circ}48'56''$ EAST, A DISTANCE OF 90.44 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'30''$ (CHORD BEARS NORTH $21^{\circ}48'11''$ EAST, 28.28 FEET), AN ARC LENGTH OF 31.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID **S.E. C STREET**; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH $23^{\circ}10'34''$ WEST, A DISTANCE OF 359.84 FEET TO THE NORTHWEST CORNER OF SAID S.E. C STREET; THENCE ALONG THE NORTH LINE OF SAID S.E. C STREET, NORTH $66^{\circ}49'26''$ EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.E. C STREET, SOUTH $23^{\circ}10'34''$ EAST, A DISTANCE OF 359.82 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'30''$ (CHORD BEARS SOUTH $68^{\circ}10'49''$ EAST, 28.29 FEET), AN ARC LENGTH OF 31.42 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT, NORTH $66^{\circ}48'56''$ EAST, A DISTANCE OF 100.99 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'54''$ (CHORD BEARS NORTH $21^{\circ}48'59''$ EAST, 28.28 FEET), AN ARC LENGTH OF 31.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID **S.E. B STREET**; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH $23^{\circ}10'58''$ WEST, A DISTANCE OF 339.42 FEET TO THE NORTHWEST CORNER OF SAID S.E. B STREET; THENCE ALONG THE NORTH LINE OF SAID S.E. B STREET, NORTH $66^{\circ}49'02''$ EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.E. B STREET, SOUTH $23^{\circ}10'58''$ EAST, A DISTANCE OF 339.41 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'06''$ (CHORD BEARS SOUTH $68^{\circ}11'01''$ EAST, 28.28 FEET), AN ARC LENGTH OF 31.42 FEET

RIGHT-OF-WAY VACATION DESCRIPTION – HILLSIDE PARK PHASE II (continued)

TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT, NORTH 66°48'56" EAST, A DISTANCE OF 100.94 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°58'12" (CHORD BEARS NORTH 21°49'50" EAST, 28.28 FEET), AN ARC LENGTH OF 31.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID **S.E. A STREET**; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 23°09'16" WEST, A DISTANCE OF 326.31 FEET TO THE NORTHWEST CORNER OF SAID S.E. A STREET; THENCE ALONG THE NORTH LINE OF SAID S.E. A STREET, NORTH 66°50'44" EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.E. A STREET, SOUTH 23°09'16" EAST, A DISTANCE OF 326.27 FEET TO A POINT OF TANGENT CURVE THEREIN; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°01'48" (CHORD BEARS SOUTH 68°10'10" EAST, 28.29 FEET), AN ARC LENGTH OF 31.43 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF S.E. HILLSIDE COURT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 66°48'56" EAST, A DISTANCE OF 34.64 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88°30'13" EAST, A DISTANCE OF 38.08 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH SAID EAST RIGHT-OF-WAY LINE OF S.E. 32ND AVENUE; THENCE SOUTH 01°11'03" EAST, PARALLEL WITH AND 12.50 FEET WESTERLY OF THE EAST TERMINUS LINE OF SAID S.E. HILLSIDE COURT, A DISTANCE OF 60.00 FEET TO **THE TRUE POINT OF BEGINNING**.

CONTAINING 76,151 SQUARE FEET MORE OR LESS

THE EAST LINE OF SAID PARCEL 3, HAVING A BEARING OF NORTH 01°11'03" WEST PER SAID PARTITION PLAT NO. 2024-031, WAS USED AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

EXPIRES: 6-30-27

