

COUNCIL ORDINANCE No. 2167

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, ANNEXING TRACTS OF LAND IDENTIFIED AS TAX LOTS 12E30DD02300, 02101, 02102 AND LOCATED AT 10120 SE WICHITA AVE INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE. (FILE #A-2018-002)

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 territory proposed for annexation lies within the territory of the Clackamas County Service District for Enhanced Law Enforcement; 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. The Findings in Support of Approval attached as Exhibit A are hereby adopted.

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

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 The tracts of land annexed by this ordinance and described in Section 2 are hereby withdrawn from the Clackamas County Service District for Enhanced Law Enforcement.

Section 4. The tracts of land annexed by this ordinance and described in Section 2 are hereby assigned a Comprehensive Plan land use designation of Low Density Residential and a Municipal Code zoning designation of Residential Zone R-10.

Section 5. The City shall immediately file a copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.030, ORS 222.005, and,

ORS222.177. The annexation and withdrawal 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 2/5/19, and moved to second reading by 5:0 vote of the City Council.

Read the second time and adopted by the City Council on 2/5/19.

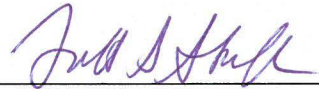
Signed by the Mayor on 2/5/19.



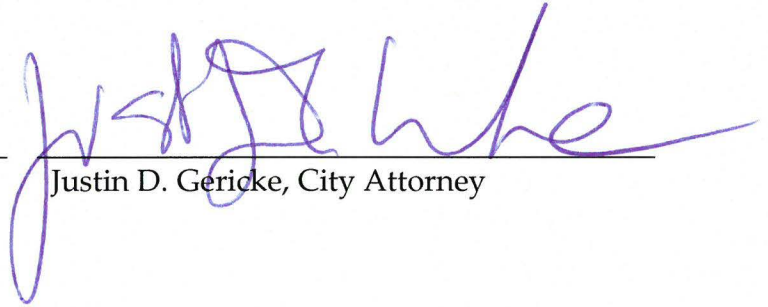
Mark F. Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:



Scott S. Stauffer, City Recorder



Justin D. Gericke, City Attorney

EXHIBIT A
Recommended Findings in Support of Approval
File #A-2018-002, Wichita Ave Annexation

Based on the expedited annexation staff report for 10120 SE Wichita Ave, the "Annexation property," the Milwaukie City Council finds:

1. The Annexation property consists of three legal lots of record comprising a total of .45 acres (Tax lots 12E30DD02300, 2101, and 2102). The annexation property is contiguous to the existing City limits via the adjacent public right-of-way in Wichita Ave to the west. The annexation property is within the regional urban growth boundary and the City's urban growth management area (UGMA).

The annexation property is developed with a single-family detached dwelling unit and a detached garage. The surrounding area consists primarily of single-family dwellings with the Wichita Center across Wichita Ave to the west.

2. The property owner seeks annexation to the City to access City sewer services as the current septic system on the property is failing.
3. The annexation petition was initiated by Consent of All Owners of Land on November 14, 2018, with an application for annexation submitted to the City on the same day (November 14). 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 Comprehensive Plan land use and zoning designations to the annexation property based on its existing Comprehensive Plan land use and zoning designations in the County, which are Low Density Residential and Residential R-10, respectively. Pursuant to MMC Table 19.1004.1.E, the automatic City Comprehensive Plan land use and zoning designations for the annexation property are Low Density Residential and Residential Zone R-10, respectively.
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 via the adjacent public right-of-way in Wichita Ave to the west.

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

Richard and Nancy Niska, the owners of the property, consented to the annexation by signing the petition. There are three registered voters for the annexation property and they all signed the petition. 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 in the Annexation Area.

- 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 annexation 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 property in Wichita Ave. 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;

There are no applicable urban service agreements adopted pursuant to ORS 195 in the area of the proposed annexation. 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. Pursuant to this agreement, the City completed construction of a public sewer system in this area. The proposed annexation is in keeping 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 the 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 is identified sewer service provider in the area of the proposed annexation and maintains a public sewer 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.*

Transportation: *Access is provided to the site via Wichita Ave, a local street. The City may require public street improvements along the Annexation property's frontage 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, and the annexation property is already connected to a City water line. The City's water service master plan for all of the territory within its UGMA addresses the need to prepare for future demand and coordinate service provision changes with CRW. The City will continue to provide water service to the annexation property.*

- (5) Any applicable comprehensive plan.

The proposed annexation is consistent with the Milwaukie Comprehensive Plan, as noted in Finding 7.d. 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 Wichita Ave right-of-way adjacent to the 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.

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

The annexation property consists of three tax lots developed with a single-family residence and an accessory garage. 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 will be served by the City's 8-in sewer line accessible in Wichita Ave.

Water: The annexation property is currently served by the City through a City water line in Wichita Avenue adjacent to 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 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 the department can adequately serve the site. In order to avoid duplication of services, the site will be withdrawn from Clackamas County Service District for Enhanced Law Enforcement upon annexation to the City.

Street Lights: The annexation property is not within a special service district for street lights. The City has operational responsibility for the street lights and street light payments.

Other Services: Planning, Building, Engineering, Code Enforcement, and other municipal services are available through the City and 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 A

Annexation to the City Of Milwaukie LEGAL DESCRIPTION

Milwaukie Annexation File No. A-2018-002

Property Address: 10120 SE Wichita Ave, Milwaukie OR 97222
Tax Lot Description: 1S2E30DD 02300
Legal Description: The North 95 feet of the West 110 feet of Lot Fourteen (14) Wichita in the County of Clackamas and State of Oregon.

Property Address: 10120 SE Wichita Ave, Milwaukie OR 97222
Tax Lot Description: 1S2E30DD 02102
Legal Description: The North 57 feet of the East 99.7 feet of the West 209.7 feet of Lot 14 Wichita, Clackamas County, State of Oregon.

Property Address: 10120 SE Wichita Ave, Milwaukie OR 97222
Tax Lot Description: 1S2E30DD 02101
Legal Description: A part of Lot 14, WICHITA, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the Northwest corner of said Lot 14, WICHITA, with the Easterly right of way line of Wichita Street; thence East along the North line of said Lot 14, a distance of 110 feet; thence South parallel with the Easterly right of way line of said Wichita Street, 57 feet to the point of beginning, said point being also the Southwest corner of that tract of land deeded to Thomas A. Wood, et ux, recorded February 8, 1977, Fee No. 77-4841; thence East following the South line of said Wood tract, 99.7 feet to a point also being the Southeast corner of said Wood tract; then South, parallel with the Easterly right of way line of said Wichita Street, 38 feet to a point on the West line of that tract of land deeded to John W. Seltmen, et ux, recorded June 10, 1964, book 641, page 307; thence West 99.7 feet to the Southeast corner of a tract of land deeded to Thomas A. Wood, Jr., recorded April 18, 1969, Fee N. 69-6761; thence following the East line of said Wood tract North 38 feet to the point of beginning.

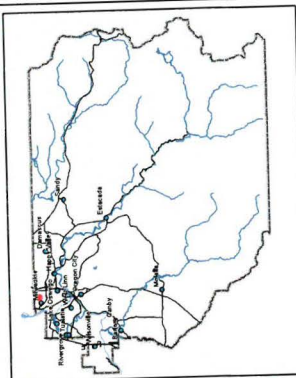
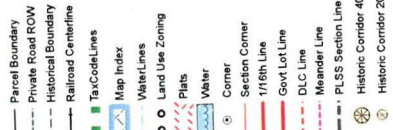
S.E. 1/4 S.E. 1/4 SEC. 30 T.1S. R.2E. W.M.
CLACKAMAS COUNTY
1" = 100'

1" = 100'

**D. L. C.
HECTOR CAMPBELL NO. 41**

Cancelled Taxlots

2101
4800
5401
5501
6100
6900
7301



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

1070648

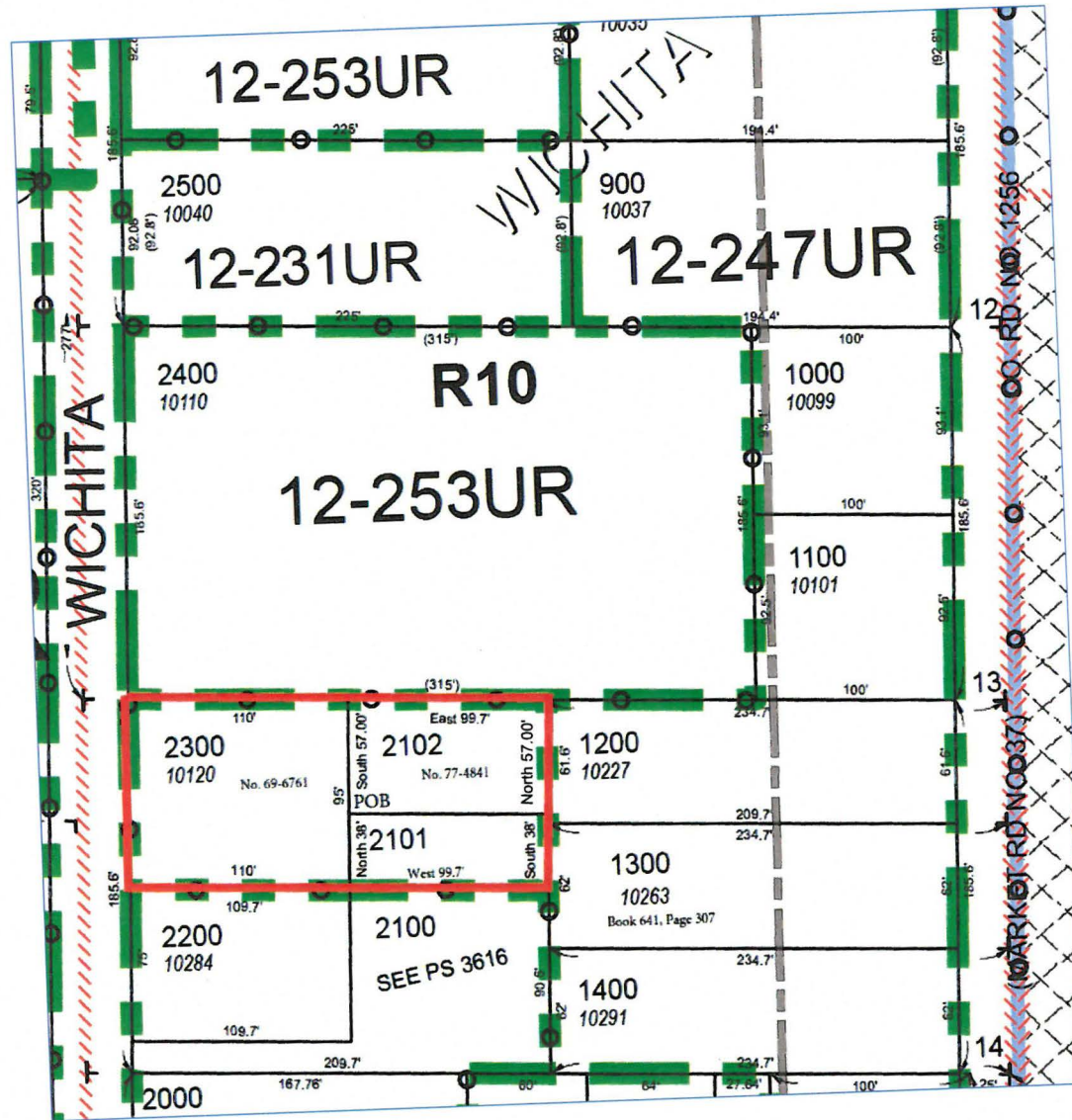
1 2 E 30DD

EXHIBIT B

1 2 E 30DD

S.E.1/4 S.E.1/4 SEC.30 T.15. R.2E. W.M.
CLACKAMAS COUNTY

D. L. C.
HECTOR CAMPBELL NO. 41



- 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'