

Final Documents
for
Annexation to
Milwaukie

CL2908

Ordinance: 1984

Annexation: A-07-02

DOR: 3-1853-2008

Secretary of State: AN 2008-0180



September 30, 2008

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of September 30, 2008, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
O 08-05 (Tigard Water District-Withdrawal)	SD 2008-0144
2008-11 (Tigard)	AN 2008-0179
1984 (Milwaukie)	AN 2008-0180
08-31 (West Linn)	AN 2008-0181

For your records please verify the effective date through the application of ORS 199.519.

Our assigned file number(s) are included in the above information.

Sincerely,

Linda Bjornstad
Official Public Documents

cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 (503) 945-8297, fax 945-8737

City of Milwaukie
 Community Development Department
 6101 SE Johnson Creek Blvd.
 Milwaukie, OR 97206

Description and Map Approved
September 10, 2008
As Per ORS 308.225

Description Map received from: CITY PLANNING
 On: 9/5/2008

This is to notify you that your boundary change in Clackamas County for

ANNEX TO CITY OF MILWAUKIE; WITHDRAW FROM SEVERAL DISTRICTS

ORD. #1984/ A-07-02

has been: Approved 9/10/2008
 Disapproved

Notes:

Department of Revenue File Number: 3-1853-2008

Prepared by: Rick Sandoval 503-945-8230

Boundary: Change Proposed Change
 The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge



September 17, 2008

Zach Christensen
Data Resource Center
Metro Regional Government
600 NE Grand Avenue
Portland, OR 97232

Re: City of Milwaukie Annexation File A-07-02

Dear Mr. Christensen:

The City of Milwaukie annexed two properties on September 2, 2008, documentation of which is included with this letter and listed below.

- City of Milwaukie Ordinance No. 1984 dated September 2, 2008 annexing the following two properties into the City of Milwaukie: 5900 and 6011 SE Harmony Rd (Map 1S2E31D Tax Lots 01800, 01900, and 01990).
- Oregon Department of Revenue letter dated September 10, 2008 approving annexation description and map.
- Legal description of annexed properties.
- Survey of annexed properties.
- Reduced tax map 1S2E31D with annexed properties outlined in red.
- Full size tax map 1S2E31D with annexed properties outlined in red. Please note that each property is outlined on its own map.

Please process this annexation pursuant to Metro Code Chapter 3.09. A check for \$250 made payable to Metro will be sent under separate cover. As we discussed, I would very much appreciate being notified when the Secretary of State sends notice of the filing of this annexation to Metro. Thank you for your assistance with this matter.

Sincerely,



Susan P. Shanks
Senior Planner

503-786-7653
shankss@ci.milwaukie.or.us

COMMUNITY DEVELOPMENT DEPARTMENT
Engineering • Operations • Planning • Building • Fleet • Facilities
6101 S.E. Johnson Creek Blvd., Milwaukie, Oregon 97206
PHONE: (503) 786-7600 • FAX: (503) 774-8236

ORDINANCE NO. 1984

AN ORDINANCE OF THE CITY OF MILWAUKIE ANNEXING A TRACT OF LAND IDENTIFIED AS 5900 SE HARMONY ROAD AND 6011 SE HARMONY ROAD INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE AND WITHDRAWING THE TRACT FROM THE TERRITORY OF CLACKAMAS RIVER WATER, CLACKAMAS COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT, AND CLACKAMAS COUNTY SERVICE DISTRICT NO. 5 FOR STREET LIGHTS. (FILE #A-07-02).

WHEREAS, the tract of land is contiguous to the City and can be served by city services; and

WHEREAS, the City received written consent from a majority of electors and all owners of land in the territory proposed to be annexed as required by ORS 222.170; and

WHEREAS, the City Planning Commission and City Council held public hearings in accordance with ORS 222.120, Metro Code Section 3.09.050, and Milwaukie Municipal Code Sections 19.1502.1 and 19.1011.4; and

WHEREAS, the City mailed and posted notice of the public hearings in accordance with ORS 222.120, Metro Code Section 3.09.030, and Milwaukie Municipal Code Section 19.1011.4; 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; and

WHEREAS, the City Planning Commission and City Council considered a Comprehensive Plan land use designation change from County General Industrial (GI) to City Industrial (I) and a Municipal Code zone change from County Light Industrial (I2) to City Business Industrial (BI) for the tract of land as a part of the proceeding as provided for in Milwaukie Municipal Code Section 19.1502.1; and

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection as provided for in ORS 222.170; and

WHEREAS, the tract of land lies within the territory of Clackamas River Water; and

WHEREAS, the tract of land lies within the territory of Clackamas County Service District for Enhanced Law Enforcement; and

WHEREAS, the tract of land lies within the territory of Clackamas County Service District No. 5 For Street Lights; and

WHEREAS, the annexation and withdrawals are not contested by any necessary party;

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 tract of land, described in Exhibit B and depicted on the attached map, 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 River Water, Clackamas County Service District for Enhanced Law Enforcement, and Clackamas County Service District No. 5 For Street Lights.

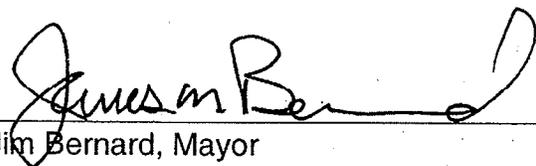
Section 4. The tract of land annexed by this ordinance and described in Section 2 is hereby assigned a Comprehensive Plan land use designation of Industrial (I) and a Municipal Code zoning designation of Business Industrial (BI).

Section 5. The City shall immediately file a certified 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 222.180.¹

Read the first time on 9/2/08 and moved to second reading by 4 vote of the City Council.

Read the second time and adopted by the City Council on 9/2/08

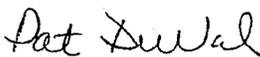
Signed by the Mayor on 9/2/08



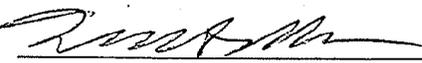
Jim Bernard, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Schrader Ramis PC



Pat DuVal, City Recorder



City Attorney

¹ Since this ordinance was enacted after March 31, the effective date of the withdrawal of the tract of land from Clackamas River Water, a domestic water supply district, shall be July 1, 2009 pursuant to ORS Section 222.465.

Exhibit A

FINDINGS IN SUPPORT OF APPROVAL

1. Through this annexation the City is withdrawing 5900 and 6011 SE Harmony Rd (Map 1S2E 31D; TLID 1800, 1900, and 1990), a 2.96-acre site, from the following districts and service providers:
 - a. Clackamas River Water
 - b. Clackamas County Service District for Enhanced Law Enforcement
 - c. Clackamas County Service District No. 5 for Streetlights
2. Upon annexation of the aforementioned properties, the City will amend its Land Use Map (Comprehensive Plan Map 7) and Zoning Map to apply an Industrial (I) land use designation and a Business Industrial (BI) zoning designation to the annexed properties. A BI zoning designation will allow for land use consistency and ease of zoning administration in the area.
3. Upon annexation of the aforementioned properties, the City will not amend its land use and zoning maps to annex any portion of Harmony Rd.
4. The application of a BI zoning designation to the aforementioned properties will not significantly impact state highway facilities (as determined by ODOT) and will not conflict with Metro's Title 4 Employment designation (as confirmed by Metro).
5. The annexation application has been processed and public notice has been provided in accordance with Milwaukie Municipal Code (MMC) Chapter 19.1500 Boundary Changes, MMC Chapter 19.900 Amendments, MMC Section 19.1011.4 Major Quasi-Judicial Review, Metro Code Chapter 3.09 Local Government Boundary Changes, and Oregon Revised Statutes Chapter 222 City Boundary Changes.
6. The Land Use Map and Zoning Map amendments have been processed and public notice has been provided in accordance with Milwaukie Comprehensive Plan Chapter 2, MMC Chapter 19.900 Amendments, and MMC 19.1011.4 Major Quasi-Judicial Review.
7. The Planning Commission conducted a public hearing on August 12, 2008 and passed a motion recommending that the City Council approve the annexation. The City Council held a public hearing on September 2, 2008.
8. The City Council finds that the annexation is in the City and public's best interests as follows:
 - The annexation is consistent with the City's Urban Growth Management Area (UGMA) agreement with the County and the annexation policies and objectives contained in the City's Comprehensive Plan. The intergovernmental agreement

with the County and the City's annexation policies aim to provide for the timely and orderly extension of urban services to the areas identified in the City's UGMA. The annexation properties are within the City's UGMA and immediately adjacent to the city limits. The property owner desires to develop the properties with an industrial use and requires City services in order to proceed with the proposed development. The City has existing water and wastewater lines adjacent to and through the area that can adequately serve the annexation properties without impacting existing development or restricting future development. The annexation facilitates the efficient use of land and utilities by taking advantage of existing investments in utilities and streets. The City Council finds that the annexation and subsequent extension of urban service is both timely and orderly.

- The annexation will not adversely affect the health, safety, and welfare of the community. On the contrary, the annexation will improve the community's safety and welfare by allowing the annexation properties to connect to the City's wastewater system, thus improving the groundwater in the immediate area. Since Milwaukie's water supply comes from local wells, it is in the City's best interest to protect and maintain the local groundwater supply.
 - The annexation will contribute to the City's tax base. Redevelopment of the annexation properties with industrial uses will also contribute to the City's economy and provide additional services and employment opportunities. While it is not possible to quantify the net fiscal effect of annexation and future development at this time, it is reasonable to believe that annexation of these properties will provide long-term fiscal benefits to the City.
9. The annexation is consistent with the following applicable State, Metro, County, and City policies, agreements, provisions, and regulations:

Milwaukie Municipal Code

Chapter 19.1500 Boundary Changes
Chapter 19.900 Amendments

Milwaukie Comprehensive Plan

Chapter 2 Plan Review and Amendment Process
Chapter 4 Land Use
Chapter 5 Transportation, Public Facilities, and Energy Conservation
Chapter 6 City Growth and Governmental Relationships

Metro Code

Chapter 3.09 Local Government Boundary Changes
Chapter 3.07 Urban Growth Management Functional Plan

Urban Growth Management Area (UGMA) Agreement

Oregon Revised Statutes 2007

Chapter 195 Local Government Planning Coordination

The annexation is consistent with the following applicable State, Metro, County, and City policies, agreements, provisions, and regulations as detailed below:

Milwaukie Municipal Code

Milwaukie Municipal Code (MMC) Section 19.1502.3 states that 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;
The annexation properties are located within the City's urban growth boundary.
- B. The subject site must be contiguous to the existing city limits;
The annexation properties are contiguous to the existing city limits.
- C. The requirements of the Oregon Revised Statutes for initiation of the annexation process must be met;
The application was initiated in accordance with applicable statutes. The petition was initiated by Consent of All Owners of Land since all property owners and a majority of the electors residing at the annexation properties signed the annexation petition.
- D. The proposal must be consistent with Milwaukie comprehensive plan policies; and
The proposal is consistent with the Comprehensive Plan as detailed in Milwaukie Comprehensive Plan section of this document.
- E. The proposal must comply with the criteria of Metro Code Sections 3.09.050(d)
The proposal is consistent with the Metro Code as detailed in Metro Code section of this document.

MMC Section 19.903 states that proposals for zoning map amendments must provide evidence that all requirements of this title relative to the proposed use or uses are satisfied, in addition to addressing the following:

- A. Applicable requirements of Section 19.1003;
The annexation application and associated map amendment requests were made on forms prescribed by the City and were accompanied by appropriate maps and supporting documentation.
- B. Reasons for requesting the zoning map amendment;
The zoning map amendment request is made in conjunction with an annexation petition pursuant to MMC Section 19.1502.1.A, which states that annexation petitions shall include a request for comprehensive plan and zoning designations.

- C. Description of existing site conditions, including but not limited to topography, public facilities and service, natural hazards, natural areas or open space, historic sites, transportation, current uses of the subject site and current zoning of the subject site;

The site is contiguous to the existing city limits and is within the City's urban growth management area (UGMA). It is composed of two properties on Harmony Rd. The smaller property is 0.17 acres in size, and the larger one is 2.79 acres in size. The 2.79-acre site is largely undeveloped. The existing uses are single-family residential, and the total assessed value of the land and existing improvements is \$570,450. The site is bisected by Minthorn Creek and is bounded to the north by railroad tracks and Railroad Ave and to the south by Harmony Rd. Access to the site is obtained through Harmony Rd.

The site's existing zoning and land use designations in the County are Light Industrial (I2) and General Industrial (GI), respectively. The proposed zoning and land use designations upon annexation to the City are Business Industrial (BI) and Industrial, respectively. The site also has a regional Title 4 Employment designation. There is no proposal to change that designation at this time.

- D. Description of the intended use or uses;

The intended use is industrial development.

- E. Identification on a detailed site plan of public facilities both existing and proposed; existing and proposed structures and site development details, including display of setback and other zoning standards compliance information; and an indication of mitigation or other measures proposed for purposes of health, safety or welfare within the community.

The applicant seeks to develop the annexation properties with two industrial buildings. A detailed site plan was provided with the development proposal application. The applicant's development proposal application will be reviewed and decided upon by the Planning Commission at a public hearing on August 26, 2008. The applicant's site plan demonstrates that the annexation properties can be developed in accordance with BI zone development standards. Mitigation of development impacts will likely include construction of traffic control improvements, protection and improvement of the water quality resource area, and construction of storm water treatment and management facilities at the time of development.

- F. The approval criteria of Section 19.905, which include the following:

1. The proposed amendment must conform to applicable comprehensive plan goals, policies and objectives and be consistent with the provisions of city ordinances, Metro urban growth management functional plan and applicable regional policies.

The proposal is consistent with the Milwaukie Comprehensive Plan, Metro Code, and UGMA agreement as detailed in later sections of this document. The proposal does not conflict with Metro's Title 4 Employment provisions.

2. The anticipated development must meet the intent of the proposed zone, taking into consideration the following factors: site location and character of the area, the predominant land use pattern and density of the area, the potential for mitigation measures adequately addressing development effects, any expected changes in the development pattern for the area, the need for uses allowed by the proposed zone amendment, and the lack of suitable alternative sites already appropriately zoned for the intended use or uses. The planning commission and city council shall use its discretion to weigh these factors in determining the intent of the proposed zone.

The potential future development that would ensue as a result of annexation and the application of a BI zone designation will be consistent with the predominant land use pattern in the area. There are no known potential adverse effects associated with either the annexation or a BI zone designation that could not be addressed through the land use or building permit review process at the time of development.

3. The proposed amendment will meet or can be determined to reasonably meet applicable regional, state or federal regulations.

There are no known federal regulations that apply to this annexation. The proposed annexation and BI zoning designation will meet or can be determined to reasonably meet applicable State, Metro, and County regulations. ODOT has determined that neither action will significantly impact state highway facilities. Metro has confirmed that neither action will conflict with Metro's Title 4 Employment provisions. The City has determined that the annexation is consistent with its UGMA agreement with the County.

4. The proposed amendment demonstrates that existing or planned public facilities and services can accommodate anticipated development of the subject site without significantly restricting potential development within the affected service area.

The City has an existing water line and waste water line adjacent to the annexation properties that can adequately serve the annexation properties without impacting existing development or restricting future development in the area.

5. The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact analysis may be required subject to the provisions of Chapter 19.1400.

The annexation properties are currently zoned for industrial uses in the County. The City has two industrial zones that could be applied to the properties, Business Industrial and Manufacturing. A Manufacturing zoning designation is not a viable option for the annexation properties. In addition to the absence of any properties zoned Manufacturing in this area, the Manufacturing zone has an

employment standard that requires 10 employees per acre. At almost three acres in size, this standard would require approximately 30 employees to be employed at this location, which would add a significant number of vehicular trips to Harmony Rd. Given the traffic on Harmony Rd and level of service at adjacent intersections, it is not prudent to apply a zone that would result in the addition of a significant number of trips.

The applicant's development proposal application triggered a transportation impact study. Street improvements consistent with MMC Chapter 19.1400 will likely be required as a condition of land use approval to mitigate for the proposed development's impacts and to protect the functional classification, capacity, and level of service of Harmony Rd.

Milwaukie Comprehensive Plan

Chapter 2 Plan Review and Amendment Process states that all amendments to the Comprehensive Plan, including map amendments associated with annexations, shall be evaluated based on the following criteria:

A. Conformance with the Comprehensive Plan, its goals, polices, and spirit;

The proposal is consistent with the Milwaukie Comprehensive Plan as detailed throughout this section. Specifically, it is consistent with the following applicable Comprehensive Plan elements:

- *Economic Base and Industrial/Commercial Land Use Element of Chapter 4*
- *Public Facilities and Services Element of Chapter 5*
- *City Growth Element of Chapter 6*

B. Public need for the change;

The annexation properties are in the City's UGMA and immediately adjacent to the city limits. Creation of the City's UGMA and development of the UGMA agreement with the County provides for the eventual annexation of UGMA properties into the City for the express purpose of: (1) extending urban services to these properties in an orderly and timely manner, and (2) delivering services to these properties through a single service provider where possible. In keeping with the UGMA agreement, the annexation properties need to annex to allow the extension of urban services to the properties and to establish the City as the primary urban service provider.

New zoning and land use map designations are necessary for all annexations pursuant to MMC Section 19.1502.1.A, which states that annexation petitions shall include a request for comprehensive plan and zoning designations. The annexation properties cannot retain their County designations upon annexation to the City.

C. Public need is best satisfied by this particular change;

Annexation will allow the annexation properties to access the City's waste water system. Use of the City's waste water system in lieu of the existing septic system will protect the long-term health and safety of the community by improving the

groundwater in the immediate area. It will also result in the long-term provision of urban services to an industrial property. The Comprehensive plan supports the adequate supply of industrial land and the provision of urban services to industrial lands.

A BI zoning designation is consistent with the existing zoning and land use pattern in the area and will better protect the functional classification, capacity, and level of service of Harmony Rd than a Manufacturing zoning designation.

- D. The change will not adversely affect the health, safety, and welfare of the community;

The proposal will improve the health, safety, and welfare of the community by improving the groundwater in the immediate area.

- E. The change is in conformance with applicable Statewide Planning Goals;

- Goal 1 requires local governments to establish a land use planning process as a basis for all decisions and actions to ensure a factual basis for such decisions.

The proposal is consistent with all applicable State, Metro, County, and City policies, agreements, provisions, and regulations as detailed in this document.

- Goal 11 requires development of public facility plans that ensure the orderly and timely provision of public services.

The proposal is consistent with the City's UGMA agreement with the County and the North Clackamas County Public Facilities Plan, which provides a framework for ensuring cost-effective service provision in urbanizing areas.

- F. The change is consistent with Metro Growth Management Functional Plan and applicable regional policies.

The proposal is consistent with the Metro Growth Management Functional Plan and applicable regional policies as detailed in Metro Code section of this document.

The Economic Base and Industrial/Commercial Land Use Element of Chapter 4 of the Milwaukie Comprehensive Plan states that the City should support and encourage the development of a broad industrial base in the City. Planning objectives include the following:

Objective #1 – Economic Development: The City will encourage an increase in the overall economic development activity within the City.

The applicant proposes to annex a 2.96-acre site into the City and to develop the site with industrial uses consistent with the City's Business Industrial zone.

Objective #4 – Industrial Land Use: To encourage new industries to locate within the three major industrial areas of the City, in order to take maximum advantage of existing access and public facilities serving industry. Properties adjacent to industrial areas will be evaluated against the following criteria when an industrial designation is proposed:

- (a) Those having an historical commitment to industrial use;

The annexation properties are presently developed with single-family residential uses but are zoned for industrial uses in the County. The properties are adjacent to the City's Business Industrial zone to the west, which is committed to industrial use.

- (b) Access to a regional transportation network, which should include one or more of the following: freeway, major or minor arterial access, or rail service;

The annexation properties are in close proximity to Highway 224 and have direct access to Harmony Rd, an arterial road.

- (c) Significant traffic increase shall not result on streets of collector or less status serving low-density residential areas;

Traffic generated by future development on the annexation properties will be distributed to arterial and collector streets including Lake Rd, Harmony Rd, Highway 224, and Linwood Ave.

- (d) Areas with sites large enough to accommodate expansion of individual establishments or serve several establishments within one district,

The annexation properties are 2.96 acres in size.

- (e) Compliance with all applicable Plan policies.

The proposal complies with all applicable Comprehensive Plan policies as detailed throughout this section.

The Public Facilities and Services Element of Chapter 5 of the Milwaukee Comprehensive Plan states that the City should plan, develop, and maintain a timely, orderly, and efficient arrangement of public facilities and services to serve urban development.

As detailed elsewhere in this document, the annexation properties desire City services to develop, and the City can adequately provide urban services to the annexation properties without impacting existing development or restricting future development in the area.

The City Growth Element of Chapter 6 of the Milwaukie Comprehensive Plan states that the City should establish a consistent framework for providing municipal services to the urbanized, unincorporated area surrounding the City. Planning objectives include the following:

Objective #1 – Unified System of Governance: To encourage and participate in efforts to define a unified system of government for the northwest urban area of Clackamas County.

As defined in the Milwaukie Comprehensive Plan, a unified system of government is one in which a single entity provides most urban services. Annexation will result in the City becoming the primary urban service provider for the annexation properties.

Objective #2 – Urban Service Area: To establish an area within which the City will participate in planning, coordinating and providing services.

The annexation properties are within the City's recognized urban service area as outlined in the City's UGMA agreement with the County.

Objective # 3 – Annexation: To ensure that City Annexation policies conform to urban service and growth management policies.

As detailed elsewhere in this document, the annexation is consistent with the City's regulations governing annexations pursuant to MMC Chapter 19.1500 Boundary Changes and the City's UGMA agreement with the County.

Objective # 5 – Economic Balance in Land Use and Service Demand: To maintain an economically advantageous balance of residential, commercial, and industrial land base and land use.

The annexation properties are zoned for industrial uses in the County and have a regional Title 4 Employment designation. The City sees no reason to radically alter the properties' existing County and regional designations.

Objective #6 – Cost of Services: To ensure that the cost of urban services provision is paid equitably by all who receive them.

Annexation will ensure that the annexation properties pay for the City services they are proposing to use.

Objective #7 – Extension of Services: To enable the City to maintain and extend adequate service levels as city growth occurs.

As detailed elsewhere in this document, the annexation properties desire City services to develop, and the City can adequately provide urban services to the annexation properties without impacting existing development or restricting future development in the area.

Metro Code

The Oregon State Legislature directed Metro to establish boundary change approval criteria to be used by all cities and properties within the regional Urban Growth Boundary (UGB). The City and the proposed annexation properties are within the UGB. To approve a boundary change, the City shall apply the criteria and consider the factors set forth in subsections (d) and (e) of Metro Code Section 3.09.045, which are as follows:

To approve a boundary change, the City shall:

1. Find that the change is consistent with expressly applicable provisions in:
 - A. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - B. Any applicable annexation plan adopted pursuant to ORS 195.205;
 - C. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
 - D. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and
 - E. Any applicable comprehensive plan.

There are no adopted agreements in place pursuant to ORS 195.065. The Clackamas County Comprehensive Plan was reviewed for applicable policies and provisions related to annexations. Of the few relevant sections that were found, all were duplicative of the provisions contained in the UGMA agreement and the policies contained in the Milwaukie Comprehensive Plan, against which this annexation has already been reviewed. As detailed elsewhere in this document, the annexation is consistent with all other existing applicable planning agreements and plans.

2. Consider whether the boundary change would:
 - A. Promote the timely, orderly and economic provision of public facilities and services;
 - B. Affect the quality and quantity of urban services; and
 - C. Eliminate or avoid unnecessary duplication of facilities or services.

As detailed elsewhere in this document, annexation would promote the timely and orderly provision of public facilities and services to the annexation properties. All public facilities and services needed for future development of the annexation properties are presently in place, and use of such facilities would not affect service to existing development or restrict future development in the area.

Title 4 of Metro Code Chapter 3.07 Urban Growth Management Functional Plan calls for a strong economic climate. To improve the region's economic climate, Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial, and Employment Areas.

The annexation properties have a Title 4 Employment designation. Metro has confirmed that there is no conflict between the properties' existing Title 4 designation and a Business Industrial zoning designation since the City's Business Industrial zone is already in compliance with the employment lands section of Title 4.

Urban Growth Management Area (UGMA) Agreement

The City and Clackamas County have an UGMA agreement that provides for the coordination of effective and efficient service delivery in areas of mutual interest that are adjacent to the City. Section C.6 of the Agreement provides the following: Arterial roads shall be considered for transfer on a case-by-case basis. Terms of transfer for arterial roads shall be negotiated and agreed to by both jurisdictions.

The annexation properties are located within the UGMA. The UGMA agreement supports the extension of urban services to the properties and the establishment of the City as the primary urban service provider.

The annexation properties have frontage on Harmony Rd. Harmony Rd is an arterial road under County jurisdiction. Annexing a portion of it would fragment the County's jurisdiction and complicate capital project planning and maintenance tasks, resulting in administrative and maintenance inefficiencies. The City is not interested in or required to annex this portion of Harmony Rd at this time.

Oregon Revised Statutes 2007

ORS Chapter 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation, streets, roads, and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements.

No urban service agreements have been adopted pursuant to this statute in this area of the County as of yet.

SEP 2007 RECEIVED CLACKAMAS COUNTY ASSESSOR

110

Return to - Genevieve Holton Benty 5900 S.E. Harmony Rd. Milwaukie, Ore 97222 Copy statement to same address.

SPECIAL WARRANTY DEED

JOHN GREVES and ILSE GREVES, husband and wife, Grantors, convey and specially warrant to GENEVIEVE HOLTON BENTY, Grantee, their one-fourth interest in the following described real property, free of encumbrances created or suffered by the Grantor except as specially set forth hereon:

A part of the DEC of John D. Garrett and wife, in T. 1 and 2, S., R. 2 E., of W.M., bounded and described as follows, to-wit: Beginning at a point in the center of the Foster road at the southwest corner of that certain tract of land conveyed to Stephen Parker by Deed recorded in Book 248, page 398, Deed Records of Clackamas County, Oregon, which point is South 89°50' West 837.30 feet distant and North 226.10 feet distant from the southeast corner of the John D. Garrett DEC, in T. 1 S., R. 2 E., of the W.M., running thence North 64°24' East 149.70 feet to the true place of beginning of the tract of land described; thence North 158.27 feet to an iron pipe; thence East 75.08 feet to an iron pipe; thence South 122.34 feet to a point on the center line of said Foster road; thence following said center line South 64°24' West 83.16 feet to the true place of beginning of this description. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by Deed, recorded May 12, 1967, Fee No. 7229, Deed Records.

12E 31D 0180

There is no monetary consideration for this transfer. Grantors' predecessors in interest sold the property many years ago to Grantee. Grantors are conveying only a fractional share.

THIS INSTRUMENT WILL 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 APPROVED USES.

Until a change is requested, send all real property tax statements to:

Dated this 29th day of August, 1990. 87-081924

John Greves Ilse Greves

STATE OF WASHINGTON) COUNTY OF CLATSOP) ss. 8-29, 1990.

Personally appeared the above named JOHN GREVES and ILSE GREVES and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Washington My commission expires: 9-15-91

Legal Description of parcel to be Annexed

A part of the Donation Land Claim of John D. Garrett and wife, in Townships 1 and 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point in the center of Foster Road at the Southwest corner of that certain tract of land conveyed to Stephen Parker by deed recorded in Book 248, Page 388, Deed Records of Clackamas County, Oregon, which point is South 89° 50' West, 647.50 feet distant and North 226.10 feet distant from the Southeast corner of the John D. Garrett Donation Land Claim in Township 2 South, Range 2 East, of the Willamette Meridian; running thence North 61° 21' East, 149.70 feet to the true point of beginning of the tract of land described; thence North 787.50 feet to an iron pipe driven in the Southwesterly boundary line of the right-of-way of the Southern Pacific Railway Co.; thence tracing the Southwesterly side of the right-of-way of said railway South 63° 59' East, 163.58 feet to an iron pipe at the Northwest corner of tract conveyed to E. Nelson Neulen, et ux, by deed recorded July 14, 1931, in Book 212, Page 157, Deed Records; thence South 5° 32' East tracing the Westerly line of said Neulen tract 609.65 feet to the Southwest corner of said Neulen tract; thence tracing the center of Foster Road South 64° 24' West, 280 feet to the point of beginning.

SAVE AND EXCEPT that portion lying within the boundaries of the county road.

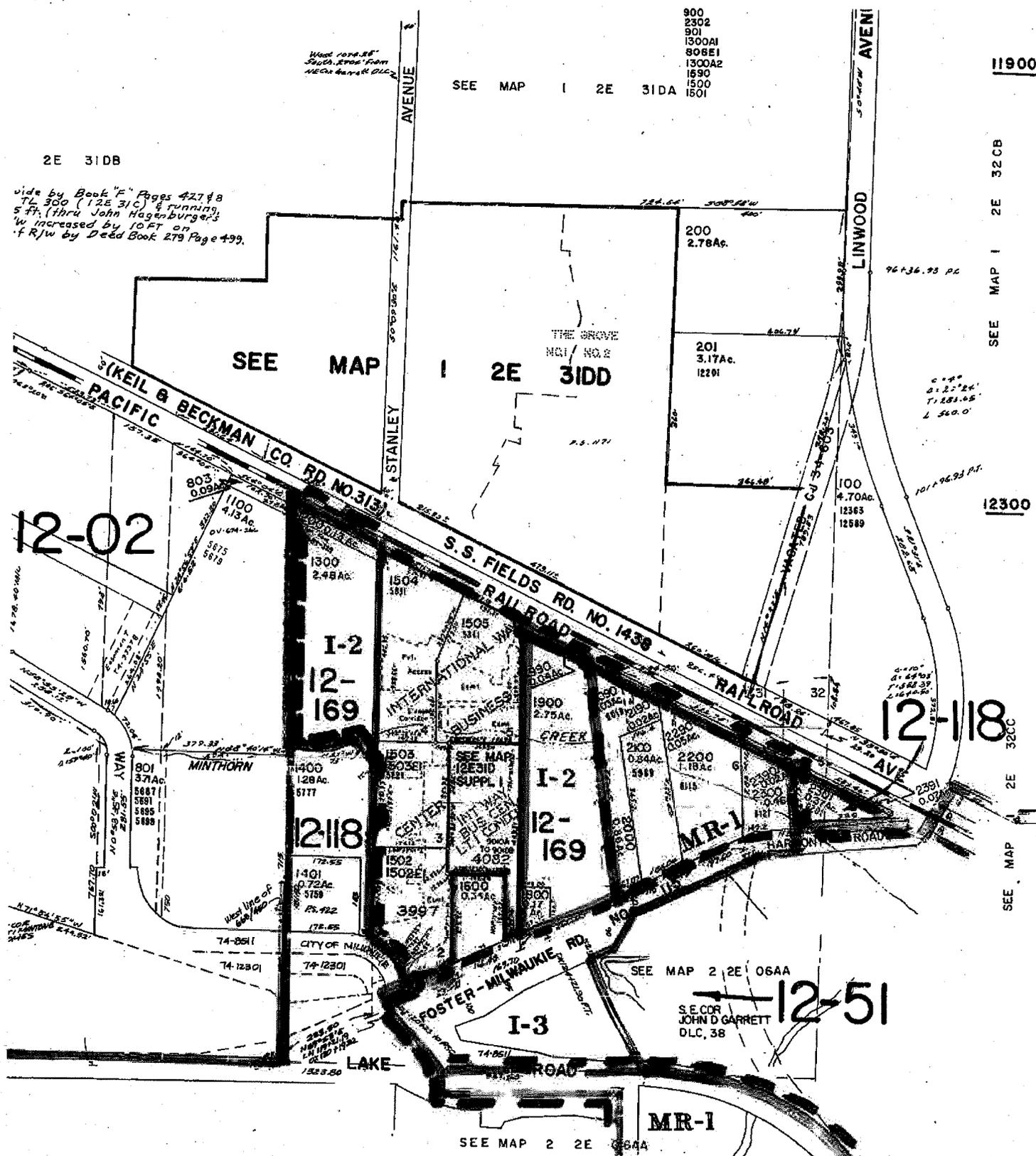
EXCEPTING THEREFROM that portion conveyed to Marvin E. Scott and Dorothy A. Scott, by deed recorded April 6, 1950, in Book 429, Page 672, Deed Records.

12E 31D 01900, 01990



Map of Annexation Properties

5900 & 6011 SE Harmony Road
Map 1S2E31D Tax Lots 01800, 01900, and 01990
(properties to be annexed outlined in red)



A Legal Description for Boundary Verification
Tax Lots 1800, 1900 and 1990, Map 1 2E 31D
Prepared by: Gregory L. Wilson, PLS

Legal Description:

Beginning at a point on the North right-of-way of Harmony Road, said point being North $87^{\circ}44'10''$ West 847.50 feet and North $02^{\circ}25'50''$ East 226.10 feet and North $63^{\circ}46'50''$ East 149.70 feet and North $02^{\circ}25'50''$ East 44.16 feet from the Southeast corner of the John D. Garrett Donation Land Claim in Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon;

thence North $02^{\circ}25'50''$ East a distance of 742.50 feet to a point on the Southwesterly right-of-way of the Southern Pacific Railroad;

thence South $61^{\circ}31'24''$ East along said Southwesterly right-of-way, a distance of 163.58 feet to the Northwest corner of that tract of land conveyed to E. Nelson Neulen, et ux, by deed recorded in Book 212, Page 157, Clackamas County Deed Records;

thence South $05^{\circ}47'30''$ East along the West line of said Neulen tract, a distance of 579.70 feet to a point on the aforementioned North right-of-way of Harmony Road;

thence South $67^{\circ}15'46''$ West along said right-of-way, a distance of 116.26 feet to an angle point;

thence South $74^{\circ}33'34''$ West along said right-of-way, a distance of 78.74 feet to an angle point;

thence South $67^{\circ}17'15''$ West along said right-of-way, a distance of 54.92 feet to the Point of Beginning, containing 2.87 acres of land, more or less.

PROPERTY BOUNDARY VERIFICATION
 FOR: HT INVESTMENT PROPERTIES, LLC
 INVOLVING TAX LOTS 1800, 1900 AND 1990
 LOCATION: IN THE SE 1/4 OF SEC. 31, T. 1 S., R. 2 E., W.M.,
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON



SCALE: 1" = 100'
 DATE: 08/15/08

TAX LOT 1505

INT. WAY BUS.
 CEN. LT. 1
 CONDO

N02°25'50"E 742.50'

SUBJECT PROPERTY
 2.87 ACRES

S06°47'30"E 579.70'

TAX LOT 2000

TAX LOT 2100

S61°31'24"E 163.58'

SOUTHERN PACIFIC
 RAILROAD

S67°17'15"W
 54.92'

S74°33'34"W
 78.74'

S67°15'46"W
 116.26'

HARMONY ROAD

P.O.B.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory L. Wilson

OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

EXPIRATION DATE: 6-30-2010

5800

CANCELLED

6200

- 1700
- 301
- 400
- 500
- 600
- 300
- 202
- 201E1
- 904
- 900
- 2302
- 901
- 1300A1
- 806E1
- 1300A2
- 1590
- 1500
- 1501

AVENUE

SEE MAP I 2E 31DA

AVENUE

11900

SEE MAP I 2E 32CB

SEE MAP

I 2E 31DD

12300

SEE MAP I 2E 32CC

Pages 427 & 8
genburgers;
PT OR
book 279 Page 499.

West 1074.35'
South 2904.70' from
NECOR GARRETT DLC

1100
4.13AC
5675
5679
D.V. C-14-2000

1504
2.88AC
5881

201
3.17AC.
12201

100
4.70AC.
12383
12589

12300

1300
2.48AC

1505
5841

2200
1.18AC.
6115

12-118

12-169

1900
2.75AC.

12-169

12-118

12-118

1502
1.74AC.
5831

12-51

12-118

1400
1.28AC.
5771

1401
0.72AC.
5789

12-51

12-51

14-8511
14-12301

14-8511
14-12301

14-8511
14-12301

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