



Jane E. Vetto  
County Counsel

December 12, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

Scott C. Ciecko  
Amanda Keller  
Shawn Lillegren  
Jeffrey D. Munns  
Andrew R. Naylor  
Sarah Foreman  
Hong Huynh  
Caleb Huegel  
Angela Hajihashemi  
Assistants

**Approval of a Boundary Change Proposal No. 2024-005 (TCSD)  
No County General Funds are involved.**

<b>Previous Board Action/Review</b>	None		
<b>Performance Clackamas</b>	1. Build public trust through good government 2. Build a strong infrastructure		
<b>Counsel Review</b>	Yes; Hong Huynh	<b>Procurement Review</b>	N/A
<b>Contact Person</b>	Hong Huynh	<b>Contact Phone</b>	(503) 742-5389

**EXECUTIVE SUMMARY:**

The owner of a parcel of land, tax lot numbers 32E04C-00300 and 32E04C-00500 (“Subject Property”), petitioned this Board to annex into the Tri-City Service District (the “District”) in order to receive public sanitary services. The Board’s approval of this proposed annexation will result in a boundary change of the District’s service area.

Currently, the Subject Property, as territory to be annexed, is comprised of two tax lots that were recently annexed into the City of Oregon City. The current tax assessed value of the two lots is \$917,600 (e.g., 00300: \$520,787; 00500: \$396,813). It is located at 14421 S Maplelane Road, and 14389 S Maplelane Road in the Caufield neighborhood of Oregon City.

The services to be provided by the District will support the single family home on each of the lot of the Subject Property. The Subject Property is included within the initial urban growth boundary for Oregon City and have been waiting for urban growth and services to arrive for some time. The proposed annexation is consistent

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with the city's comprehensive plan and sanitary sewer master plan. An 8-inch public sewer line on Maplelane Road exists on that road, and into which the SUBJECT PROPERTY will connect.

If the Board approves this proposed annexation, the District will provide sanitary services to the Subject Property.

Oregon City and the District have endorsed the proposed annexation.

Under Oregon law, as the county's governing body, this Board is charged in deciding this proposed boundary change pursuant to ORS Chapters 198 and Metro Code 3.09. In determining whether to approve the annexation petition, the Board must consider the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857, and also considered whether the annexation petition met the criteria laid out in Metro Code 3.09.

A Staff Report, dated November 26, 2024, addresses factors and criteria mandated in ORS 198 and Metro Code 3.09. The report makes the required analysis and findings, and concludes that the proposed boundary change of the District complies with applicable statutory and Metro Code requirements. There is no cost to the County in the Board's approval of this proposed annexation.

**RECOMMENDATION:** Staff recommends approval of Boundary Change Proposal No. 2024-005 (TCSD).

Respectfully submitted,

/s/ Hong Huynh  
Assistant County Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS**

**OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving a Boundary  
Change Proposal No. 2024-005 (TCSD)



Board Order No. \_\_\_\_\_

*Page 1*

**Whereas**, the Tri-City Service District (“District”) is a county service district organized under ORS 451 that provides public sanitary sewer and stormwater services to certain cities, and through a 2016 intergovernmental agreement, is administered by Water Environment Services; and

**Whereas**, Petitioner filed an annexation petition with the Board to request annexation of a parcel of land, described and mapped in Exhibit A, to the District pursuant to procedures set forth in ORS 198.857 and Metro Code 3.09; and

**Whereas**, on October 8, 2024, the annexation petition was approved and endorsed by the District, as required by ORS 198.857; and

**Whereas**, this Board is charged in deciding this boundary change of the District, through the proposed annexation of the Subject Property into the District, pursuant to ORS Chapters 198 and Metro Code 3.09; and

**Whereas**, a staff report, dated November 26, 2024, that addresses factors and criteria mandated in ORS 198.857 and Metro Code 3.09 was made public at least 15 days prior to the Board hearing on the boundary change petition. The staff report is attached hereto as Exhibit B; and

**Whereas**, a public hearing is held before the Board on December 12, 2024, and that a decision of approval was made on December 12, 2024. In determining whether to approve the boundary change petition, the Board considered the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857, and also considered whether the boundary change met the criteria laid out in Metro Code 3.09.

**NOW THEREFORE, the Clackamas County Board of Commissioners do hereby order:**

1. The Analysis, Findings, and Conclusions in the Staff Report attached as Exhibit B are adopted by the Board of County Commissioners and demonstrate that the criteria for annexation have been met.
2. The annexation petition is approved, and the property described and shown on the map in Exhibit A is annexed to Tri-City Service District for public sanitary sewer services.
3. County staff is directed to file this document with the required parties and take all necessary steps to finalize the annexation.

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS**

**OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving a Boundary  
Change Proposal No. 2024-005 (TCSD)



Board Order No. \_\_\_\_\_

*Page 2*

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

**Exhibit A**

**In the Matter of Approving a Boundary Change Proposal No. 2024-005 (TCSD)  
(Legal Description and Map)**

EXHIBIT *'B'*

Tax Lots 3 2E 04C-300 & 500  
14389 & 14421 S Maplelane Rd  
Oregon City, 97045

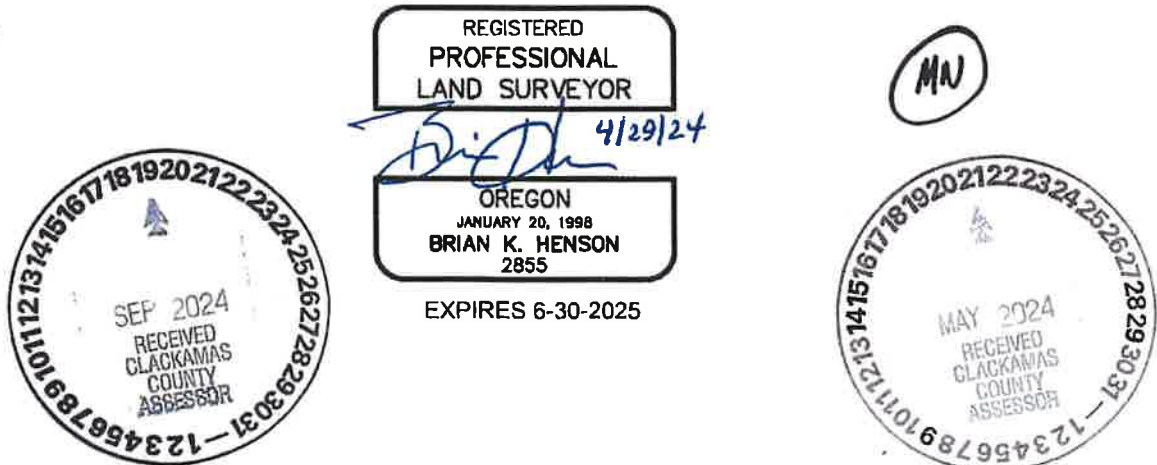
April 29, 2024  
Page 1 of 2

**ANNEXATION DESCRIPTION**

Being all those properties described in Document Number's 95-078259 and 95-065937, Clackamas County Deed records and a portion of S Maplelane Court right-of-way located in the Southwest One-Quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

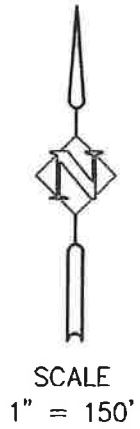
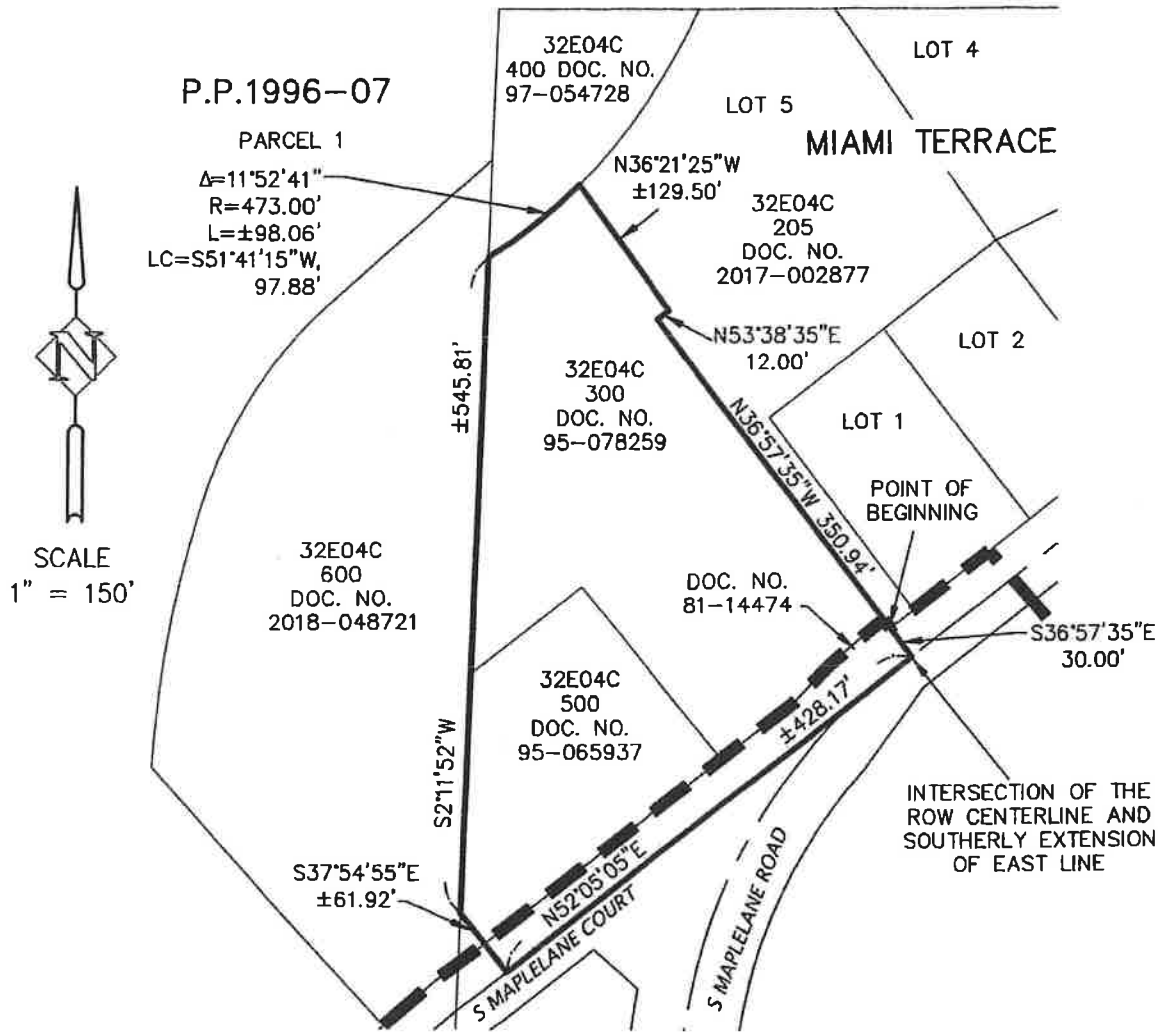
**Beginning** at the Southwest corner of Lot 5, Plat of "Miami Terrace", Clackamas County Survey Records; thence North 36°57'35" West, along the west line of said Lot 5 and the east line of Document Number 95-078259, 350.94 feet to an angle point; thence North 53°38'35" East, along said east line and west line, 12.00 feet to an angle point; thence North 36°21'25" West, along said east line and west line, 129.50 feet, more or less, to a point on the southerly line of Document Number 97-054728, Clackamas County Deed Records and the beginning of a 473.00 foot radius non-tangent curve to the right having a central angle of 11°52'41"; thence along said southerly line and the arc of said non-tangent curve to the right (the long chord of which bears South 51°41'15" West, 97.88') 98.06 feet, more or less, to the northwest corner of Document Number 95-078259, Clackamas County Deed Records; thence South 2°11'52" West, along west line of Document Number's 95-078259 and 95-065937, 545.81 feet, more or less, to an angle point; thence South 37°54'55" East, along the west line of Document Number 95-065937, 61.92 feet, more or less, to a point on the centerline of S Maplelane Court (County Road No. 398); thence North 52°05'05" East, along said centerline, 428.17 feet, more or less, to the intersection of the centerline of S Maplelane Court with the southerly extension of the east line of that property described in said Document Number 95-078259, Clackamas County Deed Records, also being the west line of the Plat of "Miami Terrace"; thence North 36°57'35" West, 30.00 feet to the **Point of Beginning**.

The above-described tract of land contains 135,261 Square Feet (3.1 acres), more or less.



# EXHIBIT "C"

LOCATED IN THE SW ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH,  
RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



**PREPARED FOR**

CITY OF OREGON CITY  
625 CENTER ST.  
OREGON CITY, OR 97045

**LEGEND**

--- CITY OF OREGON CITY LIMITS LINE

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Brian K. Henson*  
4/29/24  
OREGON  
JANUARY 20, 1998  
BRIAN K. HENSON  
2855

**EXPIRES: 6/30/2025**

BASIS OF BEARINGS AS SHOWN HEREON,  
ARE PER SURVEY NO. 2021-163  
SEE ATTACHED LEGAL DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171  
MPP-18 BKH 4/29/2024 PAGE 2 OF 2

**Exhibit B**

**In the Matter of Approving a Boundary Change Proposal No. 2024-005 (TCSD)  
(Staff Report Dated November 26, 2024)**





OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING  
2051 KAEN ROAD | OREGON CITY, OR 97045

**Jane E. Vetto**  
County Counsel

**Scott C. Ciecko**  
**Amanda Keller**  
**Shawn Lillegren**  
**Jeffrey D. Munns**  
**Andrew R. Naylor**  
**Sarah Foreman**  
**Hong Huynh**  
**Caleb Huegel**  
**Angela Hajihashemi**  
Assistants

TO: Clackamas County Board of County Commissioners (the “Board”)  
FROM: Hong N Huynh, Assistant County Counsel  
RE: Boundary Change Proposal No. 2024-005 (TCSD)  
DATE of REPORT: November 26, 2024  
DATE of HEARING: December 12, 2024

**STAFF REPORT**

**REQUEST:** Approval of Boundary Change Proposal No. 2024-005 (TCSD), authorizing the property of Moehnke Properties LLC (the “PETITIONER”), known as tax lot numbers 32E04C-00300 and 32E04C-00500 and located at 14421 S Maplelane Road and 14389 S Maplelane Road, Oregon City, into Tri-City Service District (the “DISTRICT”).

**REASON FOR ANNEXATION:**

The PETITIONER is requesting annexation so that the SUBJECT PROPERTY can receive public sanitary sewer services from the DISTRICT.

**RECOMMENDATION:** Based on the analysis and findings of this report, staff respectfully recommends that the Board APPROVES the Boundary Change Proposal No. 2024-005 (TCSD).

**EFFECTIVE DATE:** The boundary change becomes effective upon the date of approval by the Board.

**I. BACKGROUND**

**A. SUBJECT PROPERTY INFORMATION**

PETITIONER:	Moehnke Properties LLC
PETITIONER Representative, if any:	HHPR, Inc (Thuy Cao, AICP)
Tax Lot Nos.	32E04C-00300 and 32E04C-00500
Address, if any:	14421 S Maplelane Road, and 14389 S Maplelane Road, Oregon City, respectively
Legal Description	Exhibit B and Exhibit C of Attachment 1

## **B. PETITION UNDER ORS 198.857**

By application submitted to the DISTRICT, dated January 26, 2024, PETITIONER initiated a consent annexation petition under ORS 198.857.

The petition meets the requirement for initiation of annexation proceedings set forth in ORS 198.857(2) and Metro Code 3.09.040(A) (lists Metro’s minimum requirements for petition). The petition was deemed complete on November 7, 2024.

The SUBJECT PROPERTY is currently improved with a single-family home on each lot. The services to be provided by the DISTRICT will support the residency on the SUBJECT PROPERTY. The SUBJECT PROPERTY was initially included within the urban growth boundary (UGB) for the City of Oregon City (“Oregon City” or the “City”) and have been waiting for urban growth and services to arrive for some time. Upon annexation and rezoning approval by Oregon City, PETITIONER has the option for development or continue with the existing uses onsite. No development is being proposed at this time.

## **C. ENDORSEMENTS BY INTERESTED PARTIES**

As further discussed below in this report, the SUBJECT PROPERTY is located in the Caulfield neighborhood of Oregon City. By Ordinance No. 24-1007, dated September 4, 2024, Oregon City annexed the SUBJECT PROPERTY into its jurisdiction. Section 5 of the ordinance concurs with annexation of the SUBJECT PROPERTY into the DISTRICT.

By letter dated October 8, 2024, the DISTRICT supports and endorses the proposed annexation. See, Attachment 1. The DISTRICT operates a regional wastewater treatment facility that collects, treats, and disposes of City’s sewer flows.

## **D. CITIZEN PARTICIPATION**

Notice of this hearing inviting testimony from interested parties was provided as required by statute and Metro Code.

Notice<sup>1</sup> consisted of:

1. Posting notices near the SUBJECT PROPERTY, at the Clackamas County Courthouse, and outside the Commissioner’s Hearing room at least 20 days prior to the hearing;
2. Publishing notice three times in the Lake Oswego Review; and
3. Mailing notices to all affected local governments and adjacent property owners.

At the time this report was written, no comments were received.

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<sup>1</sup> By this Staff Report, a correction is made to some notices that identified the SUBJECT PROPERTY as being in unincorporated Clackamas County; the SUBJECT PROPERTY has been annexed into Oregon City.

## II. APPLICABLE CRITERIA

For a proposed boundary change of a special district through annexation, as the county’s governing body, the Board must review and approve the proposed annexation based on several factors and criteria established by state and local law.

### A. STATE STATUTE

Oregon Revised Statute Chapter 198 provides that, when determining whether to approve an annexation petition, the county board shall “*consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.*” ORS 198.857(4).

### B. METRO CODE

For a proposed boundary change within the boundaries of Metro or within urban reserves designated by Metro, Metro code also specifies criteria that a reviewing entity must apply in reviewing and approving a boundary change.

First, Metro Code 3.09.050(B) requires a report, to be made available to the public, that addresses the following:

- “1. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;*
- 2. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party<sup>2</sup>; and*
- 3. The proposed effective date of the boundary change.”*

Second, Metro code requires the review and approval of a proposed boundary change to be consistent with certain service agreements, land use plans, and service quality standards. To approve a boundary change, the reviewing entity (e.g., the Board in this case) must:

- “(1) Find that the change is consistent with expressly applicable provisions in:  
(A) Any applicable urban service agreement adopted pursuant to ORS 195.205;  
(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;  
(E) Any applicable comprehensive plan; and  
(F) Any applicable concept plan.*
- (2) Consider whether the boundary change would:  
(A) Promote the timely, orderly and economic provision of public facilities and services;*

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<sup>2</sup> A “necessary party” is another governmental entity which includes the same area or provides an urban service to the area.

- (B) Affect the quality and quantity of urban services; and
- (C) Eliminate or avoid unnecessary duplication of facilities and services.”

See, Metro Code 3.09.045(D) and 3.09.050(D).

Finally, Metro Code Section 3.09.090 prohibits the extension of any district “water or sewer service from inside a UGB to territory that lies outside the UGB.”

### C. COMPREHENSIVE PLANING

#### 1. Regional Planning

The law that requires Metro to adopt criteria for boundary changes specifically states that Metro shall “\*\*\* ensure that a boundary change is in compliance with the Metro regional framework plan as defined in ORS 197.015 and cooperative agreements and urban service agreements adopted pursuant to ORS 195.” ORS 268.354(2)(d). Metro regional framework plan is “the regional framework plan required by the 1992 Metro Charter or its separate components.” ORS 197.015.

#### 2. County Planning

The Clackamas County Comprehensive Plan applies to areas in unincorporated Clackamas County, and therefore does not apply to this proposed annexation.

#### 3. City Planning

The SUBJECT PROPERTY was recently annexed into Oregon City, and therefore the OC2040 Oregon City Comprehensive Plan applies (“City Comp Plan”)<sup>3</sup>

One of the City Comp Plan’s Vision Statements provides that “[i]nfrastructure and utilities such as water, sewer and stormwater are maintained and improved in established neighborhoods and strategically planned in developing areas.” (City Comp Plan at p.15).

Under Policy 2.3, Strategy 2.3.A. references the City Sanitary Sewer Master Plan for the wastewater policies. (City Comp Plan at 47).

Extension of sewer lines (8 inches in particular) to provide public sanitary sewer services along Maplelane Road is discussed in said City Sanitary Sewer Master Plan, dated 2014.<sup>4</sup>

### III. ANALYSIS AND FINDINGS

Collectively, review and approval criteria for a boundary change under state law and Metro Code generally fall into three categories: urban service and other facility service agreements, land use planning, and the quality and timing of the service resulted from the boundary change. Based on

<sup>3</sup> See, <https://www.orcity.org/1214/OC2040-Oregon-City-Comprehensive-Plan> (viewed November 25, 2024).

<sup>4</sup> See, <https://www.orcity.org/830/Sanitary-Sewer-Master-Plan> (viewed November 25, 2024).

the application submitted by PETITIONER, and staff's research, staff reaches the following analysis and findings.

#### **A. TERRITORY TO BE ANNEXED**

Staff reaches the following findings with respect to the territory to be annexed:

1. The SUBJECT PROPERTY, as territory to be annexed, comprises of two tax lots, nos. 32E04C-00300 and 32E04C-00500, with a current tax assessed value totaling \$917,600 (e.g., 00300: \$520,787; 00500: \$396,813).
2. The SUBJECT PROPERTY was recently incorporated into Oregon City and is considered a part of the Caulfield neighborhood.
3. The SUBJECT PROPERTY currently has a single-family home on each tax lot
4. The SUBJECT PROPERTY is within Metro's jurisdictional boundary and the regional UGB.
5. The SUBJECT PROPERTY is included within the initial UGB for Oregon City and have been waiting for urban growth and services to arrive for some time. Upon annexation and rezoning approval by Oregon City, PETITIONER has the option for development or continue with the existing uses onsite. No development is being proposed at this time.
6. The SUBJECT PROPERTY will connect to an existing Oregon City 8-inch sanitary sewer main on Maplelane Road, which collects and conveys sewer to the DISTRICT's regional wastewater treatment facility.
7. Accordingly, the PETITIONER is seeking sanitary services from the DISTRICT. The DISTRICT has endorsed the proposed annexation into the DISTRICT.

#### **B. URBAN AND OTHER FACILITY SERVICES**

As referenced in Section II of this report, state law and the Metro Code require a review for consistency with urban and other service agreements. (See, ORS 198.857(4) and 268.354(2)(d); Metro 3.09.050(B)(1), and 3.09.050(D)(1)(A)). ORS 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. ORS 195.065(2)(b). These agreements specify which governmental entity will provide which service to an area in the long term. The counties are responsible for facilitating the creation of these agreements.

With respect to urban and service agreements, staff finds under this Board's Resolution and Order No. 80-1369, dated July 2, 1980, the DISTRICT collects, pumps, treats, and disposes of sanitary and stormwater sewage within the incorporated areas of Oregon City, City of West Linn, and portions of the City of Gladstone.

The SUBJECT PROPERTY has been annexed into the Oregon City. It currently has, or will be receiving, various services in the following manner, upon annexation into Oregon City and the DISTRICT:

1. Water. The SUBJECT PROPERTY will be served by Oregon City.
2. Sewer. The SUBJECT PROPERTY will be served by the DISTRICT for this service, upon the Board's approval of this annexation. The onsite septic system will no longer be used.
3. Storm Drainage. The SUBJECT PROPERTY will be served by Oregon City for this service.
4. Parks and Recreation. The SUBJECT PROPERTY will be served by Oregon City for park and recreational services.
5. Fire. The SUBJECT PROPERTY will continue to be served by Clackamas Fire District No.1 for fire services.
6. Police. The SUBJECT PROPERTY will be served by Oregon City Police Department for police services.

### **C. LAND USE PLANNING**

As referenced in Section II of this report, state law and the Metro Code require a review for consistency with various regional and local land use plans. The following analyzes and reaches findings related to regional and local plans that may be applicable to the proposed annexation of the SUBJECT PROPERTY into the DISTRICT.

#### **1. Regional Plans**

The SUBJECT PROPERTY is inside Oregon City, Metro's jurisdictional boundary, and the regional UGB. As such, a boundary change approval must be consistent with the applicable Metro regional framework plan. (See, ORS 268.354(2)(d)). Metro has adopted a Regional Framework Plan, and two regional functional plans--the Urban Growth Management Functional Plan (2023) and the Regional Transportation Plan (2012).

Staff has reviewed these plans and finds that these plans have no applicable standards and criteria for boundary changes. Therefore, the proposed boundary change by the DISTRICT through annexation of the SUBJECT PROPERTY is consistent, or not in conflict, with any of Metro's regional plans.

#### **2. City Comprehensive Land Use Plan**

Based on information provided by the DISTRICT and PETITIONER, the proposed annexation is compatible with the Oregon City's Comprehensive Plan. The established, urbanized neighborhoods along Maplelane Road are now able to receive public sanitary sewer services.

#### **3. Public Facility, Concept, and Annexation Plans and Cooperative Planning Agreements**

Staff finds that an 8-inch public sewer line on Maplelane Road had been planned in the City Sanitary Sewer Master Plan, now exists on that road, and is available for connection by the SUBJECT PROPERTY.

#### D. QUALITY, QUANTITY, AND TIMING OF SERVICE

Metro Code requires the Board to consider various factors that address the quality, quantity, and timing of the services being sought by the proposed annexation.

Staff finds that the proposed annexation of the SUBJECT PROPERTY into the DISTRICT is consistent with the Metro's service quality standard under Section 3.09.045(D)(2), 3.09.050(B), and 3.09.090:

- Promote of the timely, orderly and economic provision of public facilities and services;
- Improve of the quality and quantity of urban services; and
- Eliminate or avoid unnecessary duplication of facilities and services.
- The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
- Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party;
- The proposed effective date of the boundary change; and
- No extension of service from inside a UGB to territory that lies outside the UGB.

The SUBJECT PROPERTY current has a single-family home on each lot. Oregon City recently annexed the SUBJECT PROPERTY and approved the annexation by the DISTRICT. An 8-inch sewer line is located on the road into which the SUBJECT PROPERTY will connect. Under this Board's Resolution and Order No. 80-1369, the DISTRICT provides public sanitary services to the incorporated areas of Oregon City.

Therefore, there is no duplication in the provisioning of the requested services, nor would there be a withdrawal of the SUBJECT PROPERTY from any jurisdiction that provides a similar service.

Finally, because the SUBJECT PROPERTY is inside the UGB, the proposed annexation of the SUBJECT PROPERTY into the DISTRICT does not result in an extension of the DISTRICT's sanitary services from inside the UGB to territory that lies outside the UGB.

The boundary change will become effective on the date of Board's approval.

#### IV. CONCLUSIONS

Staff conclude that the proposed annexation complies with all applicable state statutes and Metro Code requirements. Staff recommends the approval of Boundary Change No. 2024-005 (TCSD) for the DISTRICT to provide sanitary services to the SUBJECT PROPERTY.

Respectfully Submitted,

*Hong Huynh*

Hong N Huynh (pronouns: she/her)

Assistant Legal County Counsel

Attachments: Attachment 1-Legal Description and MAP of SUBJECT PROPERTY

**ATTACHMENT 1  
TO STAFF REPORT 2024-005 (TCSD)  
  
(DISTRICT ENDORSEMENT WITH  
LEGAL DESCRIPTION AND MAP OF SUBJECT PROPERTY)**





CLACKAMAS

**WATER  
ENVIRONMENT  
SERVICES**

**GREGORY L. GEIST | DIRECTOR**

Water Quality Protection  
Surface Water Management  
Wastewater Collection & Treatment

October 8, 2024

Board of Commissioners  
Clackamas County

Members of the Board:

**ENDORSEMENT OF ANNEXATION OF TERRITORY TO  
TRI-CITY SERVICE DISTRICT**

ORS 198.850 requires the governing body of TRI-CITY SERVICE DISTRICT, (District) to endorse annexation proposals prior to a hearing by the Board of County Commissioners. In the interest of efficiency, the Board has delegated the authority and duties for endorsement of annexations of territory to the District to the Director of Water Environment Services.

I have reviewed the attached petition from property owners requesting the annexation of territory to TRI-CITY SERVICE DISTRICT and find the District has sufficient sanitary sewer collection and treatment system capacity to provide sanitary sewer service to the area proposed to be annexed. Service is subject to the construction of public sewer extensions as required by WES Rules and Regulations.

Therefore, by the authority granted to me by Order No. 99-329, I hereby endorse the annexation of all Tax Lots described on Exhibit "B" and shown as Exhibit "C" (attached) to TRI-CITY SERVICE DISTRICT, as set forth on the attached petition.

A handwritten signature in blue ink, appearing to read 'G. L. Geist', is written over a faint blue grid background.

Greg Geist, Director  
Water Environment Services

EXHIBIT \* 'B'

Tax Lots 3 2E 04C-300 & 500  
14389 & 14421 S Maplelane Rd  
Oregon City, 97045

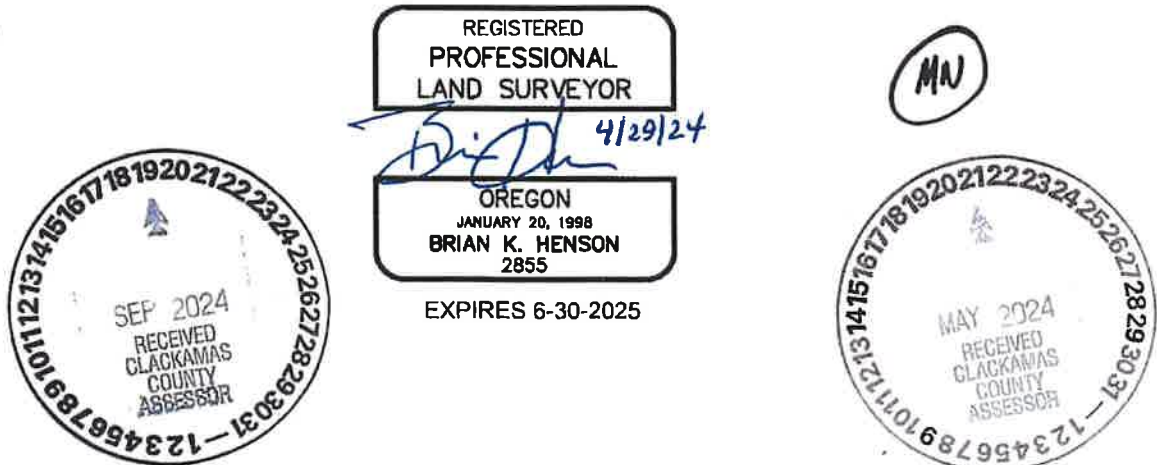
April 29, 2024  
Page 1 of 2

ANNEXATION DESCRIPTION

Being all those properties described in Document Number's 95-078259 and 95-065937, Clackamas County Deed records and a portion of S Maplelane Court right-of-way located in the Southwest One-Quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

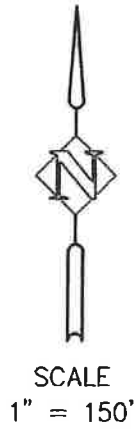
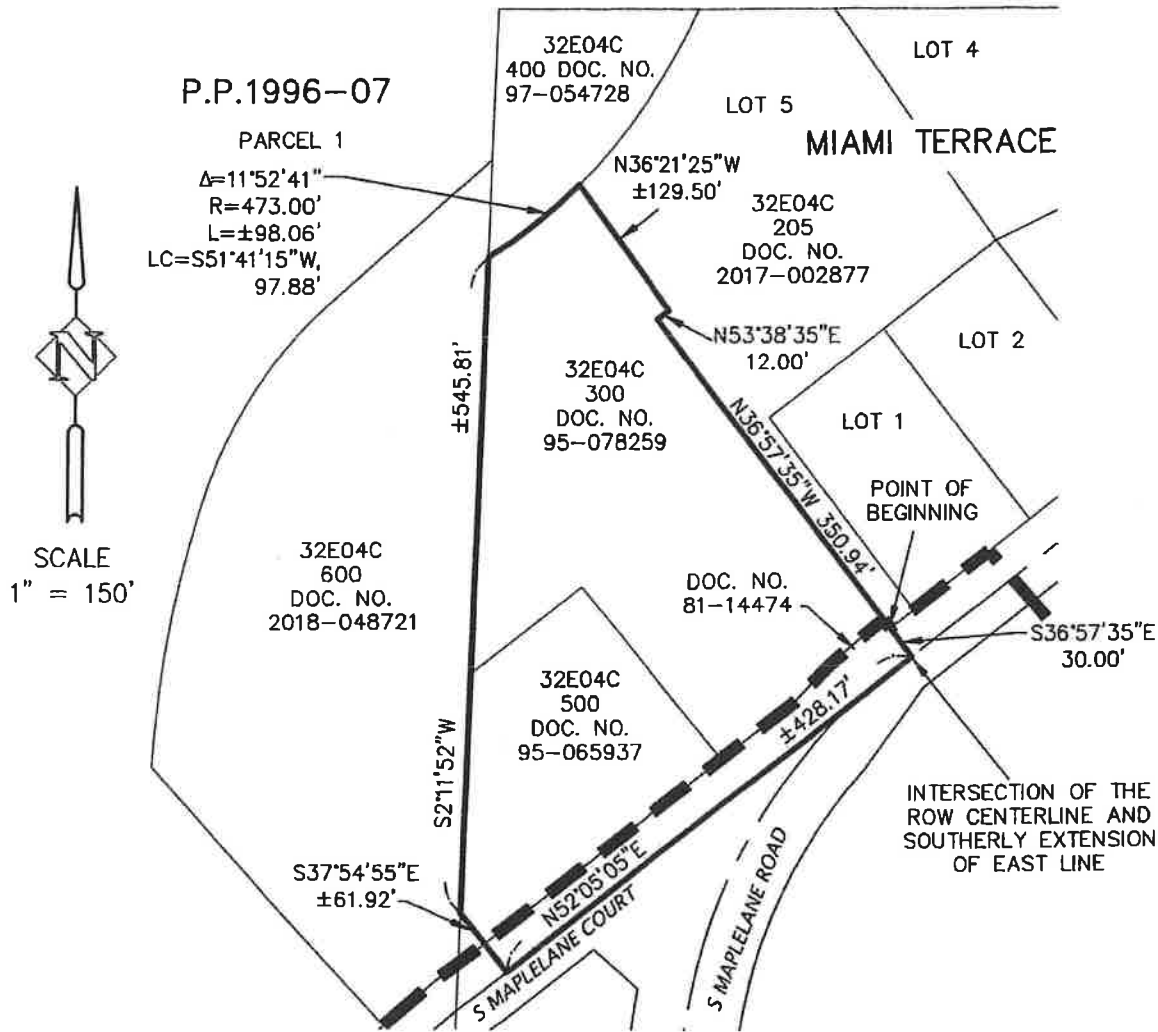
**Beginning** at the Southwest corner of Lot 5, Plat of "Miami Terrace", Clackamas County Survey Records; thence North 36°57'35" West, along the west line of said Lot 5 and the east line of Document Number 95-078259, 350.94 feet to an angle point; thence North 53°38'35" East, along said east line and west line, 12.00 feet to an angle point; thence North 36°21'25" West, along said east line and west line, 129.50 feet, more or less, to a point on the southerly line of Document Number 97-054728, Clackamas County Deed Records and the beginning of a 473.00 foot radius non-tangent curve to the right having a central angle of 11°52'41"; thence along said southerly line and the arc of said non-tangent curve to the right (the long chord of which bears South 51°41'15" West, 97.88') 98.06 feet, more or less, to the northwest corner of Document Number 95-078259, Clackamas County Deed Records; thence South 2°11'52" West, along west line of Document Number's 95-078259 and 95-065937, 545.81 feet, more or less, to an angle point; thence South 37°54'55" East, along the west line of Document Number 95-065937, 61.92 feet, more or less, to a point on the centerline of S Maplelane Court (County Road No. 398); thence North 52°05'05" East, along said centerline, 428.17 feet, more or less, to the intersection of the centerline of S Maplelane Court with the southerly extension of the east line of that property described in said Document Number 95-078259, Clackamas County Deed Records, also being the west line of the Plat of "Miami Terrace"; thence North 36°57'35" West, 30.00 feet to the **Point of Beginning**.

The above-described tract of land contains 135,261 Square Feet (3.1 acres), more or less.



# EXHIBIT "C"

LOCATED IN THE SW ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH,  
RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



**PREPARED FOR**

CITY OF OREGON CITY  
625 CENTER ST.  
OREGON CITY, OR 97045

**LEGEND**

--- CITY OF OREGON CITY LIMITS LINE

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Brian K. Henson*  
4/29/24  
OREGON  
JANUARY 20, 1998  
BRIAN K. HENSON  
2855

**EXPIRES: 6/30/2025**

BASIS OF BEARINGS AS SHOWN HEREON,  
ARE PER SURVEY NO. 2021-163  
SEE ATTACHED LEGAL DESCRIPTION



**Harper Houf Peterson Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

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