

Exhibit 2

TO: Multnomah County Board of County Commissioners

FROM: Chet Hagen, Dunthorpe-Riverdale Service District Program Manager

Date of Staff Report: May 15, 2025

Date of County Board Hearing: June 5, 2025

DUNTHORPE-RIVERDALE SERVICE DISTRICT ANNEXATION PETITION STAFF REPORT

Petitioners: Property Owners – Risa and Camilo Moreno

Subject Property: Located at 400 SW Edgecliff Road: Tax Lot 21E02BB01300, NW 1/4 Sec. 2, T2S R1E, W.M., Clackamas County, Oregon
(See attached legal description and map)

1. Staff Recommendation/Action Requested: Approval of annexation petition
2. Financial Impact to Multnomah County: None
3. Legal Issues: None
4. Link to Current County Policies: None
5. Citizen Participation: By the time of the hearing, notice of the Multnomah County Board of County Commissioners hearing on the annexation petition will consist of: 1) Published notice in the Oregonian; 2) Mailed notice to the Petitioners, affected local governments, all property owners within 100 feet of the area to be annexed, and all recognized neighborhood or community organizations whose boundaries include the subject property; and 3) weatherproof posting of the hearing notice on a sign located in the public right-of-way adjacent to the subject property. Notice of this hearing includes information on how to provide testimony.
6. Other Government Participation: The Dunthorpe-Riverdale Service District ("District") is a county service district that provides sanitary sewer service in

unincorporated Multnomah and Clackamas counties and for which the Multnomah County Board of County Commissioners serves as the governing body ("District Board"). The District Board has approved and endorsed the annexation petition as is required by statute.

The property proposed to be annexed to the District is located in Clackamas County. However, because Multnomah County is the District's principal county, as defined in ORS 198.705(17), the Multnomah County Board of County Commissioners ("County Board") must decide whether to approve the annexation petition. ORS 198.725.

PETITION UNDER ORS 198.857

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). If the County Board approves the proposal, the boundary change would become effective on the date described in Metro Code 3.09.060(A)(4).

THE SUBJECT PROPERTY

The territory that is proposed to be annexed ("subject property" or "affected territory") is located generally on the south edge of the District at 400 SW Edgecliff Road: Tax Lot 21E02BB01300, NW 1/4 Sec. 2, T2S R1E, W.M., Clackamas County, Oregon. A full legal description and map of the subject property is attached to this staff report.

The subject property is inside of Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB). The subject property is .98 acres, currently has one dwelling, and is valued at \$1,410,159.00.

The subject property lies within Clackamas County is covered by an Urban Growth Management Agreement between Clackamas County and the City of Lake Oswego. The agreement acknowledges that areas covered by the agreement can and should ultimately be provided with a full range of services by the City of Lake Oswego and that this should be accomplished through annexation to the City. However, the subject property is not currently contiguous to the City, though it is within the City's Urban Service Boundary.

The proposed annexation would not result in the withdrawal of the subject property from the legal boundary of any county, city, district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory; Metro; or any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory.

JURISDICTION

The property to be annexed lies within Clackamas County. However, Multnomah County is the “principal county,” as defined in ORS 198.705(17), in the District, and the Multnomah County Board of County Commissioners therefore has jurisdiction to determine whether to approve the annexation petition pursuant to ORS 198.725 and 198.857.

REASON FOR ANNEXATION

The petitioner desires sanitary sewer service to serve an existing single-family dwelling.

AVAILABILITY OF SERVICES

District sewer services are available to serve the subject property and the existing dwelling. In particular, the dwelling can be served from a District sewer line in SW Edgecliff Rd on the northwest end of the subject property.

CRITERIA

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).

A second set of criteria can be found in the Metro Code. To approve a boundary change, the County Board must apply the criteria and consider the factors set forth in Metro Code Section 3.09.045(D) and (E). To approve a boundary change, the County Board must:

- 1) Find that the boundary 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 District and any county, city, district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory; Metro; or any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory;
 - (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
 - (E) Any applicable comprehensive plan;
 - (F) Any applicable concept plan; and

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 and services.

In addition, the County Board must consider whether the annexation petition covers property that lies outside the UGB. Finally, ORS 197.175 requires that the annexation of property to a district be done in accordance with the statewide planning goals.

Staff has addressed the criteria listed above in the attached Findings, Reasons for Decision, and Conclusions.

STAFF RECOMMENDATION.

Based on the attached Findings, Reasons for Decision, and Conclusions, staff recommends the annexation petition for the subject property described in the attached legal description and map be ***approved***



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

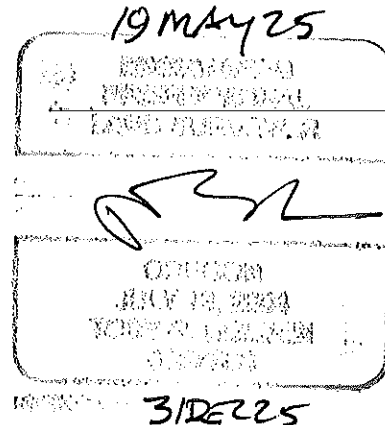
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Annexation
Legal Description

A Tract of land described in Deed Document No. 2024-025619, Clackamas County Deed Records, being a portion of Lots 88 and 89, "Dunthorpe", Plat No. 407, Clackamas County Plat Records, located in the Northwest one-quarter of Section 2, Township 2 South, Range 1 East of the Willamette Meridian, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap marked "Compass Corp.", found at the most easterly northeast corner of Parcel 2 of Partition Plat No. 2019-8, Clackamas County Plat Records; thence along the most easterly north line of said Parcel 2, South 82°27'32" West, 173.47 feet to the most northerly east line of said Parcel 2; thence along said northerly east line, North 29°05'46" West, 299.61 feet to the center line of Edgecliff Road (a 40.00 foot wide right of way); thence along said center line, along a curve to the left (radial line bears South 53°31'53" East), having a radius of 375.00 feet, through a central angle of 8°49'25", an arc length of 57.75 feet (chord of which bears North 32°03'24" East, 57.69 feet) to the most westerly northwest corner of that tract of land as described in Deed Document No. 2024-030644, Clackamas County Deed Records; thence leaving said centerline, along the southwesterly lines of said Document No. 2024-030644 tract, the following five courses: South 63°49'22" East, 127.71 feet; thence South 35°32'50" East, 19.41 feet; thence South 59°10'21" East, 33.05 feet; thence South 20°32'24" East, 97.42 feet; and South 42°29'12" East, 145.95 feet to the **POINT OF BEGINNING**.

Contains 42,953 square feet, more or less.



R=375.00'
 $\Delta=8^{\circ}49'25''$
 L=57.75'
 CH.=N32°03'24"E
 57.69'

PORTIONS OF LOTS 88 AND 89,
 "DUNTHORPE", PLAT NO. 407
 LOCATED IN THE
 N.W. 1/4 SECTION 2, T.2S., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON

EDGECLIFF ROAD
 40' WIDE RIGHT OF WAY

MOST WESTERLY
 NORTHWEST CORNER
 DOC. NO. 2024-030644

S63°49'22"E 127.71'

R=395.00'
 $\Delta=10^{\circ}12'34''$
 L=70.38'
 CH.=70.29'
 N32°40'31"E

S35°32'50"E
 19.41'

"DUNTHORPE"
 PLAT NO. 407

LOT 89

TAX LOT 1300
 2 1E 02BB
 DOCUMENT NO.
 2024-030644

LOT 88

TAX LOT 1400
 2 1E 02BB
 DOCUMENT NO.
 2024-025619

AREA= 42,953 S.F.

PARCEL 1

N29°05'46"W 299.61'

PARCEL 2
 TAX LOT 1501
 2 1E 02BB
 DOCUMENT NO.
 2022-48006

PARTITION PLAT
 NO. 2019-8

S82°27'32"W 173.47'

POINT OF BEGINNING
 MOST EASTERLY
 NORTHEAST CORNER OF
 PARCEL 2 OF PARTITION
 PLAT NO. 2019-8

PARCEL 2

TAX LOT 1591
 2 1E 02BB
 DOCUMENT NO.
 2022-48006

SIGNED ON: 19 MAY 25

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2025

CLIENT: WICH
 REV. DATE: 19MAY25
 DRAWN BY: MPW
 SHEET No. 1 OF 1

EXHIBIT "B"
ANNEXATION
 CLACKAMAS COUNTY, OREGON
 Scale: 1"=60'


CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189