

WA6400

WA6400
Hillsboro
AN-17-00 / 4979
34-1476-2001

● OR:

Sec. State:

Assessor:

Elections:

Sent

Received

1/2/01

1/11/01

1/2/01

1/2/01

1/2/01

Mapped ✓

WA6400

Final Documents

For

Annexation to the
City of Hillsboro

WA6400

Ordinance #4979

Final to 4 _____

Signature: *Robert [unclear]*

Date of _____

Mailing: 1/2/01

Final to Others: _____

Signature: _____

Date of _____

Mailing: _____

OFFICE OF THE SECRETARY OF STATE

KATE BROWN
SECRETARY OF STATE

BARRY PACK
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION
MARY BETH HERKERT
DIRECTOR
800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701
Facsimile (503) 378-4118

June 1, 2010

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 January 8, 2001, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
4971 [Hillsboro]	AN 2001-0001
4972 [Hillsboro]	AN 2001-0002
4978 [Hillsboro]	AN 2001-0003
4979 [Hillsboro]	AN 2001-0004
2285 [Lake Oswego]	AN 2001-0005

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

Jim Nim
Surveyor
Washington Co. Survey
155 N First Ave #350-15
Hillsboro,OR 97124-3084

Mike Maloney
Operations Manager
Washington County LU&T
2470 SE River Rd
Hillsboro,OR 97123-7924

Chief Jeff Johnson
Tualatin Valley Fire & Rescue
20665 SW Blanton St
Aloha,OR 97007-1042

Pittmon Maps
Oregon Blueprint Co.
732 SE Hawthorne Blvd
Portland,OR 97214-3516

Ronald Willoughby
Tualatin Hills Parks & Recreation
15707 SW Walker Rd
Beaverton,OR 97006-5941

Rita F. Mathews
Oregon State Archives
Oregon Secretary of State
800 Summner St
Salem,OR 97310-1347

Washington County RFPD #2
240 SE 1st Ave
Hillsboro,OR 97123-3973

Kevin Smith
Urban Planner
City of Hillsboro
123 W. Main Street
Hillsboro,OR 97123-3999

Jim Spinden
Sheriff
Washington County Sheriff
155 N First
Hillsboro,OR 97124-3084

Brent Curtis
Planning Manager
Washington County Planning
155 N First Ave #350
Hillsboro,OR 97124-3084

Franchise Clerk, Treasury
NW Natural Gas
220 NW Second Ave
Portland,OR 97209-3943

Robert Baumgartner
NW Regional Office
Water Quality Section
2020 SW 4th Ave #400
Portland,OR 97201-4959

Port of Portland
PO Box 3529
Portland,OR 97208-3529

Jerry Hanson
Assessment & Taxation Director
Washington County
155 N First Ave
Hillsboro,OR 97124-3084

Mark Turpel
Metro
600 NE Grand Ave
Portland,OR 97232-2799

Jeanne Benecke
TCI of Oregon
3500 SW Bond Ave
Portland,OR 97201-4506

Cheryl Vandlac
Washington Co SDL #1
2470 SE River Road
Hillsboro,OR 97124-7924

Dixie Palmer
Wash. County Communications
17911 NW Evergreen Pkwy
Beaverton,OR 97006-7438

Property Services
PGE
121 SW Salmon 1WTC-0401
Portland,OR 97204-2991

Land Development
Tri-Met
710 NE Holladay St.
Portland,OR 97232-2168

Jennifer Dudley
Mapping Assessment Div.
Oregon Department of Revenue
955 Center St NE
Salem,OR 97310-2551

Ginny Kinglsey
Washington County Elections
155 N First Ave
Hillsboro,OR 97124-3084

District Manager
Washington County Urban Road
Maint.
155 N First Ave
Hillsboro,OR 97124-3084

Greg Peden
US West Communications
421 SW Oak Street 810
Portland,OR 97204-1817

Proposal No. WA6400

1S2W08

Annexation to the City of Hillsboro

Washington Co.



R L I S
REGIONAL LAND INFORMATION SYSTEM



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email drc@metro-region.org

METRO

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

County lines

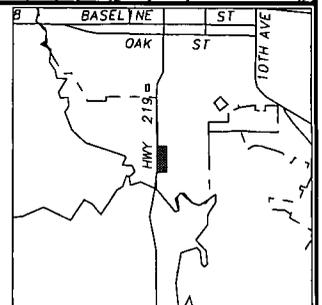
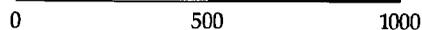
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA6400
CITY OF HILLSBORO
Figure 1

Scale: 1" = 500'



Joel Washel
Recorder, City of Hillsboro

ORDINANCE NO. 4979
AN 17-00: WOODWORTH/UNIFIED SEWERAGE AGENCY

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO, WITHDRAWING THE TRACT FROM THE TERRITORY OF THE WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2, AND DECLARING AN EMERGENCY.

WHEREAS, the City received a complete petition from the property owners and registered voters of a certain tract of land, described in Exhibit A to this ordinance, requesting that their property be annexed to the city limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners and at least 50 percent of the registered voters of the territory requesting to be annexed into the City Limits of Hillsboro as required by ORS 222.125 in order to consent to an annexation;

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

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection;

WHEREAS, the tract of land is proposed to be included within Urban Planning Area A of the Urban Planning Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all land in Urban Planning Area A shall annex to the City prior to development;

WHEREAS, the tract of land lies within the Washington County Rural Fire Protection District No. 2;

WHEREAS, delay in the effective date of the annexation could cause inconvenience and additional financial cost to the property owners and unnecessary delay in the provision of City services;

WHEREAS, notice of the proposed annexation and withdrawals has been published, mailed and posted in the manner provided by law;

WHEREAS, the City Council conducted a public hearing on this matter on December 19, 2000, and does hereby favor the annexation of the subject tract of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

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

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. The tract of land described in Exhibit A, is declared to be annexed to the City of Hillsboro, Oregon.

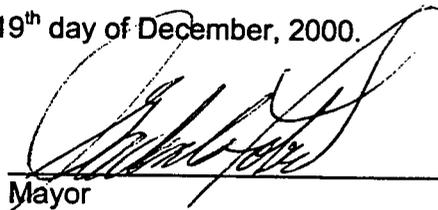
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the Washington County Rural Fire Protection District No. 2 upon the effective date of the annexation.

Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owners and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage by the Council and approval by the Mayor.

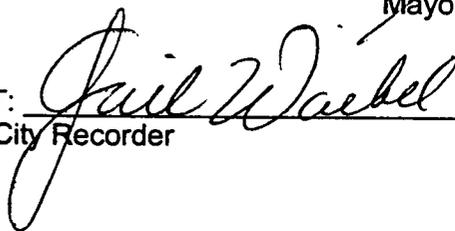
Passed by the Council this 19th day of December, 2000.

Approved by the Mayor this 19th day of December, 2000.



Mayor

ATTEST:



City Recorder

Annex 17-00: Woodworth/USA
Proposed Description
MF, November 20, 2000

EXHIBIT A

A tract of land in Section 7, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Commencing at a point on the west boundary of the Moore Donation Land Claim #41, said point being 388.08 feet south from the southeast corner of the W. Simmons Donation Land Claim;

thence South $0^{\circ} 13'$ West, along the west boundary of said claim, a distance of 1204.6 feet;

thence North $89^{\circ} 21'$ West a distance of 1690.8 feet to the northeast corner of that parcel described in deed to Gail O. Woodworth, recorded February 27, 1987, as document number 87009985, and the TRUE POINT OF BEGINNING;

thence South, along the east boundary of said parcel, a distance of 1074.0 feet to the southeast corner thereof;

thence South $89^{\circ} 57'$ West, along the south boundary of said parcel, a distance of 520.3 to the east right-of-way line of SW Hillsboro Highway (State Highway 219);

thence North, along said east right-of-way line, a distance of 320.0 feet to an angle point therein ;

thence East, along said east right-of-way line, a distance of 15.0 feet to an angle point therein;

thence North, along said east right-of-way line, a distance of 754.0 feet to the north boundary of said Woodworth Parcel;

thence East, along said boundary, a distance of 514.1 feet to the TRUE POINT OF BEGINNING.

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

87009985

MURIEL MALLORY

conveys and warrants to GAIL O. WOODWORTH

Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Washington County, Oregon, to-wit:

SEE REVERSE FOR LEGAL DESCRIPTION



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 79.00 2-27-87
FEE PAID DATE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except none.

The true consideration for this conveyance is \$78,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of February, 1987

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.

(X) *Muriel Mallory*
Muriel Mallory

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on February 25, 1987 by Muriel Mallory

Mark S. Glendon
Notary Public for Oregon
My commission expires 4-28-87

(SEAL)

WARRANTY DEED

Muriel Mallory GRANTOR
Gail O. Woodworth GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Gail O. Woodworth
P.O. Box 1387
Hillsboro, Or. 97123

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Gail O. Woodworth

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

DATE

By _____ Deputy

LEGAL DESCRIPTION

The following described property in Section 7, Township 1 South, Range 2 West of the Willamette Meridian, Washington County, Oregon:

Beginning at a point on the West line of the Moore Donation Land Claim No. 41, South 5.38 chains from the Southeast corner of the W. Simmons Donation Land Claim, in said Section 6, said Township and Range; and running thence South 0°13' West, 1204.5 feet; thence North 89°21' West 1690.8 feet to a stake on the South bank of a ditch and the true place of beginning; thence South 1074 feet; thence South 89°57' West, 570.3 feet to a point in the center line of the County Road and on the West line of said Section 7 in Township 1 South, Range 2 West; thence North along the West line of said Section 7, a distance of 1074 feet to the South line of that tract conveyed to the City of Hillsboro, by deed, recorded September 15, 1952 in Book 336, page 610; thence East along the South line of said Hillsboro Tract, 580 feet, more or less, to the true point of beginning.

EXCEPTING, however, that portion of the following tract lying South of the West extension of the South line of said City of Hillsboro Tract:

A strip of land 35 feet wide being 65 feet on the East side of the center line of road as surveyed over and across the Jackson Bottom Section of Hillsboro-Laurel Highway in Sections 6 and 7 in Township 1 South, Range 2 West, beginning at Station 15+00 of the said Jackson Bottom Section of the Hillsboro-Laurel Highway survey which station is approximately 883 feet South of section corner which is common to Sections 6 and 7, Township 1 South, Range 2 West, and Sections 1 and 12, Township 1 South, Range 3 West; thence running in a Northerly direction approximately 1484.9 feet to Station 29+84.9 of said survey, which station is approximately 601.9 feet North of the section corner which is common to Section 6 and 7, Township 1 South, Range 2 West, and Sections 1 and 12, Township 1 South, Range 3 West, of the Willamette Meridian, Washington County, Oregon.

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

65
35
30

1987 FEB 27 PM 2:18

EXHIBIT B

FINDINGS IN SUPPORT WOODWORTH/UNIFIED SEWERAGE AGENCY ANNEXATION FILE NO. AN 17-00

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

The petitioner, Gail Woodworth, requested City Council approval for annexation of approximately 13.93 acres of property into the City Limits of Hillsboro.

The property under consideration is located generally east of State Highway 219 (Hillsboro Highway) and north of the Tualatin River. The property can be specifically identified as Tax Lot 300 on Washington County Tax Assessor's Map 1S2-7 and is addressed at 2400 SW Hillsboro Highway. The total assessed value of the property is \$113,800.

The property slopes downward from south to north with several trees surrounding the house. Approximately ten acres of the site is within the 100-year floodplain of the Tualatin River. A single family residence and a trucking business operated by the property residents are located on the southern portion of the site.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owners constituted 100 percent of the property owners and at least 50 percent of the registered voters residing on the property. Notice of the proposed annexation was given as specified by Metro Code Chapter 3.09.030 and ORS 222.120. A staff report was prepared and available 15 days prior to the hearing as stipulated by Metro Code Chapter 3.09.050. A public hearing on the matter was conducted by the City Council on December 19, 2000.

III. APPLICABLE APPROVAL CRITERIA

Metro Code Chapter 3.09.050(d) specifies the minimum review criteria for a proposed annexation. The six minimum applicable criteria are as follows:

- 1) *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;*

FINDING: There are currently no urban service provider agreements as required by ORS 195.065 (Senate Bill 122) in place for this area. The City is currently working with other urban service providers to establish these required agreements.

- 2) *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;*

FINDING: The property is not within any urban planning area agreement. Tax Lot 300 is proposed to be included within Urban Area A of the Urban Planning Area Agreement (UPAA) between Washington County and the City of Hillsboro, adopted on December 15, 1998. Pursuant to that agreement, *"the City shall regulate the conversion of vacant land to urban uses in Urban Area A through the extension of water and sewer service, land partitioning requirements, provision of transportation facilities and annexations within the area. Land within Urban Area A shall not be converted to urban uses prior to annexation to the City."* Section IV (A) of the UPAA also specifies that *"all land in Area A shall annex to the City prior to development. As used in this subsection, "development" includes the construction of any residential dwelling unit structure or related accessory structures."* Annexation of this property would be consistent with the UPAA, and allow the petitioners the ability to further develop the property in the future.

- 3) *Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;*

FINDING: The annexation would be consistent with the following Comprehensive Plan policies and implementation measures:

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Policy (III)(F) In the Area of Interest, the City will continue its current annexation policy, under which property owners interested in annexation are welcome to contact the City for whatever information and assistance they need to initiate and complete the annexation process.

Section 2. Urbanization Policy (III)(H) The City will negotiate with the service districts currently providing urban services to properties in the Area of Interest, and will address service provision issues on an individual basis upon receipt of petitions for annexation. The City will work toward formal long-term service agreements with each affected service district, and shall consider the Area of Interest in all public facility plans.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(F) All land in the Hillsboro Planning Area is assumed to be available for annexation and/or development, consistent with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

Section 7. Air, Water and Land Resource Quality Policy (III)(B) The City shall design a storm sewer and sanitary sewer master plan and develop implementation measures necessary to assure that a storm sewer and sanitary system are provided to areas designated urban. The plan shall be designed to accommodate the growth anticipated in undeveloped portions of the Hillsboro Planning Area.

Section 12. Public Services Implementation Measure (V)(C)(2) The City shall require properties to annex to the City prior to the provision of sanitary sewer service.

Section 12. Public Services Implementation Measure (V)(I)(2) The City shall require properties in the urban area to annex to the City prior to the provision of water service.

In particular, the annexation would be consistent with Section 2. Urbanization Policy (III)(F), assisting property owners with the annexation process; Section 2. Urbanization Implementation Measure (IV)(A)(5), supporting the annexation of infill areas; and Section 2. Urbanization Implementation Measure (F), all land in the Hillsboro Planning Area is assumed to be available for annexation.

- 4) *Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;*

FINDING: The annexation would be consistent with regional framework and functional plans. The City anticipates shortly receiving an application from USA to designate Tax Lot 300 to FP – Floodplain and PF – Public Facility. Upon adoption of a Comprehensive Plan designation, the City would initiate a zone change to M-2 Industrial pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945. The surrounding areas in Jackson Bottom Wetlands are also zoned M-2 Industrial.

- 5) *Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;*

FINDING: Water is available to the property from a 24-inch City line in Highway 219. Sanitary sewer is available through a 24-inch City line located in the Jackson Bottom Wetlands, approximately 2,800 feet north of the site. Storm water disposal for the site is available via existing ditches in Highway 219.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the Washington County R.F.P.D. No. 2 district as of the effective date of the annexation:

Annexation of Tax Lot 300 would not interfere with the provisions of public facilities and services.

- 6) *Consistency with other applicable criteria for the boundary change in question under state and local law.*

FINDING: Pursuant to ORS 222.524 it has been determined that withdrawal of Tax Lot 300 from the Washington County R.F.P.D. No. 2 district is in the best interest of the City:

IV. TESTIMONY FROM NECESSARY PARTIES

No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated December 4, 2000

Notice to Taxing Districts

ORS 308.225



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

City of Hillsboro
City Manager
123 W. Main St.
Hillsboro, OR 97123

Description and Map Approved
January 11, 2001
As Per ORS 308.225

Description Map received from: METRO
On: 1/8/01

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

**ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM WASHINGTON
COUNTY RFPD #2**

ORD. #4979

has been: Approved 1/11/01
 Disapproved

Notes:

Department of Revenue File Number: 34-1476-2001

Prepared by: Jennifer Dudley, 503-945-8666

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