

Final Documents

For

Annexation to the  
**City of Troutdale**

MU0303  
Ord.: #730  
DOR 26-649-2003

Final sent to DOR: \_\_\_\_\_

Signature:

 \_\_\_\_\_

Date of

Mailing: 6/13/03

Final to Secretary of State: \_\_\_\_\_

Signature:

 \_\_\_\_\_

Date of

Mailing: 7/1//03

MU0303

Sent

Received

DOR:

6/13/03

6/19/03

Sec. State:

7/1/03

Assessor:

7/1/03

Elections:

7/1/03

Mapped:

Yes

Address/Tax lot:

1S3E01 -00300  
1S3E02 -00700

26000 SE STARK ST  
26000 SE STARK ST

# Proposal No. MU0303

1S301, 1S3E02

Annexation to the City of Troutdale

Multnomah 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

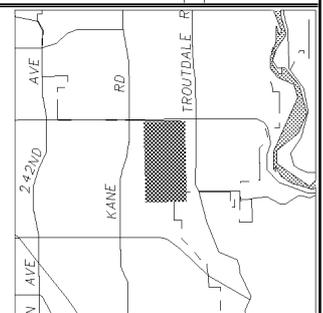
Annexation boundary

Urban Growth Boundary

**Proposal No. MU0103**  
**CITY OF TROUTDALE**  
**Figure 1**

Scale: 1" = 500'

0 500 1000



# Notice to Taxing Districts

ORS 308.225



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

City of Troutdale  
Finance Director  
104 SE Kibling St.  
Troutdale, OR 97060

**Description and Map Approved**  
**June 19, 2003**  
**As Per ORS 308.225**

Description     Map received from: METRO  
On: 6/16/2003

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

**ANNEX TO THE CITY OF TROUTDALE**

ORD. #730

has been:     Approved            6/19/2003  
                   Disapproved

Notes:

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Department of Revenue File Number: 26-649-2003

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



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## NOTICE OF DECISION

JUNE 2, 2003

### COMMUNITY DEVELOPMENT DEPARTMENT

Fax: (503)667-0524

#### Planning Division

(503)674-7256

#### Building Division

(503) 674-7229

#### Code Compliance Division

(503)674-7270

#### Parks & Facilities Division

(503)666-8303

Fax: (503)665-3335

SUBJECT: Case File No. 03-019 – Beaver Creek Corridor Annexation

To: Interested Parties

The City Council met on May 27, 2003 and approved the annexation of 48 acres into the City of Troutdale and a Comprehensive Plan Map and Zoning District Map change to designate and zone the annexed property Open Space. This ordinance takes effect in 30 days.

This decision may be appealed to the Land Use Board of Appeals within 21 days of the date of this decision pursuant to ORS 197.830.

If you have any questions, please feel free to contact Elizabeth McCallum, Senior Planner at 503-665-5175.

Sincerely,

Richard R. Faith  
Community Development Director

## **ORDINANCE NO. 730**

### **AN ORDINANCE APPROVING THE BEAVER CREEK CORRIDOR ANNEXATION AND CONCURRENT PLAN MAP AND ZONING DISTRICT MAP AMENDMENTS (FILE NO. 03-019).**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. The affected territory is commonly described as the Beaver Creek Canyon Greenway Regional Target Area.
2. The Cities of Gresham and Troutdale, Metro and Mount Hood Community College (MHCC) signed a Memorandum of Understanding (MOU) pertaining to the affected territory. The MOU stipulates that the affected territory must be withdrawn from the City of Gresham, annexed to the City of Troutdale, and acquired by Metro from MHCC in fulfillment of the 1995 Metro Open Spaces, Parks and Streams Bond Measure 26-26.
3. The City of Gresham de-annexed the affected territory on February 4, 2003.
4. The proposal for annexation of the affected territory to the City of Troutdale was conducted under a Type IV legislative land use procedure and in accordance with the Troutdale Development Code and state law. The Director determined that the affected territory is eligible for annexation, and referred it to the Planning Commission.
5. The annexation request includes a request for Plan Map and Zoning District Map amendments to apply the Open Space Plan designation and Open Space Zoning District to the affected territory.
6. The Planning Commission held a public hearing on April 16, 2003 to take public testimony on this matter and forwarded a recommendation to the City Council to approve the annexation and Plan and Zoning District Map amendments.
7. The proposed annexation conforms to the City of Troutdale Comprehensive Land Use Plan.

8. Inclusion of the affected territory within the City of Troutdale is consistent with the purpose served by the City of Troutdale.
9. Upon annexation to the City of Troutdale, utilities to the affected territory will be provided by the City of Troutdale. Mid-County Street Lighting District presently provides street lighting service and will continue to provide that service.
10. The annexation meets the approval criteria specified in Metro Code §3.09.050.
11. The Open Space plan map designation complies with applicable Statewide Planning Goals.
12. The Open Space plan map designation is consistent with the applicable goals and policies of the City of Troutdale Comprehensive Land Use Plan.
13. The Open Space plan map designation is consistent with projected needs for such lands, including the protection of Beaver Creek from the impacts of residential, commercial and industrial development, and is consistent with the needs for additional open space within the Metro area as expressed by Metro's Greenspaces program.
14. The Open Space plan map designation does not result in an excess of Open Space as the designation is for territory that is being annexed to Troutdale concurrently with the proposed Plan Map amendment.
15. Uses allowed in the Open Space plan map designation will not significantly adversely affect existing or planned uses on adjacent lands.
16. Public facilities and services necessary to support uses allowed in the proposed Open Space Plan Map Designation are available, or are likely to be available in the near future and can be extended to serve the uses permitted in the implementing Open Space Zoning District, as necessary.
17. The Open Space Zoning District is the only implementing zone for the requested Open Space Plan map designation.
18. Uses permitted in the Open Space Zoning District are most appropriate for the affected territory and can be accommodated without exceeding its physical capacity.

19. There are adequate public facilities, services, and transportation networks in place, or can be provided concurrently with the development of the property with uses permitted in the Open Space Zoning District.
20. The Open Space Zoning District will not interfere with the livability, development, or value of other land in the vicinity of the site or specific proposals when weighed against the public interest in granting the proposed amendment.
21. The Open Space Zoning District on the affected territory is not detrimental to the general interest of the community.
22. This ordinance was distributed to the Troutdale City Council and made available for inspection more than twenty four hours prior to its adoption. The council is very familiar with the substance of this ordinance.
23. The substance of this ordinance has been discussed at six public meetings, some of which occurred in the City of Gresham and some of which occurred in the City of Troutdale. The public was notified and has been given many opportunities to comment on the ordinance.
24. The City has limited resources and wants to use these resources efficiently. Given the extensive public process that has already occurred, the non-controversial nature of the subject of this ordinance and the need to conserve limited resources, this ordinance is being adopted at one meeting in accordance with Section 30 B. of the Troutdale Charter.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

**Section 1:** Annexation. Based on these findings, the properties identified as Tax Lot 300 on Multnomah County Tax Map 1S3E01, W.M. and Tax Lot 700 on Multnomah County Tax Map 1S3E02, W.M., as shown in Exhibit A, and as specifically identified in the legal description of the affected territory in Exhibit B, are hereby annexed into the corporate limits of the City of Troutdale.

**Section 2:** Amendment to the City of Troutdale Comprehensive Plan Map. Based on these findings, the Troutdale Comprehensive Land Use Plan Map is hereby amended to designate the annexed properties Open Space (OS), as shown in Exhibit C.

**Section 3:** Amendment to the City of Troutdale Zoning District Map. Based on these findings, the Troutdale Comprehensive Land Use Plan Map is hereby amended to designate the annexed properties as Open Space (OS), as shown in Exhibit C.

**YEAS: 6**  
**NAYS: 0**  
**ABSTAINED: 0**

  
\_\_\_\_\_  
Paul Thalhofer, Mayor

Dated: 5-30-03

  
\_\_\_\_\_  
Sarah Greif, Office Support Specialist

Adopted: 5-27-03

CITY OF TROUTDALE FILE NO. 03-019

PROPOSED ANNEXATION, PLAN MAP AMENDMENT TO OS OPEN SPACE & ZONING DISTRICT MAP  
AMENDMENT TO OS OPEN SPACE

Affecting Property Generally Identified as Tax Lot 300 on Multnomah County Assessor's Tax Map 1S3E01 and Tax Lot 700  
on Multnomah County Assessor's Tax Map 1S3E02

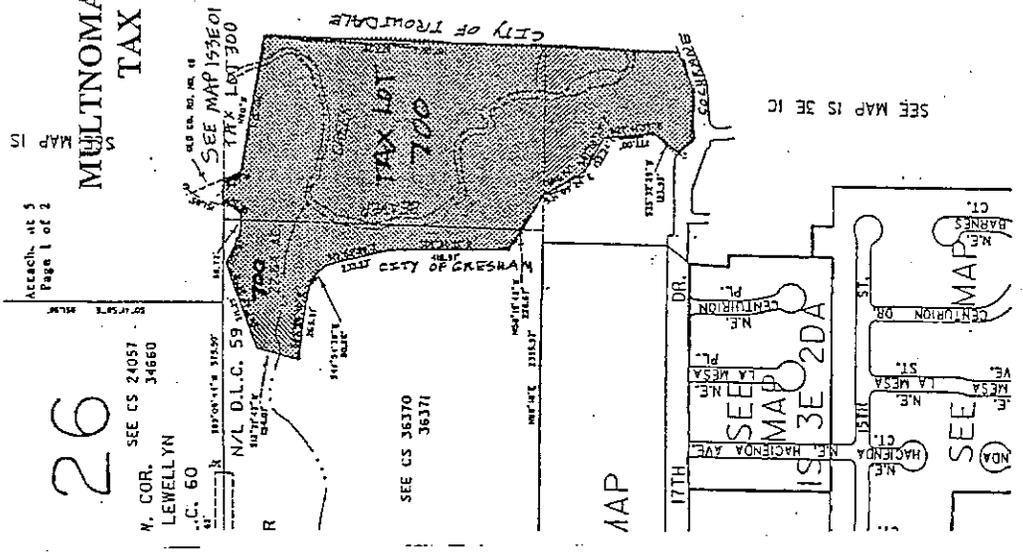
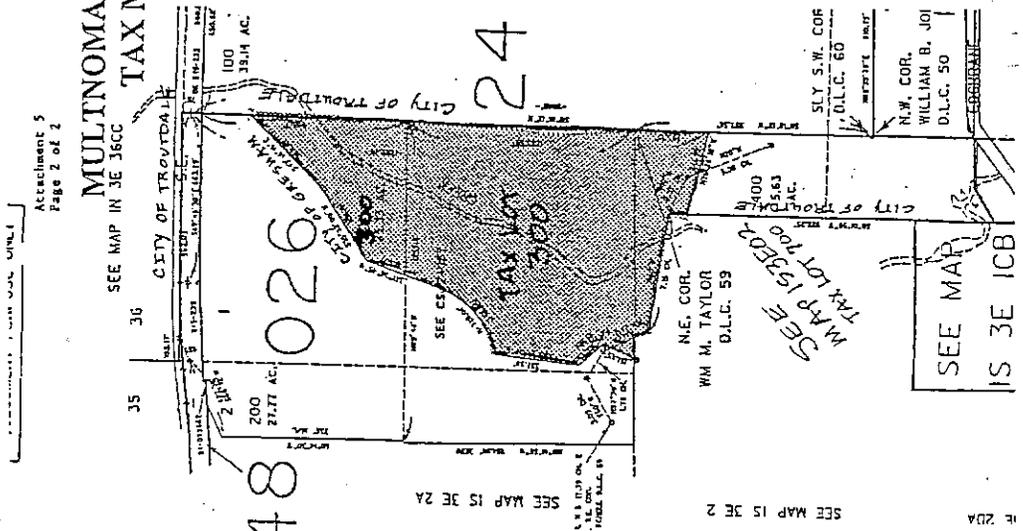


EXHIBIT A

# EXHIBIT B

CITY OF TROUTDALE FILE NO. 03-019

## LEGAL DESCRIPTION OF PROPOSED ANNEXATION

Affecting Property Generally Identified as Tax Lot 300 on Multnomah County Assessor's Tax Map 1S3E01 and Tax Lot 700 on Multnomah County Assessor's Tax Map 1S3E02

A parcel of real property in the west one-half of Section 1 and the east one-half of Section 2, Township 1 South, Range 3 East, Willamette Meridian, Multnomah County, Oregon, to wit:

Commencing at the northeast corner of that certain parcel of real property annexed into the City of Gresham, Oregon by City of Gresham Ordinance No. 458 on October 18, 1967, which northeast corner was described in said Ordinance as being the intersection of the south line of S.E. Stark Street with the northerly extension of the east line of the Taylor D.L.C., and which northeast corner bears S.89°49'30"E., 962.80 feet and S.00°10'30"W., 30.00 feet from the northwest corner of said Section 1; thence tracing the boundary of said City of Gresham Ordinance No. 458 annexation parcel along the following courses: S.00°18'12"W. along said extension, 241.19 feet to a 5/8" iron rod and the True Point of Beginning of the parcel of real property herein described; thence continuing S.00°18'12"W. along said extension, 1558.60 feet to the northeast corner of the Taylor D.L.C.; thence S.00°18'12"W. along said east line, 293.10 feet; thence N.76°28'18"W., 341.95 feet; thence S.00°01'50"W., 922.25 feet; thence S.00°16'50"W., 324.51 feet; thence S.00°22'05"E., 126.69 feet to the north line of Cochran Road; thence S.65°31'03"W. along said north line, 72.65 feet to a point of curvature; thence along the arc of a 261.48-foot radius curve to the right (the long chord of which bears S.75°31'03"W., 90.81 feet) an arc distance of 91.27 feet to a point of tangency; thence S.85°31'03"W. along said north line, 95.04 feet to a point of curvature; thence along said north line on the arc of a 118.24-foot radius curve to the right (the long chord bears N.77°28'27"W., 69.17 feet) an arc distance of 70.20 feet to a point of tangency; thence N.60°27'57"W. along said north line, 31.34 feet; thence leaving said City of Gresham Ordinance No. 458 annexation parcel boundary, N.35°32'29"E., 123.96 feet to a 5/8" iron rod; thence N.07°41'37"W., 177.00 feet to a 5/8" iron rod; thence N.61°23'33"W., 132.34 feet to a 5/8" iron rod; thence N.31°09'24"W., 160.74 feet to a 5/8" iron rod; thence N.58°16'42"W., 228.67 feet to a 5/8" iron rod; thence N.02°30'16"W., 418.97 feet to a 5/8" iron rod; thence N.13°59'55"W., 233.23 feet to a 5/8" iron rod; thence N.47°54'38"W., 80.86 feet; thence N.83°48'40"W., 265.91 feet to a 5/8" iron rod; thence N.12°21'47"E., 154.01 feet to a 5/8" iron rod; thence N.67°49'35"E., 311.29 feet to a 5/8" iron rod; thence S.64°08'33"E., 109.93 feet to a 5/8" iron rod; thence S.89°31'39"E., 68.72 feet to a 5/8" iron rod; thence N.36°00'31"E., 58.34 feet to a 5/8" iron rod; thence N.20°42'44"E., 151.85 feet to a 5/8" iron rod; thence N.43°24'30"W., 121.51 feet to a 5/8" iron rod; thence N.05°54'37"E., 337.58 feet to a 5/8" iron rod and point of nontangent curvature; thence along the arc of a 328.01 foot radius curve left (the radius point of which bears N.12°18'29"W.) through a central angle of 59°51'09", 342.65 feet (chord bears N.47°45'56"E., 327.28 feet) to a 5/8" iron rod; thence N.17°36'45"E., 329.15 feet to a 5/8" iron rod; thence N.55°52'00"E., 356.01 feet to a 5/8" iron rod; thence N.43°16'15"E., 389.47 feet to the True Point of Beginning.

Contains 47.995 acres, more or less.

# CITY OF TROUTDALE FILE NO. 03-019 EXHIBIT C

## Proposed Beaver Creek Corridor Annexation & Plan Map and Zoning District Map Amendments

