

Final Documents

For

Annexation to the  
City of Gresham

MU0406

Ordinance 1630

DOR 26-660-2006

Sec. State: AN-2006-0189



Office of the Secretary of State

BILL BRADBURY  
Secretary of State



Archives Division  
MARY BETH HERKERT  
Director

800 Summer St. NE  
Salem, Oregon 97310  
(503) 373-0701

Facsimile (503) 373-0953

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June 20, 2006

Metro  
Robert Knight  
600 NE Grand Ave  
Portland, Oregon 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed, as of June 20, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 590/1630 (City of Gresham)	AN 2006-0189

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 Gresham  
Community and Economic Dev. Dept.  
1333 NW Eastman Parkway  
Gresham, OR 97310

**Description and Map Approved**  
**June 15, 2006**  
**As Per ORS 308.225**

Description     Map received from: CITY  
On: 6/7/2006

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

ANNEX TO CITY OF GRESHAM; WITHDRAW FROM MULTNOMAH CO. RFP #10 AX  
06-108

ORDER #590/ORD. #1630

has been:     Approved            6/15/2006  
                   Disapproved

Notes:

Department of Revenue File Number: 26-660-2006

Prepared by: Carolyn Sunderman, 503-945-8882

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

**PROPERTY OWNER MAILING LIST (PLEASANT VALLEY ANNEXATION AX 06-108)**

SITE	NAME	ADDRESS	CITY	STATE	ZIP	STATE ID
1	TUCKER, SALLY	6007 SE 190TH DR	GRESHAM	OR	97080-9444	1S3E17CD 5201
2	CLEWELL, ROBERT & BRENDA	17112 SE POWELL BLVD #2	PORTLAND	OR	97236	1S3E18D 1100
3	OBRIST, MICHAEL	17231 SE MC KINLEY RD	PORTLAND	OR	97236-4708	1S3E18D 1200
4	DELZER, KENNETH & JANICE	17471 SE MCKINLEY RD	PORTLAND	OR	97236-4779	1S3E18D 1300
5	HANSEN, JERRY & DEBRA	17243 SE MCKINLEY RD	PORTLAND	OR	97236-4708	1S3E18D 1800
6	WILNER, BERT & BARBARA TR	17525 SE MCKINLEY RD	PORTLAND	OR	97236-4712	1S3E18D 1801
7	WILNER, BERT & BARBARA TR	17525 SE MCKINLEY RD	PORTLAND	OR	97236-4712	1S3E18D 1900
8	WILNER, CRAIG & IMOGENE	18033 SE MCKINLEY RD	PORTLAND	OR	97236-4733	1S3E18D 2000
9	WILNER, BERT & BARBARA TR	17525 SE MCKINLEY RD	PORTLAND	OR	97236-4712	1S3E18D 2100
10	WILNER, CRAIG & IMOGENE	18033 SE MCKINLEY RD	PORTLAND	OR	97236-4733	1S3E18D 2200
11	GRAY, JEFFREY & JEAN	18120 SE MCKINLEY RD	PORTLAND	OR	97236	1S3E19A 100
12	BRAZIE, KATHIE & JERRY	18002 SE MCKINLEY RD	PORTLAND	OR	97236	1S3E19A 200
13	BRAND, JESSIE & DARCI	6625 SE 182ND AVE	PORTLAND	OR	97236-4701	1S3E19A 300
14	SELLIN, RODGER	P O BOX 2450	GRESHAM	OR	97030	1S3E19A 400
15	WALTON, KENT & DONNA	6869 SE 182ND AVE	PORTLAND	OR	97236-4760	1S3E19A 500
16	SHARPE, CATHLEEN	17844 SE MC KINLEY RD	PORTLAND	OR	97236	1S3E19A 1300
17	KAMP, KEITH & GRACE	17800 SE MC KINLEY RD	PORTLAND	OR	97236	1S3E19A 1400
18	BYER, LARRY & MARY	19208 SE BUTLER RD	GRESHAM	OR	97080	1S3E20A 900
19	SMITH, ALAN & JUDITH	7200 SE 190TH DR	GRESHAM	OR	97080-9446	1S3E20A 1000
20	PLISKA, JAMES & LINDA	7300 SE 190TH DR	GRESHAM	OR	97080	1S3E20A 1100
21	CORCORAN, DOUGLAS & INGRID	7400 SE 190TH DR	GRESHAM	OR	97080	1S3E20A 1200
22	CORCORAN, DOUGLAS & INGRID	7400 SE 190TH DR	GRESHAM	OR	97080	1S3E20A 1300
23	KHOURY, NICOLA & SELMA	7424 SE 190TH DR	GRESHAM	OR	97080	1S3E20A 1400
24	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 531
25	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 532
26	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 533
27	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 534
28	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 535
29	BIG FINISH LLC	PO BOX 20296	PORTLAND	OR	97294	1S3E20AD 536
30	D'AMBROSIO, BRIAN	10135 SE SUNNYSIDE RD	CLACKAMAS	OR	97015	1S3E20AD 1900
31	D'AMBROSIO, BRIAN	10135 SE SUNNYSIDE RD	CLACKAMAS	OR	97015	1S3E20AD 1901
32	VAN BUREN, WILLIAM & MARY	3001 NE 148TH AVE	PORTLAND	OR	97230-4531	1S3E20B 600
33	CORNELL, MICHAEL	19615 SE BORGES RD	BORING	OR	97009	1S3E20B 700
34	CIORUTA, GHEORGHE	18857 SE GIESE RD	GRESHAM	OR	97080	1S3E20B 800
35	BRADEN, GARY & VELMA	18711 SE GIESE RD	GRESHAM	OR	97080	1S3E20B 900
36	RIDDELL, MARY	5847 SE PLATT AVE	PORTLAND	OR	97236	1S3E20B 1000
37	BULEY, CRAIG & BRENDA	6630 SE 182ND AVE	PORTLAND	OR	97236-4756	1S3E20B 1400
38	BOHNSTEDT, STANLEY & KAREN	6540 SE 182ND	PORTLAND	OR	97236	1S3E20B 1401
39	CAUTHORN, MARK & VICKI	6760 SE 182ND AVE	PORTLAND	OR	97236-4757	1S3E20B 1402

40	BORING, ROBERT & CAROL	18321 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 1403
41	JEDDELOH, HORST & LINDA	18535 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 1404
42	SCHUMACHER, HARRY & SHERYL	P O BOX 66207	PORTLAND OR 97290-6207	1S3E20B 1500
43	SCHUMACHER, HARRY & SHERYL	P O BOX 66207	PORTLAND OR 97290-6207	1S3E20B 1600
44	LONG, HAROLD & CARLEY	18300 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 1700
45	MORRISON, JAMES & FANNIE	18344 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 1800
46	DELANO, CHRISTOPHER & NICOLE	18422 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 1900
47	PAI, TAI-SHENG & JESSICA JING	18530 SE GIESE RD	GRESHAM OR 97080-9413	1S3E20B 2000
48	SALSETH, DAVID & CAROLYN	18840 SE GIESE RD	GRESHAM OR 97080	1S3E20B 2100
49	CANALES, ABEL & ALBERTA	3101 SW LILLYBEN AVE	GRESHAM OR 97080	1S3E20B 2200
50	SAUTTER, TED	3918 GLENARM RD	CRESTWOOD KY 40014	1S3E20B 2300
51	SUNSET NURSERY PRODUCTS ET AL	18221 SE RICHEY RD	PORTLAND OR 97236	1S3E20B 2400
52	SUNSET NURSERY PRODUCTS ET AL	18221 SE RICHEY RD	PORTLAND OR 97236	1S3E20B 2500
53	CANALES, ABEL & ALBERTA	3101 SW LILLYBEN AVE	GRESHAM OR 97080	1S3E20B 2600
54	MARTIN, JAMES	7458 SE 182ND AVE	PORTLAND OR 97236-5102	1S3E20B 2700
55	BAKER, EDWARD & JUNE	4115 HILLCREST DR	BOISE ID 83705	1S3E20B 2800
56	ADLER-ASHKAR, ANGELENE S	4233 SE 182ND AVE PMB 351	GRESHAM OR 97030 5082	1S3E20C 100
57	UNITED FRONT INVESTMENTS	18960 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 200
58	ADLER, BARBARA A	18960 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 300
59	PANZA, JOE LINDA	11737 SE BROCKENHURST CT	PORTLAND OR 97236	1S3E20C 400
60	MULTNOMAH COUNTY	PO BOX 2716	PORTLAND OR 97208	1S3E20C 500 U1
60	PATTERSON, JACK & NORMA	18728 SE RICHEY RD	PORTLAND OR 97236-5123	1S3E20C 500 U2
60	PERRY, CAROL	PO BOX 16612	FAIRVIEW OR 97024	1S3E20C 500 U3
60	DENNIS, JAY & BERTHA	18722 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 500 U4
61	ROSENSTIEL, MARY	18702 SE RICHEY RD	PORTLAND OR 97236-5123	1S3E20C 600
62	DENNIS, CURTIS & KAREN	18600 SE RICHEY RD	PORTLAND OR 97236-5122	1S3E20C 700
63	DICKERSON, BRENT & GAY	18400 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 800
64	DENNIS, CURTIS & KAREN	18600 SE RICHEY RD	PORTLAND OR 97236-5122	1S3E20C 900
65	HOWDEN, SCOTT & JODI	18230 SE RICHEY RD	PORTLAND OR 97236-5119	1S3E20C 1200
66	DENNIS, JAY & BERTHA	18722 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 1700
67	PERRY, CAROL	PO BOX 16612	FAIRVIEW OR 97024	1S3E20C 1800
68	DENNIS, JAY & BERTHA	18722 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 1900
69	DENNIS, JAY & BERTHA	18722 SE RICHEY RD	PORTLAND OR 97236	1S3E20C 2000
70	PATTERSON, JACK & NORMA	18728 SE RICHEY RD	PORTLAND OR 97236-5123	1S3E20C 2100
71	KRAHMER LLC	1255 SE 5TH ST	GRESHAM OR 97080-8125	1S3E20C 2200
72	DAVIS, LYNN & SHARON	8301 SE 190TH DR	PORTLAND OR 97236-6307	1S3E20C 2300
73	DAVIS, LYNN & SHARON	8301 SE 190TH DR	PORTLAND OR 97236-6307	1S3E20C 2400
74	HAGSTROM, ROBERT & BARBARA	18831 SE CHELDELIN RD	PORTLAND OR 97236-5111	1S3E20C 2800
75	HAGSTROM, ROBERT & BARBARA	18831 SE CHELDELIN RD	PORTLAND OR 97236-5111	1S3E20C 2900
76	WALLS, GARY & JOYCE	1123 NW PARK RIDGE AVE	PORTLAND OR 97229	1S3E20C 3100
77	JONES, ROBERT & ILLMAN	P O BOX 750	WASHOUGAL WA 98671-0750	1S3E20D 300
78	CLINTON, RALPH & BESSIE	2212 SE BUTLER RD	GRESHAM OR 97080-9409	1S3E20D 400

79	SCHUMACHER, HARRY & SHERYL	P O BOX 66207	PORTLAND OR 97290-6207	1S3E20D 500
80	BIG FINISH LLC	PO BOX 20296	PORTLAND OR 97294	1S3E20D 600
81	LEEPER, JAMES & PEGGY	PO BOX 20296	PORTLAND OR 97294	1S3E20D 700
82	BIG FINISH LLC	PO BOX 20296	PORTLAND OR 97294	1S3E20D 800
83	PACIFIC LANDMARK	12042 SE SUNNYSIDE RD	CLACKAMAS OR 97015	1S3E20D 900
84	WANN, KEVIN	11815 NE 99TH ST #1200	VANCOUVER WA 98682	1S3E20D 1000
85	JONES, ROBERT & ILLMAN	P O BOX 750	WASHOUGAL WA 98671-0750	1S3E20D 1100
86	BLISS, MAURICE TR	7928 SE 190TH DR	PORTLAND OR 97236-6305	1S3E20D 1200
87	METRO: ATTN PROPERTY MANAGER	PO BOX 82249	PORTLAND OR 97282	1S3E20D 1300

BEFORE THE CITY COUNCIL OF THE  
CITY OF GRESHAM

IN THE MATTER OF THE ANNEXATION OF )  
PLEASANT VALLEY PHASE 1 )

Order No. 590

AX 06-108

On May 16, 2006, the City Council held a public hearing to take testimony on the proposed annexation of the Pleasant Valley Phase 1 Annexation area. The area is 541.36 acres more or less and includes 87 parcels and adjoining street right-of-ways and contiguous to the current city limits.

The hearing was conducted under Type IV procedures. Mayor Charles Becker presided at the hearing.

The Council closed the public hearing and approved the proposed annexation at the May 16, 2006 meeting, and a decision was made at the June 6, 2006 meeting.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that this annexation is approved, and adopts the findings, conclusions, and recommendations as stated in the attached staff report.

Dated: June 6, 2006

Carol Murray, AIC  
City Manager

Charles A. Becker  
Mayor



# Memorandum

## Community & Economic Development Department

### STAFF REPORT

#### TYPE IV HEARING—ANNEXATION

#### PLEASANT VALLEY PHASE 1 (541.36 ACRES)

To: City of Gresham Council

From: Jonathan Harker, AICP; Senior Planner; New Communities & Annexation Division; CEDD

File No. AX 06-108

Report Date: April 24, 2006

Hearing Date: May 16, 2006

Subject: Pleasant Valley Phase 1 Proposed Annexation (File #AX 06-108)

Proposal: To annex 541.36 acres of territory of unincorporated Multnomah County land consisting of 87 parcels into the city of Gresham. This City initiated action is the first annexation of territory from the adopted Pleasant Valley Plan District area.

Exhibits: 'A' – Annexation Site Map & Parcel List  
'B' – Annexation Legal Description (Metes and Bounds)  
'C' – Community Development Plan Map Designations  
'D' – Annexation Petitions (Statement of Consent)  
'E' – Property Owner List  
'F' – Elector List

Recommendation: Staff recommends **approval** of the proposed annexation.

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Procedures and criteria for annexations are provided in Appendix 1.000 of the Gresham Community Development Code (GCDC). Applicable provisions of Metro code 3.09 and of the Oregon Revised Statutes (ORS) Chapter 222 (and other chapters) also apply to annexations. The purpose of the annexation procedures and criteria is to achieve the orderly and efficient annexation of lands to the City that will result in providing a complete range of urban services and consistency with Community Development Plan. GCDC section A.1003 (B) and ORS 222.111 provide that Council may initiate the annexation of territory to the City by its own motion. On March 21, 2006, the Council approved a motion initiating the annexation of the territory.

A public hearing date of May 16, 2006 was scheduled. The purpose of the hearing is for the Council to consider passing the first reading of an ordinance that will establish the annexation of 541.36 acres located in the Pleasant Valley Plan District. The ordinance can be approved based on findings of consistency with Appendix 1.000. Following the public hearing will be Council action on an enactment ordinance with a tentative meeting date of June 6, 2006. Once approved by the Council the annexation is forwarded to Metro and filed with the State of Oregon. Annexation becomes effective upon the date of filing with the Secretary of State or a later date if specified in the ordinance. The ordinance is required to specify an effective date for the annexation. Metro code provides that the effective date cannot be less than 10 days after the notice of decision is mailed. The ordinance proposes an effective date of June 21, 2006 or the date of filing with the Secretary of State whichever is the later date. The earlier June 21 date (less than 30 days after the enactment ordinance) is proposed to ensure that the annexation can accommodate being effective prior to July 1 to ease the transfer of roads from the County to City; to accommodate a request from the Bureau of Emergency Communication that the earlier date would facilitate the ease of updating their records, and to ensure that the annexation is effective more than 90 days before the general election. If not effective more than 90 days prior to the general election the effective date would wait until the day after the general election and the new Gresham residents could not vote in the Gresham election.

**Exhibit A** is a map of the proposed annexation territory with indexed tax lot ID locator information for each parcel within the proposed annexation territory.

**Exhibit B** is a metes and bounds legal description of the proposed annexation territory. A legal description for an annexation is required to meet provisions of Oregon Revised Statutes 308.225. It describes an enclosure of the annexation territory starting at point-of-beginning, providing bearing and distances for each course, and ending at the point-of-beginning. Exhibit B was prepared by a Professional Licensed Surveyor. Preliminary approval of the legal description was given by the Oregon Department of Revenue (ODOR) in a letter dated 4/11/06. Final approval for ODOR is given once the approved ordinance is submitted.

**Exhibit C** is a map that shows the Pleasant Valley Plan District sub-district and overlay designations that are applied to the annexed territory upon the effective date of annexation. The designations will be added to the Community Development Plan Map.

**Exhibit D** is the petitions from property owners and electors giving written consent to be annexed to the City of Gresham. The petitions are the statement of consent that is one of the basic conditions for the city's approval of annexation under ORS 122.125 and 122.170. As required by ORS 122.177 these copies of statement of consent will be filed with the Secretary of State as part of the approval ordinance.

**Exhibit E** is a table of property owners by site number. The table shows the state ID, date a petition was signed (if signed), owner name, acreage of the site and acreage of area petitioned (if not petitioned zero acreage is shown). At the bottom of the table is total acreage of parcels, total acreage of petitioned parcels, and the percentage of the total acreage petitioned.

**Exhibit F** is a table of electors by site number. The table shows the site address, if the petition was signed, the name of elector, a column with 1 for each voter and a column that indicates 1 if the petitioned and 0 if not petitioned. At the bottom of the table is the total number of electors, the total number that signed a petition, and the percentage of total electors that signed a petition.

## **BACKGROUND INFORMATION**

In December 1998, the Metro Council brought the Pleasant Valley plan area into the Urban Growth Boundary (UGB). In 2000, the City of Gresham, in partnership with Metro, City of Portland, Multnomah and Clackamas Counties, property owners, urban service providers, and other parties, embarked on creating an urbanization plan to guide the area's transition from rural to urban. In May 2002, a Concept Plan was completed and in the following summer accepted by the participating jurisdictions.

In 2003, the cities of Gresham and Portland started a project to create an Implementation Plan for Pleasant Valley. In April 2004 the two cities updated an Intergovernmental Agreement (IGA) that included a map showing future governance and annexation areas for each city and that detailed future urban services and areas of cooperation between the two cities. The Implementation Plan was completed and the legislative adoption process was begun.

On December 7, 2004, Council adopted the Pleasant Valley Plan District Plan (PVPD) including comprehensive plan goals, policies, and action measures; a land use plan map and development code; public facility plans (parks, trails and open spaces; water, wastewater, stormwater); a transportation system plan; and a natural resources plan. In addition to adopting the PVPD the Council enactment order directed staff to develop a proposed work plan for a Phase 1 annexation, neighborhood master plan, and infrastructure financing options.

On May 10, 2005 a proposed work plan was discussed and Council directed staff to proceed with the work plan for annexation of territory within the PVPD and identified a Phase 1 target area. The work program also included the master plan and infrastructure financing tasks for the Phase 1 target area. The Phase 1 target area was the territory east of 182<sup>nd</sup> Avenue and north of Kelley Creek to the east and northern extent of the PVPD.

On September 27, 2005 Council directed staff to solicit annexation petitions to obtain written majority consent in Phase 1 from property owners of at least 50% of the territory and 50% of the electors. ORS 222.170 allows annexation without a vote of the territory under this method. Staff was also directed to solicit petitions in the PVPD outside of Phase 1 target area.

On February 7, 2006 staff informed the Council that petitions exceeding majority written consent for Phase 1 had been received and that petitions for other parcels near Phase 1 or the existing City limits had been received. Staff was directed to proceed with the annexation process for all of Phase 1 parcels and for parcels adjacent to Phase 1 or the existing City limits where written consent was given.

By March 21, 2006, staff had received annexation petitions from over 91% of the land area and over 82% of the electors in the Phase One area. Additional petitions were received from parcels adjacent to the current City limits or the Phase One area that allows for inclusion in the annexation of 31 parcels encompassing 251.9 acres outside of the identified Phase One boundaries. The two areas combined result in written consent of property owners of about 96% of the land area and of about 79% of the electors living in the proposed annexation territory.

On March 21, 2006, the Council passed a motion initiating the annexation process to schedule the annexation hearing. A hearing date of May 16, 2006 was set and notices as described in this report were mailed, posted in the field, posted at public buildings, and published in the newspaper.

## PROPOSED ANNEXATION TERRITORY INFORMATION

The total proposed annexation territory area is 541.36 acres including existing street right-of-ways. All adjacent street right-of-ways are included in the annexation territory. The total parcel acreage is about 523.0 acres. Current land uses in the annexation territory are predominantly rural residential with some cultivated fields and a large working horticultural nursery. There are 55 dwellings and estimated population (2000 Census) of 169 persons.

The 2005 assessed value of the annexation territory was \$15,093,380 (the real market value was \$21,307,650).

The Pleasant Valley Plan District map and code will be applied to the annexation territory upon the effective date of the annexation. The PVPD provides for several land use sub-districts that will be applied to the land. The sub-districts and approximate gross buildable acreages include Low Density Residential-PV (223 acres); Medium Density Residential-PV (87 acres); High Density Residential-PV (9 acres); Employment District-PV (9.5 acres) and Neighborhood Center-PV (5 acres). Also included are Environmental Sensitive/Restoration Areas-PV (100 acres) and four neighborhood parks plus the Metro green space shown as a community park. The development *average capacity estimate* for the proposed annexation territory is (at build-out) 2,888 dwelling units, 7,058 population and 794 jobs.

## COMMUNITY DEVELOPMENT CODE PROCEDURES

**1. Section A.1002.A.** This section requires that annexation proposals be considered by the City Council under the Type IV procedures except that there shall be no Planning Commission hearing or recommendation. It provides that the Council decision shall be considered the “final decision” for purposes of compliance with Metro Code 3.09. The Council is considering the annexation proposal at a public hearing and will provide a final decision by voting on an annexation ordinance.

**2. Section A.1002.B.** This section requires noticing under the Type IV procedures and consistent with Metro code 3.09. The Type IV procedure requires a notice to be sent to property owners within 300 foot vicinity. Metro Code 3.09 requires the public hearing notice be mailed to all necessary parties and a weatherproof posting in the general vicinity of the affected territory. Both the mailing and the posting are to occur at least 45 days prior to hearing. Metro Code also requires publishing of the notice as required by state law. State law (ORS 222.120.3) requires the notice to be published in a newspaper in general circulation of the territory once a week for two consecutive weeks prior to the hearing. It also requires the notice to be posted in four public places in the City for a like period. Notice of the hearing was mailed on March 31, 2006, which is at least 45 days prior to May 16. The notice was mailed to property owners and electors in the proposed annexation territory, to property owners within 300 foot vicinity, to service providers and utilities (including necessary parties), and to other interested parties. Four weatherproof notices were posted in the general vicinity of the proposed annexation territory on March 31, 2006. Notice of the hearing will also be published in the *Gresham Outlook* newspaper on April 26 and May 3, 2006. The notice also was posted at four public places in the City during the week of April 17, 2006: Gresham City Hall, Gresham Police Department, Multnomah County Gresham library, and the Multnomah County Permit Center. As required by Metro Code 3.09 the notice includes a map and list of parcels that describes the territory, listed the date, time and location of the hearing, and provided information on how a copy of the staff report could be obtained.

**3. Section A.1002.C.** This section requires that a staff report with findings for State, Metro, and Gresham annexation criteria will be prepared for the public hearing and available for public review at least 20 days prior to the hearing. This report, dated April 24, 2006, was posted on the City web site and available at CEDD office on April 24, 2006 which is at least 20 days prior to the May 16, 2006 hearing date.

**4. Section A.1002.D.** This section requires the Council to makes its final decision by resolution or ordinance after the public hearing. It also requires the decision to be in writing and that the decision is mailed as required by Metro Code 3.09.030.e. The Metro code requirement is to send the written decision to Metro and any necessary parties (jurisdictions that provide services and are subject to agreement with the City) plus anyone that was part of the hearing record within 5 working days of the decision. Additionally state law (ORS 222.005) requires a notice of the decision to public utilities within 10 working days of the decision. A list of necessary parties and utilities is maintained in Community and Economic Development Department. The list was previously mailed a copy of the proposal, a notice of the hearing and will be sent the written notice as required.

**5. Section A.1003.B.** This section provides that the Council may, on its own motion, initiate an annexation process. The Council may terminate proceedings under this section at any time. The Council, on March 21, 2006, approved by motion the initiation of this annexation proposal. ORS 222.170.2 provides that the Council need not call or hold an election in the annexation territory if it has received written consent from property owners of more than half of annexation area and a majority of the electors living in the annexation area. The original target area for annexation was an area east of 182<sup>nd</sup> Avenue and north of Kelley Creek. The City has received signed petitions from property owners of over 91% of the land area and over 82% of the electors in that area. Additionally the City received petitions from 31 parcels adjacent to the current City limits or the Phase One area. The petitions were from property owners of an additional 252 acres. The two areas combined result in written consent of property owners of about 96% of the land area and of about 79% of the electors living in the proposed annexation territory. Copies of the petitions are attached as Exhibit D. The petitions are the statement of consent that is one of the basic conditions for the city's approval of annexation under ORS 122.125 and 122.170. As required by ORS 122.177 these copies of statement of consent will be filed with the Secretary of State as part of the approval ordinance. Exhibit E is a table of property owners and Exhibit F is a table of electors. The tables show if a petition was signed and how the percentages for each were calculated.

### **APPLICABLE COMMUNITY DEVELOPMENT CODE ANNEXATION APPROVAL CRITERIA**

The City Council shall approve or deny an annexation proposal based on findings and conclusions addressing the following criteria:

***A1.006 (A)*** *The affected territory must be located within the City's Urban Services Boundary.*

The Urban Services Boundary identifies the geographical limits where the City currently or will in the future provide City services. The entire proposed annexation territory is within the City's Urban Services Boundary. The adopted City's Urban Services Boundary is shown as Appendix B map of Volume 2, Policies of the Gresham Community Development Plan.

This criterion is met.

***A1.006 (B)*** *The affected territory must be subject to an adopted plan map or land use designation table in Volume 2 of the Gresham Community Development Plan. These plan map or land use designations will be applied to the individual sites within the affected territory upon an effective annexation.*

- (1) For annexations within Pleasant Valley, the adopted Pleasant Valley Plan District Plan Map shall apply.*
- (3) For annexations within Area #13, the adopted Area #13 Plan Map shall apply.*

With three exceptions the annexation territory is located with the Pleasant Valley Plan District. The adopted Pleasant Valley Plan District (PVPD) Plan Map is located in Volume 2, Policies of the Gresham Community Development Plan. The PVPD land use designations will apply as shown on the Exhibit C.

One exception is tax lot 1S3E17CD-05201 (Site 1). Site 1 is a 0.15 acre “sliver” located between existing City of Gresham city limits and the PVPD area and appears to be a past annexation boundary discrepancy that is solved with its inclusion in the annexation. It is under same ownership as a parcel to its north in the city limits, appears to already be shown as Low Density Residential (LDR) and thus will be given the same Low Density Residential (LDR) designation as that parcel.

The other two exceptions are parts of tax lot 1S3E20D-01100 (site 85) and tax lot 1S3E20D-01300 (site 87). These two parcels have frontage on east side of 190<sup>th</sup> Avenue. Part of each parcel is within the Pleasant Valley Plan District and part of each parcel is not. Exhibit A shows the PVPD boundary line with parts of sites 85 and 87 being east of the PVPD boundary line. When Metro Council brought Pleasant Valley into the Urban Growth Boundary in 12/1998 they (apparently inadvertently) did not include all of the two tax lots. In 12/2002 Metro Council brought the balance of the tax lots into the UGB as part of Area 13. As property owners for both sites (site 85 is privately owned and site 87 is owned by Metro for Greenspaces) petitioned for annexation the most appropriate action was to include all of each parcel rather than splitting the parcel or excluding the parcel from the annexation application. Area 13 is in Multnomah County and is included in the Gresham Urban Services Boundary. A letter from Gresham City Mayor Becker, dated November 19, 2004, was sent to Metro as written documentation of the City Council’s agreement of intent that Area 13 would be annexed to Gresham at sometime in the future. Concept Planning for Area 13 was done as part of the Damascus/Boring Concept Planning lead by Metro and Clackamas County with Gresham involvement. The Concept Plan identified Area 13 as future City of Gresham. The Concept Plan has been presented to Gresham. The next steps for the City will be to write and then adopt implementing ordinances. Until implementing ordinances are adopted the land will not be able to develop under city codes or with city services. As is provided in a City and Multnomah County IGA that provides that Multnomah County zoning applies in the UGB expansion areas until “urban zoning consistent with the urban plan is has been applied by the City” and is provided for in Metro Code (Title 11) for UGB expansion area it Multnomah County zoning will continue to be applied until the Area 13 plan is completed and adopted. The property owner of Site 85 has submitted a letter (Exhibit D, page 59-61) for the file stating an understanding that the land in Area 13 will not be available for urbanization until the Area 13 plan is adopted by the City. These areas are identified on the Exhibit C as “Area 13”.

This criterion is met.

**A1.006(C)** *The affected territory is contiguous to the existing city limits.*

The northern boundary of the annexation territory is contiguous to the current Gresham city limits.

This criterion is met.

**A1.006 (D)** *For all boundary changes, the proposal complies with the criteria of Metro Code Section 3.09.050(d) and, if applicable, (e). For purposes of this section public facilities and services mean "urban services" as defined by Metro code 3.09 to include sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. It shall also mean police protection.*

Findings for this criterion are made in the next section APPLICABLE METRO CODE CRITERION. The findings are that this criterion is met.

**A1.006(E)** *A Covenant of Waiver of Rights and Remedies City form has been executed by all owners of the property to be annexed and all owners of any interest in the property to be annexed regarding waiver of any statutory or constitutional regulatory provisions, including but not limited to, Ballot Measure 37 (effective December 2, 2004). This section only applies to those property owners who have consented in writing to annexation.*

As the City initiated the annexation proposal this criterion does not apply.

**A.1006 (F)** *For Pleasant Valley annexation:*

- (1) Either a Master Plan Agreement has been executed, providing that a master plan pursuant to Sections 4.1470 – 4.1485 is required prior to development or*
- (2) There is an approved master plan for the affected territory.*

The purpose of the master plan is to provide a guideline for neighborhood development based on the Pleasant Valley Plan. It also provides for review and refinement of the sub-district boundaries. Although the City has initiated a master plan process for a part of the proposed annexation territory (i.e. the original targeted Phase 1 area) there is no approved master plan for the affected territory. Therefore to avoid any future misunderstandings and the meet this criterion the City will mail to all property owners, with the notice of decision, a notice of the requirement for a master plan that must be in place prior to the development of any particular parcel.

This criterion is met.

*(G) Either*

- (1) Funding mechanisms required to construct transportation, wastewater, water, stormwater, and park facilities consistent with adopted Public Facility or Utility Master Plans, Parks and/or Transportation System Plans are in place or*
- (2) In lieu, a Public Facilities, Parks, and Transportation Agreement is executed that funding will be in place prior to or concurrent with a development permit application.*

A Transportation System Plan and Public Facility Plans for wastewater, water, stormwater, and park facilities along with Utility Master Plans water, wastewater and stormwater, have been

adopted and detail the regional (CIP) projects that will be necessary to serve the planned land uses in Pleasant Valley. The purpose of the criterion was to ensure that affected persons would be aware that funding of the regional (CIP) system is not automatically addressed by the annexation process.

Although the City is currently working with the private sector to put into place funding mechanisms to begin construction of the regional infrastructure system needed to begin development in some of the annexation territory (i.e. the original targeted Phase 1 area) funding mechanisms for proposed annexation territory are not in place.

Therefore the City will mail to all property owners, with the notice of decision, a notice that "Before any development can occur funding for system (regional) public infrastructure must be in place prior to or concurrent with the approval of the first development permit application for property within the proposed annexation territory. The City will be unable to approve any development permit application unless adequate local and system (regional) public infrastructure are in place to serve that development." This is consistent with findings which are required for any development within the existing city.

This criterion is met.

***A.1006 (H)*** *That area specific System Development Charges, Transportation Impact Fees and/or Utility Rates identified for an adopted plan area are in effect.*

Pleasant Valley specific System Development Charges (SDCs) for parks became effective on April 4, 2006 and for transportation (TIF), water, wastewater and stormwater became effective on April 18, 2006. No other Pleasant Valley specific charges have been identified.

This criterion is met.

## **APPLICABLE METRO CODE CRITERION**

The approving authority shall make available to the public (at least 15 days before a public hearing annexation) a report that addresses the factors listed in Section 3.09.050(b) and demonstrates compliance with the criteria contained in Sections 3.09.050(d) and (g). This report will be sent to Metro along with the final decision and Metro filing fee within 5 working days of the decision.

***3.09.050(b) (1)*** *The extent to which urban services presently are available to serve the affected territory including any extra territorial extensions of service;*

The Pleasant Valley Plan District (PVPD) area is unincorporated Multnomah County and there are no public water, wastewater, or stormwater systems. There is no park system (park systems includes parks, trails, and open spaces). There is a rural roads system serviced by Multnomah County. There is no transit service. Police services are provided by Multnomah County. Fire services are provided by Multnomah County Fire District 10 which contracts with the City of Gresham to provide fire service in the Pleasant Valley area.

Water, wastewater, stormwater, and parks services will be provided by the City of Gresham. The adoption (CPA 04-1480, effective January 6, 2005) of the PVPD included Public Facility Plans (PFPs) for water, wastewater, stormwater and parks. The PFPs describe the system needs to support the proposed land uses. They consist of maps, project lists, estimates of project costs and discussion of likely funding mechanisms. Master Utility Plans for water, wastewater, and stormwater have been updated for PVPD, which provide more specificity for engineering and other

elements than the PFPs. System Development Charges have been updated and adopted for Pleasant Valley.

Local, collector and arterial street system service will be provided by the City of Gresham. The PVPD adoption also included a Transportation System Plan (TSP) for Pleasant Valley. The TSP details a street system including functional and design classification for streets, a pedestrian and bicycle plan including trails, and a transit plan. Transit service will be provided by TriMet. The TSP includes maps, project lists, and estimates of project costs and discussion of likely funding mechanisms. A rate study has been conducted for Transportation Impact Fees and updated for Pleasant Valley. Transportation Impact Fees for Pleasant Valley have been adopted.

Police services will be provided by the City of Gresham. The Police Department has indicated that it can provide services without additional facilities.

Fire services will be provided by the City of Gresham. The Fire Department has indicated that it can provide services without additional facilities. Existing Fire Station 73 is located on 190<sup>th</sup> Avenue just north of the PVPD area.

Statements from fire, police, water, wastewater, stormwater, transportation and parks that this criterion is met are included in the application file.

This criterion is met.

**3.09.05(b) (2)** *A description of how the proposed boundary change complies with any urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity and all necessary parties;*

There are no urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity and all necessary parties.

This criterion does not apply.

**3.09.05(b) (3)** *A description of how the proposed boundary change is consistent with the comprehensive land use plans, public facility plans, regional framework and functional plans, regional urban growth goals and objectives, urban planning agreements and similar agreements of the affected entity and of all necessary parties;*

The Pleasant Valley Plan District was created through a multi-jurisdictional and comprehensive planning process. The adoption of the PVPD (File #CPA04-1480) amended the Gresham Community Development Plan adding findings of factual basis for the Pleasant Valley urbanization plan; goals and policies for urbanization and land use, town center, residential lands/neighborhoods, employment and other commercial, natural resources, green development, cultural and natural history, schools and transportation; public facility plans for water, wastewater, stormwater and parks; development code and procedures as a new Plan District; a natural resources plan based on the State Goal 5 process; and a transportation system plan. In adopting this plan findings were made that it was consistent with applicable provisions of the City comprehensive plan documents.

Also included in the adoption document was the Metro Urban Growth Management Functional Plan (UGMFP) Title 11 compliance report. The intent of Title 11 is that the development of areas

brought into the Urban Growth Boundary (UGB) implements the Regional Framework Plan and the 2040 Growth Concept Plan. Pleasant Valley is a new urban area brought into the UGB by Metro in December 1998 and thus subject to Title 11. Title 11 requires addressing specific issues including land uses, housing, public facilities and services, transportation, natural resources, and mapping. A compliance report is required evaluates the proposed plan for compliance with the UGMFP and the 2040 Growth Concept Plan. The compliance report was prepared and was included in the PVPD adoption process. Metro has accepted this report.

The proposed annexation territory will be assigned the adopted PVPD map land use designations [or approved master plan if there is one] upon annexation approval. This assignment means that the PVPD including land use, natural resources, and public facility and transportation system plans will be applied to the territory as development occurs. Thus the proposed annexation is consistent with comprehensive plans, public facility plans, the UGMFP and 2040 Growth Concept Plan (and the RUGGOs).

The proposed annexation is entirely within Multnomah County. The City of Gresham and Multnomah County first entered into an Urban Area Planning Agreement (UAPA) effective May 31, 1979. It provided for a transfer of urban services from Multnomah County to City of Gresham. The UAPA has been amended by an Intergovernmental Agreement (IGA) four times (last was March 11, 1999) addressing issues regarding the City providing planning and development services including planning for future development and urban services for Pleasant Valley. The fourth amendment (March 11, 1999) provided that the City would be responsible for urban reserve (UGMFP Title 11) planning for Urban Growth Boundary expansion areas as agreed upon by the City and the County. It also provides that Multnomah County would apply interim regulations and County zoning until lands are planned, annexed and the urban zoning is applied to the lands by the City. The County was a party to the Pleasant Valley planning process and the Multnomah County Commissioners passed a resolution (02-121) accepting the Pleasant Valley Concept Plan and resolving to use it a basis for future actions. The proposed annexation, by relying on the adopted PVPD, is consistent with the City and County planning agreements. The proposed annexation of the two parcels with some Area 13 is also consistent with the IGA by continuing to apply County zoning until a Plan is completed and adopted by the City.

The City of Gresham and Multnomah County have an IGA (effective 12/31/05) that transfers County roads from Multnomah County to the City of Gresham. The IGA has provisions for annexation including that "upon City's annexation of property currently in any unincorporated area of County, jurisdiction of the County in the annexed area will immediately pass to the City." The annexation provisions also spell out maintenance and fiscal responsibilities regarding said annexation. The proposed annexation is consistent with this IGA as it includes those existing road frontages of currently unincorporated County roads that will pass to the City upon the effective date of this annexation.

The City of Gresham and the City of Portland entered into an IGA on December 1, 1998 regarding a joint planning effort and future urban service responsibilities in Pleasant Valley. The IGA (City Boundaries, Urban Services and New Urban Area Planning and Plan Implementation) was amended on April 23, 2004 (Gresham agreement 1870). That IGA included an agreement to adopt the Pleasant Valley Plan and a map showing future annexation areas for Gresham and for Portland. The proposed annexation will utilize the adopted PVPD and is located in the area shown as future Gresham governance. The proposal is consistent with the Gresham and Portland IGA.

The City of Gresham and Multnomah County Rural Fire Protection District No. 10 have an IGA (City of Gresham Agreement #2124) last amended October 6, 2004. This IGA regards Gresham providing fire and related services to territory within the District, including within Pleasant Valley. It provides that when land in Pleasant Valley is annexed to the City that there be a proportionate (to assessed valuation of territory) reduction in payment to the City. The proposed annexation is consistent with the IGA as the City will provide fire and related services after annexation and act in accordance with the IGA as the territory is withdrawn from the District.

There is no other applicable urban planning or similar agreements.

This criterion is met.

**3.09.05(b) (4)** *Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party;*

As noted in the previous section the annexation will result in withdrawal of the affected territory from the legal boundary of Multnomah County Rural Fire Protection No. 10 which is a necessary party as it is a district which provides an urban service to the affected territory.

There is no other necessary party, which will have territory withdrawn due to the proposed annexation.

This criterion is met.

**3.09.05(b) (5)** *The proposed effective date of the decision.*

A final boundary change decision by an approving entity shall state the effective date, which date shall be no earlier than 10 days following the date that the decision is reduced to writing, and mailed to Metro and to all necessary parties. An annexation can become effective upon filing with the Secretary of State or the date stated in the ordinance whichever is later. The proposed effective date is June 21, 2006 or the date filed with the Secretary of State whichever is later.

This criterion is met.

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

There are no agreements or annexation plans pursuant to ORS 195.065 so this criterion does not apply.

**3.09.050(d) (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;*

The City has an Urban Area Planning Agreement with Multnomah County. The City has an Intergovernmental Agreement (IGA) with Multnomah County regarding jurisdiction of roads. The City has an IGA with the City of Portland regarding a joint planning effort and future urban service responsibilities and annexation in Pleasant Valley. The City has an IGA with Multnomah County Rural Fire Protection District No. 10 regarding provisions for fire and related services.

Previously in the staff report findings were made under Metro Criterion *3.09.05(b) (3)* regarding these four agreements. The findings were that the proposed annexation is consistent with these four agreement and the findings under that section are incorporated into this section.

There is no other applicable urban planning or similar agreements.

This criterion is met.

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

The annexation approval criteria for the City's comprehensive land use plan and public facility plans are found in the City of Gresham Development Code Section A1.006. Findings of consistency have been made for these criteria elsewhere in the report. There are no other specific directly applicable standards or criteria contained in comprehensive land use plans and public facility plans.

This criterion is met.

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

Title 11 (3.07.1120.A) of the UGMFP requires adoption of comprehensive plan amendments that include "provisions for annexation ... to a city ... to provide all necessary urban services." Title 11 also requires a compliance report that demonstrates compliance with Title 11. The City has adopted comprehensive plan amendments that address this criterion. These are Pleasant Valley Plan District (CPA 04-1480, effective 1/6/2005) and Annexation and Urban Services Goals, Policies and Code (CPA 04-1481, effective 6/2/2005). The Title 11 compliance report(s) noted that the City has provisions for providing water, wastewater, stormwater, parks, trails and open space, transportation (in conjunction with Multnomah County), fire and police urban services and that TriMet will provide transit services. It also noted that the annexation code specifically addresses Pleasant Valley to ensure that the PVPD is implemented. Title 11 is addressed by the annexation proposal because the PVPD will be applied to the affected territory. No other Regional Framework Plan or functional plans apply.

Title 11 "concept planning" as also been done for Area 13 as part of the Damascus/Boring Concept Plan. Area 13 was been identified in the Damascus/Boring Concept Plan as future City of Gresham and the City of Gresham has gone of record (letter dated 11/19/2004 from Mayor Becker to David Bragdon at Metro) as to its intent to annex the area sometime in the future.

This criterion is met.

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

PVPD Public facility plans have for water; wastewater; stormwater; parks, trails and open spaces have been adopted and will apply to the affected territory. These services will be provided by the City. A PVPD Transportation System Plan has been adopted and will apply to the affected territory. Transportation services will be provided by the City except that transit services are

provided by Tri-Met. A PVPD conceptual school plan (Centennial School District) was adopted and will apply to the affected territory. Planning for Pleasant Valley found that no additional fire or police facilities were needed. The proposed annexation has been reviewed by the urban service providers concerning this criterion and no concerns with the criterion were noted.

Statements from fire, police, water, wastewater, stormwater, transportation and parks that this criterion is met are included in the application file.

This criterion is met.

**3.09.050(d) (6) *The territory lies within the Urban Growth Boundary;***

The affected territory that lies within the Pleasant Valley Plan District was brought into the UGB by Metro Council in December 1998. The affected territory that lies with Area 13 was brought into the UGB by Metro Council in December 2002.

This criterion is met.

**3.09.050(d) (7) *Consistency with other applicable criteria for the boundary change in question under state and local law.***

Appendix 1.000 of the City of Gresham Development Code addresses general procedures, initiation procedures, submittal requirements, and approval criteria for minor boundary adjustments and is deemed to address applicable State, Metro, and local law. As found elsewhere in the report the annexation proposal is consistent with section and there are no other applicable criteria.

This criterion is met.

**3.09.050(d) 3.09.050(g)**

*(g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.*

All of the territory is within the UGB.

This criterion is not applicable.

**3.09.050(d) 3.09.050(e)**

The Criterion in this section only apply with a necessary party has contested the boundary change decision. No necessary party has contested the decision.

This criterion is not applicable.

## **CONCLUSION AND RECOMMENDATION**

All City, Metro, and State procedures and criteria that are applicable to this annexation proposal have been found to be consistent with proposal.

**Staff recommends approval of the annexation.**

End of Staff Report



# Memorandum

## Community & Economic Development Department

### ADDENDUM TO STAFF REPORT TYPE IV HEARING—ANNEXATION PLEASANT VALLEY PHASE 1 (541.36 ACRES)

To: City of Gresham Council

From: Jonathan Harker, AICP; Senior Planner; New Communities & Annexation Division; CEDD

File No. AX 06-108

Addendum Date: May 12, 2006

Hearing Date: May 16, 2006

Subject: Written Testimony from Wes Bell (E-mail dated 5-3-06, 8:54 p.m.)

Exhibits: 'A' – Annexation Urban Services Review Routing Sheets

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The subject written testimony raises two issues in opposition to the proposed annexation. The testimony has been made available to the Council and public as part of the May 16, 2006 hearing. This addendum discusses and provides a conclusion and recommendation.

#### Issue 1

The testimony states that the proposal is missing “definitive written specific verifiable documentation by the Office of the City Manager that if the lands are annexed the City of Gresham can provide to the proposed area ‘public services’.” It specifically mentions police and fire and states that without the information “the City Council must reject the application”.

**There is no annexation criterion that requires the findings stated in Issue 1.** Neither the Metro Code nor the City of Gresham Development Code require a “definitive written specific verifiable documentation by the Office of the City Manager that if the lands are annexed the City of Gresham can provide to the proposed area ‘public services’.”

There is a criterion regarding urban (public) services for which findings were made in the 4/24/06 staff report. Section A1.006 (D) of the Gresham Development Code requires that the annexation proposal comply with Metro Code section 3.09.050(d). Two Metro code sections, 3.09.050(b) (1) “the extent to which urban services presently are available to serve the affected territory including any extra territorial extensions of service” and 3.09.050(d) (5) “whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services” address urban services.

The 4/24/06 staff reports states that police and fire services will be provided by the City of Gresham. The Police Department has indicated that it can provide services without additional facilities. The Fire Department has

indicated that it can provide services without additional facilities. Existing Fire Station 73 is located on 190<sup>th</sup> Avenue just north of the PVPD area.

It was also noted that statements from fire, police, water, wastewater, stormwater, transportation and parks that criterion 3.09.050(d) (5) is met are included in the application file. Copies of these statements are attached to this addendum report.

Accordingly, it is clear that all of the required urban service findings have been adequately and appropriately addressed.

### Issue 2

The testimony states that the Council should not approve the annexation proposal unless staff provides documentation that build-out of the annexation area will not cause Level F service (traffic) at 182<sup>nd</sup> and Powell or for “adjacent streets”.

### **There is no annexation criterion that requires the findings stated in Issue 2.**

As noted in the Issue 1 discussion there are annexation criteria in the Gresham Development code addressing urban services, including transportation. Staff report findings note that a Transportation System Plan which details the regional (CIP) projects that will be necessary to serve the planned land uses has been adopted for Pleasant Valley. The Pleasant Valley TSP is part of the City-wide TSP. And as stated in the staff report under criterion A.1006 (H) specific transportation impact fees (TIF) for Pleasant Valley have been adopted (April 18, 2006) by the Council. TIFs address the funding of CIP projects.

Additionally, as is addressed under criterion A.1006 (G), the act of annexation does not require or obligate the construction of CIP projects in the adopted plan. Rather it is the act of development applications that require findings that there are adequate public facilities or they will be in place before development. For this annexation proposal the City will mail to all property owners, with the notice of decision, a notice that “Before any development can occur funding for system (regional) public infrastructure must be in place prior to or concurrent with the approval of the first development permit application for property within the proposed annexation territory. The City will be unable to approve any development permit application unless adequate local and system (regional) public infrastructure are in place to serve that development.” This is consistent with findings which are required for any development within the existing city.

The City is currently working with the private sector to put into place funding mechanisms to begin construction of the regional infrastructure system needed to begin development in some of the annexation territory (i.e. the original targeted Phase 1 area). As part of this process transportation needs, both within the annexation territory and outside the annexation territory, is being identified by DES transportation staff to ensure that transportation facilities needed will be in place as new developed occurs.

### **CONCLUSION AND RECOMMENDATION**

The specific findings and documentation issues raised in the testimony are not applicable annexation criterion and additional findings are not needed for the Council to determine that the annexation proposal is consistent with all City, Metro, and State procedures and criteria. Annexation criteria regarding public facility and services were addressed by the annexation proposal and adequate findings were made in the 4/24/06 staff report.

**Staff continues to recommend approval of the annexation.**

End of Addendum to Staff Report

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

**ANNEXATION PERMIT URBAN SERVICES REVIEW ROUTING SHEET**

City Development Code Section A1.006 requires compliance with Metro Code Section 3.09.050 (d) (5) that requires a determination on "whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services". This provision applies to all of the following urban service providers:

- Sanitary Sewer
- Water
- Parks, Open Space & Recreation
- Streets
- Fire
- Police
- Stormwater

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: Scott B. Lewis

Title: Fire Chief

Signature: 

Department/Division: Gresham Fire & Emergency Services

Phone Number: 503-618-2339

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

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File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

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**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: DAVID LERWICK

Title: LIEUTENANT

Signature: David Lerwick

Department/Division: POLICE

Phone Number: 503 618-2341

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

**ANNEXATION PERMIT URBAN SERVICES REVIEW ROUTING SHEET**

City Development Code Section A1.006 requires compliance with Metro Code Section 3.09.050 (d) (5) that requires a determination on "whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services". This provision applies to all of the following urban service providers:

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- Stormwater

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: John Dorst

Title: DEPUTY DIRECTOR OF ENVIRONMENTAL SERVICES

Signature: [Handwritten Signature]

Department/Division: DES Transportation & Development Services

Phone Number: 503-618-2402

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

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- Streets
- Fire
- Police
- Stormwater

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: Robb Courtney

Title: Parks + Recreation Manager

Signature: [Handwritten Signature]

Department/Division: DES - Parks

Phone Number: 503 618 2408

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

**ANNEXATION PERMIT URBAN SERVICES REVIEW ROUTING SHEET**

City Development Code Section A1.006 requires compliance with Metro Code Section 3.09.050 (d) (5) that requires a determination on "whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services". This provision applies to all of the following urban service providers:

- |   |                                  |                                     |
|---|----------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Sanitary Sewer      | <input type="checkbox"/> Streets | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Water                          | <input type="checkbox"/> Fire    |                                     |
| <input type="checkbox"/> Parks, Open Space & Recreation | <input type="checkbox"/> Police  |                                     |

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: GUY GRAHAM

Title: WASTEWATER SERVICES MANAGER

Signature: Guy R. Graham

Department/Division: ENVIRONMENTAL SERVICES / WASTEWATER SERVICES

Phone Number: 503-618-2438

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

**ANNEXATION PERMIT URBAN SERVICES REVIEW ROUTING SHEET**

City Development Code Section A1.006 requires compliance with Metro Code Section 3.09.050 (d) (5) that requires a determination on "whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services". This provision applies to all of the following urban service providers:

- |   |                                  |  |
|---|----------------------------------|--|
| <input type="checkbox"/> Sanitary Sewer                 | <input type="checkbox"/> Streets | <input checked="" type="checkbox"/> Stormwater |
| <input type="checkbox"/> Water                          | <input type="checkbox"/> Fire    |  |
| <input type="checkbox"/> Parks, Open Space & Recreation | <input type="checkbox"/> Police  |  |

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: Kathy Majidi

Title: Watershed Management Division Manager - AIC

Signature: Kathy Majidi

Department/Division: DES / Watershed Management Division

Phone Number: X2488

City of Gresham  
Community and Economic Development Department  
1333 NW Eastman Parkway - Gresham, OR 97030

**ANNEXATION PERMIT URBAN SERVICES REVIEW ROUTING SHEET**

City Development Code Section A1.006 requires compliance with Metro Code Section 3.09.050 (d) (5) that requires a determination on "whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services". This provision applies to all of the following urban service providers:

- |   |                                  |                                     |
|---|----------------------------------|-------------------------------------|
| <input type="checkbox"/> Sanitary Sewer                 | <input type="checkbox"/> Streets | <input type="checkbox"/> Stormwater |
| <input checked="" type="checkbox"/> Water               | <input type="checkbox"/> Fire    |                                     |
| <input type="checkbox"/> Parks, Open Space & Recreation | <input type="checkbox"/> Police  |                                     |

Each urban service provider must review the application and complete this form.

File: AX 06-108 Date: 3-27-06

Planner: Jonathan Harker Phone: 503-618-2502

Legal Description: See Attached PV Phase 1 Site Map

Street Location: PV Phase 1

Tentative Council Date: May 16, 2006

Completed Form Due: April 10, 2006

*(Please complete this form within 15 days of the date of this memo [as required by Section 11.0213]. An extension of 15 days may be granted by the manager upon written request.)*

**Yes.** The proposed change will promote, or not interfere with, the timely, orderly, and economic provisions of public facilities and services.

**No.** The proposed change will not promote, or will interfere with, the timely, orderly, and economic provisions of public facilities and services. To enable this application to be approved, see attached comments.

Reviewed by: Betty Johnson

Title: Civil Engineer I

Signature: Betty Johnson

Department/Division: DES - Water

Phone Number: 503-618-2516

## ORDINANCE NO. 1630

## AN ORDINANCE FOR AN ANNEXATION IN THE CITY OF GRESHAM

**The City of Gresham Finds:**

**WHEREAS**, on March 21, 2006, the City of Gresham initiated on its own motion the annexation process of the Pleasant Valley Phase 1 Annexation area. The area is 541.36 acres more or less and includes 87 parcels and adjoining street right-of-ways and contiguous to the current city limits.

**WHEREAS**, the City has received petitions from property owners of 96% of annexation land area and from 79% of electors living in annexation area. State law (ORS 222.170(2)) provides the Council need not call or hold an election in the annexation territory when written consent from property owners of more than half of the annexation area and a majority of the electors living in annexation area is given.

**WHEREAS**, a public hearing was required and was held on May 16, 2006 by the Council. A notice of the public hearing has been provided as required by 1) a mailing to property owners and electors in the proposed annexation territory, to property owners within 300 foot vicinity, to service providers and utilities (including necessary parties) and to other interested parties on March 31, 2006, which was at least 45 days prior to the hearing; 2) by posting four weatherproof notices in the general vicinity of the proposed annexation territory on March 31, 2006; 3) by publishing a notice of the hearing in the *Gresham Outlook* newspaper on April 26 and May 3, 2006; and 4) by posting the notice at four public places (City Hall, Gresham Police Department, Multnomah County Gresham Library, and the Multnomah County Permit Center) in the City: The notice included a map and list of parcels that describes the territory, listed the date, time and location of the hearing, and provided information on how a copy of the staff report could be obtained.

**WHEREAS**, the proposed annexation is consistent with the applicable procedures and approval criteria of Community Development Code (CDC) Sections A1.002, A1.003, and A1.006 and with the applicable approval criteria of Metro Code 3.09.050(b), 3.09.050(d), 3.09.050(g) and 3.09.050(e).

**WHEREAS**, a staff report which addresses applicable annexation criteria was required to be available to the public at least 15 days before the final decision date. The staff report, attached hereto as Exhibit A, was made available to the public on April 24, 2006, and is hereby incorporated;

**WHEREAS**, pursuant to Section 8.2 of the Intergovernmental Agreement to Transfer County Roads from Multnomah County to the City of Gresham (Gresham Contract No. 2340), upon annexation of property currently in any unincorporated area of Multnomah County, the jurisdiction of all roads under the jurisdiction of the County in the annexed area will immediately pass to the City on the effective date of this annexation; and

**WHEREAS**, the annexation territory will be withdrawn from Multnomah County Rural Fire Protection District No. 10.

**THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:**

1. The proposed annexation meets the applicable Gresham Community Development Code and Metro Code approval criteria.

2. The City Council hereby approves the annexation of the affected territory as shown on the attached site map and parcel list including adjoining street right-of-way (Staff Report Exhibit A) and as described in the attached legal description (Staff Report Exhibit B).

3. The affected territory as shown on the attached site map and parcel list including adjoining street right-of-way (Staff Report Exhibit A) and as described in the attached legal description (Staff Report Exhibit B) is withdrawn from Multnomah County Rural Fire Protection No. 10.

4. The Pleasant Valley Plan District shall apply to the annexation territory as shown on the attached Community Plan Map (Staff Report Exhibit C) except that tax lot 1S3E17CD 5201 (Site 1 on Staff Report Exhibit A) is designated as Low Density Residential (LDR) and the portions of tax lots 1S3E20D 1100 and 1S3E20D 1300 (Sites 85 and 87 Staff Report Exhibit A) outside of the Pleasant Valley Plan District (shown as Area 13 on Staff Report Exhibit C) shall continue under Multnomah County zoning until an Area 13 plan including land use district designations is completed and adopted by the City.

5. The effective date of the ordinance. This Ordinance, being essential to the health, safety, welfare and financial integrity of the city, requires that an emergency be declared to exist. An emergency is hereby declared to exist, and this ordinance takes effect on June 21, 2006. The effective date is less than 30 days after enactment. This is necessary for several reasons. This annexation will require coordination with BOEC in order to make sure that emergency dispatch services are provided. BOEC has specifically requested that the effective date of this ordinance be scheduled during the week of June 18 due to its operational and staffing needs. The timing of the effective date of this ordinance also ensures that annexation will become effective before August 9; otherwise, it would fall within 90 days of the general election and annexation would not become effective until day after the election. Pursuant to Metro Code 3.09.050(f), the effective date of this annexation decision must be at least 10 days after a copy of the hearing decision is mailed to Metro and all necessary parties.

6. The effective date of the annexation. Following the filing of the annexation records with Secretary of State as required by ORS 222.177, the annexation shall be effective upon the later of either:

- (a) June 21, 2006; or
- (b) the date of filing of the annexation records with the Secretary of State.

7. Community and Economic Development Department staff is directed to:

(a) Mail a copy of this ordinance to all persons and governmental entities and public utilities who appeared at the public hearing or provided written comment or who requested a copy of the ordinance or who are otherwise required to receive a copy of the decision.

(b) Mail a copy of this Ordinance along with the copies of the property owner and electors written consent (petitions) to Metro including the required fee consistent with Metro Code 3.09.030(e) and ORS 222.177.

First reading: May 16, 2006

Second reading and passed: June 6, 2006

Yes: Becker, Echols, McIntire, Bemis, Craddick, Widmark, Warr-King

No: None

Absent: None

Abstain: None

Passed by the Gresham City Council on June 6, 2006

Carol Murray AIC  
City Manager

Charles J. Becker  
Mayor

Approved as to form:

[Signature]  
Senior Assistant City Attorney

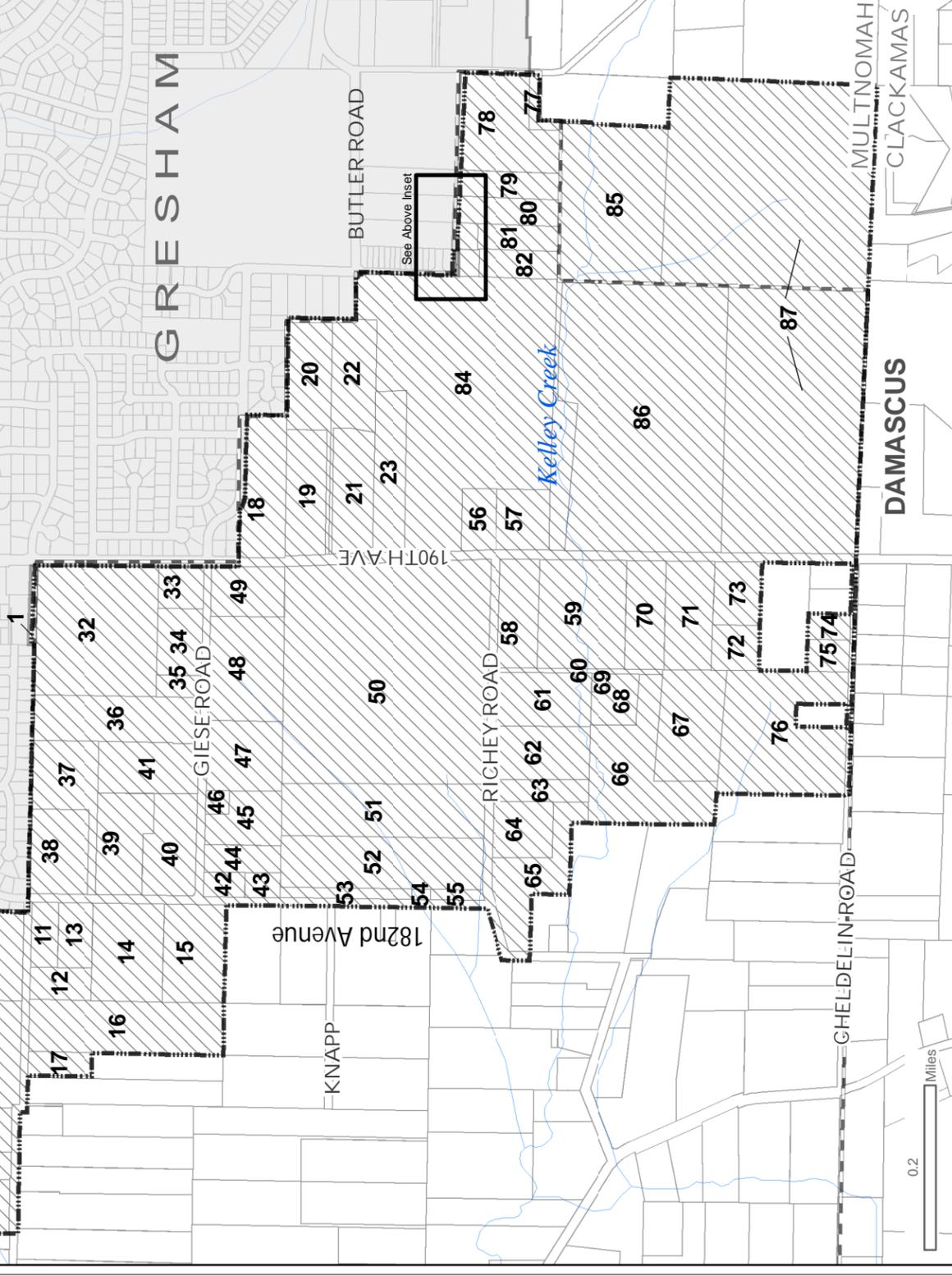
# Pleasant Valley Phase 1 Proposed Annexation Site Map

City File No. AX 06-108  
Exhibit A  
April 24, 2006



TLID changes with future RLIS data

Site TLID	Site TLID
24 1S3E20AD -00531	27 1S3E20AD -00534
25 1S3E20AD -00532	28 1S3E20AD -00535
26 1S3E20AD -00533	29 1S3E20AD -00536



Site TLID	Site TLID	Site TLID
1 1S3E17CD -05201	33 1S3E20B -00700	61 1S3E20C -00600
2 1S3E18D -01100	34 1S3E20B -00800	62 1S3E20C -00700
3 1S3E18D -01200	35 1S3E20B -00900	63 1S3E20C -00800
4 1S3E18D -01300	36 1S3E20B -01000	64 1S3E20C -00900
5 1S3E18D -01800	37 1S3E20B -01400	65 1S3E20C -01200
6 1S3E18D -01801	38 1S3E20B -01401	66 1S3E20C -01700
7 1S3E18D -01900	39 1S3E20B -01402	67 1S3E20C -01800
8 1S3E18D -02000	40 1S3E20B -01403	68 1S3E20C -01900
9 1S3E18D -02100	41 1S3E20B -01404	69 1S3E20C -02000
10 1S3E18D -02200	42 1S3E20B -01500	70 1S3E20C -02100
11 1S3E19A -00100	43 1S3E20B -01600	71 1S3E20C -02200
12 1S3E19A -00200	44 1S3E20B -01700	72 1S3E20C -02300
13 1S3E19A -00300	45 1S3E20B -01800	73 1S3E20C -02400
14 1S3E19A -00400	46 1S3E20B -01900	74 1S3E20C -02800
15 1S3E19A -00500	47 1S3E20B -02000	75 1S3E20C -02900
16 1S3E19A -01300	48 1S3E20B -02100	76 1S3E20C -03100
17 1S3E19A -01400	49 1S3E20B -02200	77 1S3E20D -00300
18 1S3E20A -00900	50 1S3E20B -02300	78 1S3E20D -00400
19 1S3E20A -01000	51 1S3E20B -02400	79 1S3E20D -00500
20 1S3E20A -01100	52 1S3E20B -02500	80 1S3E20D -00600
21 1S3E20A -01200	53 1S3E20B -02600	81 1S3E20D -00700
22 1S3E20A -01300	54 1S3E20B -02700	82 1S3E20D -00800
23 1S3E20A -01400	55 1S3E20B -02800	83 1S3E20D -00900
24-26 1S3E20D -00801	56 1S3E20C -00100	84 1S3E20D -01000
27-29 1S3E20AD -00401	57 1S3E20C -00200	85 1S3E20D -01100
30 1S3E20AD -01900	58 1S3E20C -00300	86 1S3E20D -01200
31 1S3E20AD -01901	59 1S3E20C -00400	87 1S3E20D -01300
32 1S3E20B -00600	60 1S3E20C -00500	

This map is based on digital databases from the City of Gresham. The City cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Pleasant Valley  
Phase 1 Annexation  
Description  
April 2, 2006

A tract of land in the southeast one-quarter of Section 18, the northeast and southeast one-quarters of Section 19, and the northwest, southwest, southeast and northeast one-quarters of Section 20, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon, said tract being more particularly described as follows:

Beginning at a point on the southerly corporate boundary of the City of Gresham, Oregon, as corporate boundary is described in the Final Order of the Portland Metropolitan Area Local Government Boundary Commission for Boundary Change Proposal No. 622, dated February 6, 1974, said point being the intersection of the centerline of S.E. 190<sup>th</sup> Avenue with the south line of Section 17, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon; thence tracing said Boundary Change Proposal No. 622 southerly corporate boundary along the following courses: N.87°20'56"W. along the south line of said Section 17, a distance of 539.19 feet to the east line of the Ernest Giese D.L.C. No. 71; S.01°35'51"W. along the east line of said Ernest Giese D.L.C. No. 71, a distance of 16.27 feet to the southeast corner thereof; N.88°40'50"W. along the south line of said Ernest Giese D.L.C. No. 71, a distance of 1716.61 feet to the southwest corner of the E. Gus Giese farm, said point also being the southeast corner of that certain tract conveyed to William Johnston, et ux, and recorded on December 22, 1961 in Book 2095, Page 597 in the Deed Records of said County; N.01°36'20"E. along the east line of said Johnston tract, a distance of 841.70 feet to the northeast corner thereof; N.88°40'50"W. along the north line of said Johnston tract, a distance of 1253.29 feet to the northwest corner thereof, and a point in the west line of said Ernest Giese D.L.C. No. 71; N.01°49'34"E. along the west line of said Ernest Giese D.L.C. No. 71, a distance of 528.34 feet to the northeast corner of that property described in Document No. 99073477 in the Deed Records of said County; thence leaving said Boundary Change Proposal No. 622 southerly corporate boundary and tracing the north line of said Document No. 99073477 property, the north line of that property described in Document No. 2005-070350 in the Deed Records of said County, and the north line of that property described in Book 2104, Page 1353, recorded May 17, 1988 in the Deed Records of said County, N.88°12'18"W., a distance of 800.63 feet to the northwest corner of said Book 2104, Page 1353 property; thence tracing the west line of said Book 2104, Page 1353 property, and the west line and west line extended southerly of that

property described in Book 2194, Page 1104, recorded April 17, 1989 in the Deed Records of said County, S.02°01'10"W., a distance of 1358.00 feet to the south line of S.E. McKinley Road, said south line being parallel with and 25.00 feet southerly of, when measured at right angles to, the north line of said Section 19; thence S.88°56'20"E. along the south line of said S.E. McKinley Road, a distance of 780.28 feet to an angle point in the south line of said S.E. McKinley Road, said angle point being on a line which is parallel with and 25.00 feet westerly of, when measured at right angles to, the west line of said Ernest Giese D.L.C. No. 71; thence continuing along the south line of said S.E. McKinley Road and parallel with the west line of said Ernest Giese D.L.C. No. 71, S.01°49'34"W., a distance of 47.25 feet to an angle point in the south line of said S.E. McKinley Road, said angle point being on a line which is parallel with and 25.00 feet southerly of, when measured at right angles to, the south line of said Ernest Giese D.L.C. No. 71; thence continuing along the south line of said S.E. McKinley Road and parallel with the south line of said Ernest Giese D.L.C. No. 71, S.88°40'50"E., a distance of 242.14 feet to the northwest corner of that property described in Document No. 94015294 in the Deed Records of said County; thence S.01°06'13"W. along the west line of said Document No. 94015294 property, a distance of 410.50 feet to the southwest corner thereof; thence S.88°40'50"E. along the south line of said Document No. 94015294 property, a distance of 151.77 feet to the southeast corner thereof, and a point in the west line of that property described in Document No. 2005-169647 in the Deed Records of said County; thence S.01°07'17"W. along the west line of said Document No. 2005-169647 property, a distance of 833.11 feet to the southwest corner thereof; thence S.89°02'25"E. along the south line of said Document No. 2005-169647 property, a distance of 332.83 feet to the southeast corner thereof, said southeast corner being the southwest corner of Lot 15, BYRLINE; thence S.88°40'50"E. along the south line of said Lot 15, a distance of 630.50 feet to the west line of S.E. 182<sup>nd</sup> Avenue, said west line being parallel with and 25.00 feet westerly of, when measured at right angles to, the centerline of said S.E. 182<sup>nd</sup> Avenue; thence S.00°45'54"W. along the west line of said S.E. 182<sup>nd</sup> Avenue, a distance of 1311.66 feet to the north line of the southeast one-quarter of said Section 19; thence continuing along the west line of said S.E. 182<sup>nd</sup> Avenue, S.00°58'48"W., a distance of 359.48 feet to the northerly line of S.E. Richey Road, said northerly line being parallel with and 30.00 feet northwesterly of, when measured at right angles to, the centerline of said S.E. Richey Road; thence S.73°54'27"W. along said northerly line, a distance of 346.14 feet to the west line of said S.E. Richey Road, said west line being parallel with and 30.00 feet westerly of, when measured at right angles to, the west line of the Caleb Richey D.L.C. No. 69; thence S.01°05'25"W. along the west line of said S.E. Richey Road, a distance of 178.48 feet to the westerly extension of the south line of that property described in Document No. 94057165 in the Deed Records of

said County; thence S.88°26'39"E. along the westerly extension of said south line, and said south line, a distance of 430.00 feet to an angle point in the south line of said Document No. 94057165 property; thence S.01°05'25"W. along said south line, a distance of 240.00 feet to the north line of that property described in Book 2512, Page 1928, recorded February 28, 1992 in the Deed Records of said County; thence S.88°26'39"E. along the north line of said Book 2512, Page 1928 property, a distance of 459.37 feet to the northeast corner thereof; thence S.00°44'02"W. along the east line of said Book 2512, Page 1928 property, and the east line of that property described in Book 2512, Page 1926, recorded February 28, 1992 in the Deed Records of said County, a distance of 914.23 feet to the north line of that property described in Document No. 98195298 in the Deed Records of said County; thence S.85°20'40"E. along the north line of said Document No. 98195298 property, a distance of 198.52 feet to the northeast corner thereof; thence S.00°44'02"W. along the east line of said Document No. 98195298 property, a distance of 835.95 feet to the south line of said Section 20; thence S.87°56'28"E. along the south line of said Section 20, a distance of 1920.01 feet to the southeast corner of the southwest one-quarter of said Section 20; thence S.87°22'48"E. along the south line of said Section 20, a distance of 2632.55 feet to the southeast corner of said Section 20; thence N.02°17'18"E. along the east line of said Section 20, a distance of 1320.00 feet to the southeast corner of that property described in Document No. 2000-162055 in the Deed Records of said County; thence tracing the boundary of said Document No. 2000-162055 property along the following courses: N.87°20'27"W., a distance of 319.30 feet to the southwest corner of said Document No. 2000-162055 property; N.02°17'18"E., a distance of 455 feet, more or less, to the south bank of a stream; East along said south bank, 12 feet, to the east line of the west 12 feet of the east 5 acres of said Government Lot 8; N.02°17'18"E. along the east line and east line extended northerly of the west 12 feet of the east 5 acres of said Government Lot 8, a distance of 367.72 feet to the northwest corner of said Document No. 2000-162055 property; S.88°16'56"E., a distance of 307.31 feet to the east line of said Section 20 and the northeast corner of said Document No. 2000-162055 property; thence leaving the boundary of said Document No. 2000-162055 property, N.02°17'18"E. along the east line of said Section 20, a distance of 456.03 to the east one-quarter corner of said Section 20; thence N.00°26'22"E. along the east line of Section 20, a distance of 27.99 feet to a point on the southerly corporate boundary of the City of Gresham, Oregon, as corporate boundary is described in the Final Order of the Portland Metropolitan Area Local Government Boundary Commission for Boundary Change Proposal No. 617, dated February 6, 1974; thence N.87°18'52"W. parallel with the east and west centerline of said Section 20 and along said Boundary Change Proposal No. 617 southerly corporate boundary, a distance of 826.54 feet to the southeast corner of that property annexed by the City of Gresham in City of Gresham Resolution

No. 2811, dated October 18, 2005; thence tracing said City of Gresham Resolution No. 2811 southerly corporate boundary along the following courses: N89°24'47"W., a distance of 155.23 feet; N.02°07'10"E., a distance of 3.24 feet; N.88°13'32"W., a distance of 170.42 feet; N.02°07'10"E., a distance of 5.15 feet to the northwest corner of said property annexed by the City of Gresham in City of Gresham Resolution No. 2811, said northwest corner being in said Boundary Change Proposal No. 617 southerly corporate boundary; thence tracing said Boundary Change Proposal No. 617 southerly corporate boundary along the following courses: N.87°18'52"W. parallel with the east and west centerline of said Section 20, a distance of 171.09 feet to a point in the east line of Government Lot 7 in said Section 20; N.02°07'12"E. along the east line of said Government Lot 7 and the east line of said Government Lot 6 in said Section 20, a distance of 641.77 feet to an angle point in S.E. Butler Road; N.89°44'24"W., a distance of 297.95 to a point in the east line of that certain tract of land conveyed to Hideo Ouchida by deed recorded September 22, 1953 in Book 1622, Page 483 in the Deed Records of said County, which point is N.01°03'16"E., a distance of 132.31 feet from the southeast corner of said Ouchida tract; N.01°03'16"E. along the east line of the Edward Albright D.L.C. No. 61, a distance of 429.99 feet to the northeast corner thereof; N.89°11'53"W. along the north line of said Edward Albright D.L.C. No. 61, a distance of 629.08 feet to a point which is 940 feet east of the centerline of said S.E. 190<sup>th</sup> Avenue; N.00°17'16"W. parallel with the centerline of said S.E. 190<sup>th</sup> Avenue, a distance of 283.69 feet to the centerline of S.E. Butler Road, said centerline being the southerly corporate boundary of the City of Gresham, Oregon, as corporate boundary is described in the Final Order of the Portland Metropolitan Area Local Government Boundary Commission for Boundary Change Proposal No. 2176, dated December 12, 1985; thence leaving said Boundary Change Proposal No. 617 southerly corporate boundary, N.88°19'50"W. along the centerline of said S.E. Butler Road and said Boundary Change Proposal No. 2176 southerly corporate boundary, a distance of 940.38 feet to the centerline of said S.E. 190<sup>th</sup> Avenue; thence N.00°26'17"E. along said centerline, a distance of 1300.02 feet to the Point of Beginning;

EXCEPT that portion of the following described property lying westerly of the west line of S.E. 190<sup>th</sup> Avenue, and northerly of the north line of S.E. Cheldelin Road:

Beginning at the intersection of the centerline of said S.E. 190<sup>th</sup> Avenue with the south line of said Section 20; thence N.00°44'02"E. along said centerline, a distance of 600.20 feet to the northeast corner of that property described in Document No. 98147540 in the Deed Records of said County; thence N.87°56'28"W. along the north line of said Document No. 98147540 property, a

distance of 726.00 feet to the northwest corner thereof; thence S.00°44'02"W. along the west line of said Document No. 98147540 property, a distance of 312.93 feet to northwest corner of that property described in Book 1405, Page 316, recorded December 12, 1979 in the Deed Records of said County; thence S.87°56'28"E. parallel with the south line of said Section 20, a distance of 370.00 feet to the northwest corner of that property described in Book 1687, Page 109, recorded August 24, 1983 in the Deed Records of said County; thence S.00°44'02"W. along the west line of said Book 1687, Page 109 property, a distance of 287.27 feet to the south line of said Section 20; thence S.87°56'28"E. along said south line, a distance of 356.00 feet to the Point of Beginning;

AND EXCEPT that portion of the following described property lying northerly of the north line of S.E. Cheldelin Road:

Beginning at the southwest corner of that property described in Document No. 2003-268156 in the Deed Records of said County, said southwest corner being on the south line of said Section 20, and bears S.87°56'28"E., a distance of 1173.34 feet from the southwest corner of said Section 20; thence N.00°43'32"E., a distance of 350.00 feet to the northwest corner of said Document No. 2003-268156 property; thence S.87°56'28"E., a distance of 150.00 feet to the northeast corner of said Document No. 2003-268156 property; thence S.00°43'32"W., a distance of 350.00 feet to the southeast corner of said Document No. 2003-268156 property, said southeast corner being on the south line of said Section 20; thence N.87°56'28"W., a distance of 150.00 feet to the Point of Beginning.

Contains 541.36 acres, more or less.

# COMMUNITY DEVELOPMENT PLAN MAP DESIGNATIONS

AX 06-108 Exhibit C  
April 24, 2006

## SUB-DISTRICTS

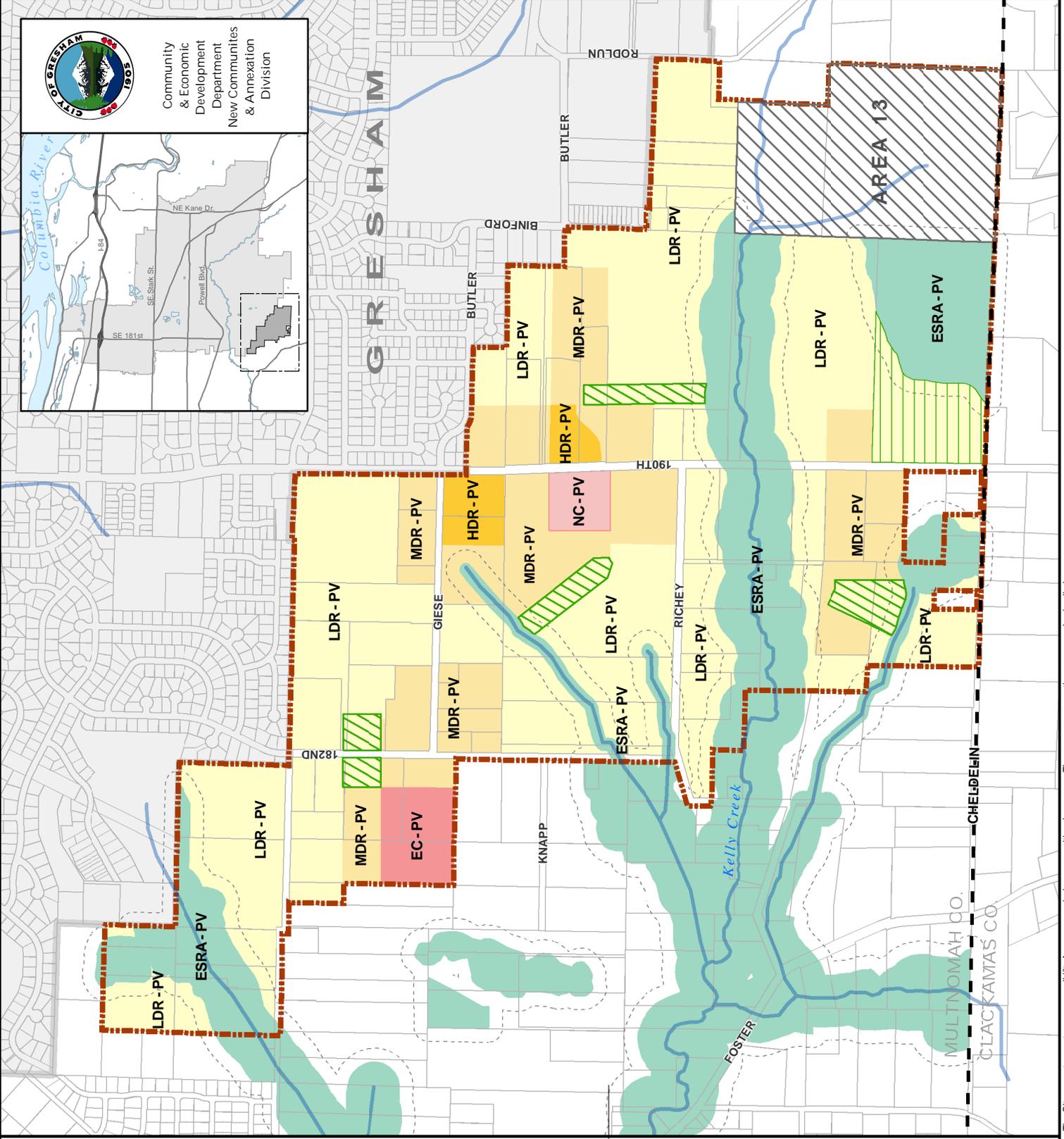
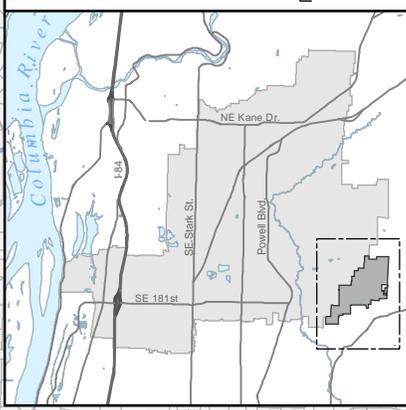
-  EMPLOYMENT CENTER - PV
-  NEIGHBORHOOD CENTER - PV
-  LOW DENSITY RESIDENTIAL - PV
-  MEDIUM DENSITY RESIDENTIAL - PV
-  HIGH DENSITY RESIDENTIAL - PV
-  ENVIRONMENTALLY SENSITIVE/RESTORATION AREA - PV

## OVERLAY SUB-DISTRICTS

-  COMMUNITY PARK - PV
-  NEIGHBORHOOD PARK - PV
-  NEIGHBORHOOD TRANSITION DESIGN AREA - NTDA

## ANNEXATION BOUNDARY

-  AREA 13
-  PARCELS (Taxlots)
-  GRESHAM CITY LIMITS
-  COUNTY LINE



This map is based on digital databases from the City of Gresham. The City cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied. Y:\Inter-Departmental\PleasantValley\Shared\PV\_Annexation\PLAN\_DESIGNATION.mxd

Mr. Jonathan Harker  
Senior Planner  
New Communities & Annexations  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, Oregon 97030

RE: Pleasant Valley Annexation (1S3E20D 1100) and (1S3E20D 300)

Dear Jonathan:

This letter is to confirm that my associate, Mr. JB Bishop, has explained to me that my previously requested application to be included in the Pleasant Valley Phase 1 Annexation is being processed by your staff and both properties noted above are included in the planned City of Gresham Annexation hearing scheduled for May 16, 2006.

My two contiguous parcels, Multnomah County Tax Assessor numbers R340820 (.75 acres) and R340790 (18.57 acres) identified as sites numbered 77 and 85 on your Annexation Map are part of the 542.2 acres being seriously considered for annexation to the City of Gresham.

I have voluntarily initiated this request and I look forward to the City Council's approval of my petition and those of the neighboring property owner's petitions. I do understand that my smaller parcel, site 77 and a portion of site 85 running east from 190<sup>th</sup> Avenue to my larger lot configuration, all lying within the current Pleasant Valley Plan District, will move forward with Gresham planning assistance as the Phase 1 area of the Greater Pleasant Valley Plan.

Additionally, I understand and accept the fact clearly stated in Gresham Mayor Dr. Charles J. Becker's letter of November 19, 2004, which is attached to this letter, that the majority acreage of my 18.57 acre parcel, shown as site 85 on the Annexation Map, was inadvertently omitted from the Pleasant Valley area boundary and is now part of 215 acres now known by Gresham, Metro, Multnomah and Clackamas Counties as UGB Area #13. Somehow, in the planning process, my larger tax lot was designated partially within the Pleasant Valley Plan with the majority of the lot being left orphaned relative to planning concepts.

Quoting from Mayor Becker's letter the overall parcels of UGB Area 13 are labeled as a "leftover" area and "therefore remained as an unplanned "island of sorts." Jonathan Harker has informed my associate, JB Bishop, that the portion of site 85, (1S3E20D 110), outside the Pleasant Valley Plan District would continue to be under Multnomah County zoning which I accept and understand until the Gresham Planning staff and Gresham's planning commission and subsequently the Gresham City Council complete and adopt an Area 13 plan which I expect will be in keeping with Mayor Becker's letter comments regarding the 215 acres known as UGB area #13. Specifically, Mayor Becker noted that "Roughly half of the land area is under Metro ownership as greenspace. Due to the

significant topography challenges, it is most likely developable on an urban scale for housing.

Understanding that Mayor Becker's comments regarding urban scale for housing is in reference to the 100+ acres, not owned by Metro, which has planned their land for greenspace opportunities, I encourage the Gresham City Staff and Council to seriously consider a planning timeline and funding schedule to allow for proper planning of Area 13. This area and the interests of the various property owner's, soon to be incorporated Gresham citizens and taxpayers should not be left in limbo and definitely should not any longer be considered as an inadvertent "leftover" area, again quoting Mayor Becker's November 19, 2004 letter.

Sincerely,



Robert L. Jones  
Property owner

Attachment included

cc: Mayor Dr. Charles J. Becker  
Gresham City Councilors

November 19, 2004

David Bragdon  
METRO  
600 NE Grand Ave.  
Portland, OR 97232-2736

Re: Damascus/Boring Area Concept Plan, Multnomah County Analysis Area (part of UGB Area #13)

Dear Mr. Bragdon:

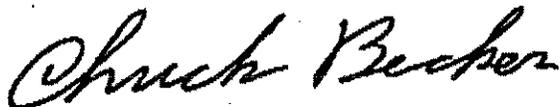
This letter is to verify that the City of Gresham has an interest in the eventual annexation, into Gresham, of the above-referenced area in Multnomah County. This area is included by our joint agreement to the Damascus/Boring Concept Plan project efforts now underway. This area is generally described as immediately north of the Clackamas-Multnomah County line, immediately east of the easternmost extent of the Pleasant Valley Plan District, immediately west of Regner Road, and abutting to the existing south Gresham city limits. A map of the area is enclosed.

As you may recall, this particular area of roughly 215 acres was brought into the Urban Growth Boundary at the same time as the Damascus/Boring area in Clackamas County. For whatever reason, this "leftover" area had not been included in the Pleasant Valley area boundary, and therefore remained as an unplanned "island" of sorts. Roughly half of the land area is under Metro ownership as greenspace. Due to the significant topography challenges, it is most likely developable on an urban scale for housing.

At their November 9, 2004 policy session, the Gresham City Council reached a consensus agreement to provide written documentation as to the intent of the City of Gresham to annex this area within Multnomah County at some point in the future. This consensus agreement from the Council puts "on record" our staff-level assumptions about the intended jurisdictional direction for this particular area, and the logical inclusion for analysis purposes with the Damascus/Boring planning efforts.

We look forward to the continuation of our working partnerships with Metro, with Clackamas and Multnomah Counties, and with our other regional and state partners toward realization of the significant "quality of life" communities now being planned in our various east metro projects including Pleasant Valley, Springwater, and Damascus/Boring.

Yours truly,



Charles J. Becker  
Mayor

CJB:tvk

cc: Clackamas County Commissioners  
Diane Linn, Multnomah County  
Lonnie Roberts, Multnomah County Commissioner  
Rod Park, Metro Councilor

**Harker, Jonathan**

**From:** Jim Desmond [desmondj@metro.dst.or.us]

**Sent:** Thursday, April 20, 2006 5:17 PM

**To:** Harker, Jonathan

**Cc:** Chris Carlson; William Eadie

**Subject:** Metro annexation

Jonathan,

Please accept this e-mail as confirmation of Metro's agreement to be included in Gresham's annexation plan involving our East Buttes property, 1S,3E, Section 20D, tax lot 1300. Please let me know if anything further needed from us at this time.

Jim Desmond  
Director  
Metro Parks and Greenspaces  
600 NE Grand Avenue  
Portland, OR 97232  
(503) 797-1914  
[desmondj@metro.dst.or.us](mailto:desmondj@metro.dst.or.us)

AX 06-108 EXHIBIT D  
SITE 87, PAGE 68

Property Owner List / Petition Status / Acreage Percentage AX 06-108 – **Exhibit E**

SITE	State ID	Petition	OWNER	Area (Acres)	Acres Signed
1	1S3E17CD 5201	NA	Tucker, Sally L	0.15	0
2	1S3E18D 1100	2/7/2006	Clewell, Robert & Brenda	2.02	2.02
3	1S3E18D 1200	3/20/2006	Obrist, Michael W.	2.73	2.73
4	1S3E18D 1300	11/18/2005	Delzer, Kenneth D. & Janice S.	5.16	5.16
5	1S3E18D 1800	3/20/2006	Hanson, Jerry & Debra	6.7	6.7
6	1S3E18D 1801	2/24/2006	Wilner, Bert & Barbara TR	0.02	0.02
7	1S3E18D 1900	2/24/2006	Wilner, Bert & Barbara TR	2.42	2.42
8	1S3E18D 2000	2/24/2006	Wilner, Craig & Imogene	5.0	5.0
9	1S3E18D 2100	2/24/2006	Wilner, Bert & Barbara TR	12.83	12.83
10	1S3E18D 2200	2/24/2006	Wilner, Craig & Imogene	10.69	10.69
11	1S3E19A 100	2/27/2006	Gray, Jeffery & Jean	2.0	2.0
12	1S3E19A 200	2/3/2006	Brazie, Kathie and Jerry	2.0	2.0
13	1S3E19A 300	2/15/2006	Brand, Jesse & Darcie	2.2	2.2
14	1S3E19A 400	2/3/2006	Sellen, Roger M	6.65	6.65
15	1S3E19A 500	3/8/2006	Walton, Kent & Donna	5.72	5.72
16	1S3E19A 1300	12/29/2005	Sharper, Cathleen A.	9.3	9.3
17	1S3E19A 1400	2/24/2006	Kamp, Keith and Grace	1.46	1.46
18	1S3E20A 900	11/29/2005	Byer, Larry B Byer, Mary A	5.61	5.61
19	1S3E20A 1000	12/1/2005	Smith, Alan R Smith, Judith L	4.82	4.82
20	1S3E20A 1100	none	Pliska, James Pliska, Linda	4.78	0
21	1S3E20A 1200	1/30/2006	Corcoran, Douglas W Corcoran, Ingrid I	4.78	4.78
22	1S3E20A 1300	1/30/2006	Corcoran, Douglas W Corcoran, Ingrid I	4.95	4.95
23	1S3E20A 1400	11/28/2005	Khoury, Nicola E Khoury, Selma	4.91	4.91
24	1S3E20AD 531	NA	Big Finish LLC	0.05	0

Property Owner List / Petition Status / Acreage Percentage AX 06-108 – **Exhibit E**

25	1S3E20AD 532	NA	Big Finish LLC	0.05	0
26	1S3E20AD 533	NA	Big Finish LLC	0.04	0
27	1S3E20AD 534	NA	Big Finish LLC	0.05	0
28	1S3E20AD 535	NA	Big Finish LLC	0.05	0
29	1S3E20AD 536	NA	Big Finish LLC	0.04	0
30	1S3E20AD1900	NA	D'Ambrosio, Brian	0.14	0
31	1S3E20AD 1901	NA	D'Ambrosio, Brian	0.09	0
32	1S3E20B 600	12/7/2005	Van Buren, William M Van Buren, Mary B	14.9	14.9
33	1S3E20B 700	12/13/2005	Cornell, Michael L	1.77	1.77
34	1S3E20B 800	11/22/2005	Cioruta. Gheorghe	2.7	2.7
35	1S3E20B 900	2/21/2006	Braden. Gary E Braden, Velma J	0.9	0.9
36	1S3E20B 1000	2/21/2006	Riddell, Mary D	7.2	7.2
37	1S3E20B 1400	2/13/2006	Buley, Craig M Buley, Brenda	4.97	4.97
38	1S3E20B 1401	2/6/2006	Bohnstedt, Stanley W Bohnstedt, Karen A	4.74	4.74
39	1S3E20B 1402	11/28/2005	Cauthorn, Mark A Cauthorn, Vicki C	4.79	4.79
40	1S3E20B 1403	11/28/2005	Boring, Robert B Boring, Carol A	4.71	4.71
41	1S3E20B 1404	11/25/2006	Jeddeloh, Horst Jeddeloh, Linda C	4.77	4.77
42	1S3E20B 1500	12/2/2005	Schumacher, Harry Schumacher, Sheryl L	0.96	0.96
43	1S3E20B 1600	12/2/2005	Schumacher, Harry A Schumacher, Sheryl L	0.82	0.82
44	1S3E20B 1700	12/5/2005	Long, Harold L & Long, Carley L	1.97	1.97
45	1S3E20B 1800	11/22/2005	Morrison, James L Morrison, Fannie M	3.28	3.28
46	1S3E20B 1900	None	Delano, Christopher R Delano, Nicole A	0.52	0
47	1S3E20B 2000	1/4/2006	Pai, Tai-Sheng Jing, Jessica	4.95	4.95
48	1S3E20B 2100	1/4/2006	Salseth, David Salseth, Carolyn	7.31	7.31
49	1S3E20B 2200	none	Canales, Abel H Canales, Alberta	3.5	0

Property Owner List / Petition Status / Acreage Percentage AX 06-108 – **Exhibit E**

50	1S3E20B 2300	1/9/2006	Sautter, Ted Corum Family LTD Partnership	43.33	43.33
51	1S3E20B 2400	1/9/2006	Sunset Nursery Products	10.0	10.0
52	1S3E20B 2500	1/9/2006	Sunset Nursery Products	9.78	9.78
53	1S3E20B 2600	none	Canales, Abel H Canales, Alberta	1.46	0
54	1S3E20B 2700	none	Martin, James J	0.21	0
55	1S3E20B 2800	none	Baker, Edward P Baker, June E	0.54	0
56	1S3E20C 100	2/17/2006	Adler-Ashkar, Angelene S For Adler, Barbara A Et Al	1.99	1.99
57	1S3E20C 200	2/2/2006	United Front Investments	3.01	3.01
58	1S3E20C 300	2/2/2006	Adler, Barbara A	4.09	4.09
59	1S3E20C 400	3/2/2006	Panza, Joe & Linda	9.0	9.0
60	1S3E20C 500	NA	Multnomah County	0	0
61	1S3E20C 600	none	Rosenstiel, Mary E	4.74	0
62	1S3E20C 700	1/19/2006	Dennis Curtis D Dennis Karen M	4.76	4.76
63	1S3E20C 800	1/25/2006	Dickerson Brent J Dickerson Gay M	2.0	2.0
64	1S3E20C 900	1/19/2006	Dennis Curtis D Dennis Karen M	3.15	3.15
65	1S3E20C 1200	none	Howden, Scott R Howden, Jodi R	4.52	0
66	1S3E20C 1700	1/19/2006	Dennis, Jay & Bertha	9.73	9.73
67	1S3E20C 1800	11/17/2005	Perry, Carol J	6.7	6.7
68	1S3E20C 1900	1/19/2006	Dennis, Jay & Bertha	2.0	2.0
69	1S3E20C 2000	1/19/2006	Dennis, Jay & Bertha	0.28	0.28
70	1S3E20C 2100	1/24/2006	Patterson, Jack W. & Norma J.	4.0	4.0
71	1S3E20C 2200	11/10/2005	Krahmer, Donald, L Krahmer LLC	4.8	4.8
72	1S3E20C 2300	11/29/2005	Davis, Lynn C. & Sharon E.	2.0	2.0
73	1S3E20C 2400	11/29/2005	Davis, Lynn C. & Sharon E.	2.8	2.8
74	1S3E20C 2800	2/10/2006	Hagstrom, Robert A&Barbara J	1.0	1.0

Property Owner List / Petition Status / Acreage Percentage AX 06-108 – **Exhibit E**

75	1S3E20C 2900	2/10/2006	Hagstrom, Robert A&Barbara J	1.27	1.27
76	1S3E20C 3100	2/15/2006	Walls, Gary & Joyce	13.36	13.36
77	1S3E20D 300	2/2/2006	Jones, Robert L	5.16	5.16
78	1S3E20D 400	12/6/2005	Clinton, Ralph N Clinton, Bessie M	7.85	7.85
79	1S3E20D 500	12/2/2005	Schumacher, Harry A Schumacher, Sheryl L	2.62	2.62
80	1S3E20D 600	12/27/2005	Big Finish LLC	2.49	2.49
81	1S3E20D 700	12/27/2005	Robert J. & Peggy J. Leeper	1.91	1.91
82	1S3E20D 800	12/29/2005	Big Finish LLC	2.58	2.58
83	1S3E20D 900	1/9/2006	Pacific Landmark Development LLC	0.5	0.5
84	1S3E20D 1000	11/22/2005	Wann, Kevin L/Jefferson LLC	37.14	37.14
85	1S3E20D 1100	2/2/2006	Jones, Robert L	18.57	18.57
86	1S3E20D 1200	12/15/2005	Bliss, Maurice P.	38.9	38.9
87	1S3E20D 1300	3/1/2006	Metro: Attn Property Manager	73.0	73.0
TOTAL			96% (Property Owner Signed)	523.41	502.48

Elector List / Petition Status / Percentage AX 06-108 – **Exhibit F**

SITE	Address	Petition?	Elector	Total	Signed
2	17247 SE McKinley Rd.	Yes	Clewell, Robert	1	1
2	17247 SE McKinley Rd	Yes	Clewell, Brenda	1	1
4	17471 SE McKinley Rd	Yes	Delzer, Janice S.	1	1
4	17471 SE McKinley Rd	Yes	Delzer, Kenneth D.	1	1
5	17243 SE McKinley Rd.	Yes	Hanson, Debra	1	1
5	17243 SE McKinley Rd.	Yes	Hanson, Jerry	1	1
7	17525 SE McKinley Rd	Yes	Wilner, Barbara J.	1	1
7	17525 SE McKinley Rd	Yes	Wilner, Bertil Eugene	1	1
10	18033 SE McKinley Rd	Yes	Wilner, Craig E	1	1
10	18033 SE McKinley Rd	Yes	Wilner, Imogene I	1	1
11	18120 SE McKinley Rd	No	Harrison, Daniel L.	1	0
12	18002 SE McKinley Rd	Yes	Brazie, Jerry	1	1
12	18002 SE McKinley Rd	Yes	Brazie, Kathie	1	0
13	6625 SE 182 <sup>nd</sup> Av	Yes	Brand, Darcie	1	1
13	6625 SE 182 <sup>nd</sup> Av	Yes	Brand, Jesse	1	1
14	6699 SE 182 <sup>nd</sup> Av	Yes	Sellen, Roger M	1	1
14	6699 SE 182 <sup>nd</sup> Av	No	Sellen, Judy Ann	1	0
15	6869 SE 182 <sup>nd</sup> Av	No	Walton, David Logan	1	0
15	6869 SE 182 <sup>nd</sup> Av	Yes	Walton, Donna Joan	1	1
15	6869 SE 182 <sup>nd</sup> Av	Yes	Walton, Kent Leroy	1	1
16	17844 SE McKinley Rd	Yes	Sharper, Cathleen Ann	1	1
16	17844 SE McKinley Rd	No	Sharper, Jack M	1	0
17	17800 SE McKinley Rd	Yes	Kamp, Grace Theresa	1	1
17	17800 SE McKinley Rd	No	Kamp, Joshua James	1	0

Elector List / Petition Status / Percentage AX 06-108 – **Exhibit F**

17	17800 SE McKinley Rd	Yes	Kamp, Keith James	1	1
17	17800 SE McKinley Rd		Kamp, Keven Thomas	1	0
18	19208 SE Butler Rd	Yes	Byer, Larry Bruce	1	1
18	19208 SE Butler Rd	Yes	Byer. Mary AC	1	1
19	7200 SE 190 <sup>th</sup> Av	Yes	Smith, Alan Ray	1	1
19	7200 SE 190 <sup>th</sup> Av	Yes	Smith, Judith Lynn	1	1
20	7300 SE 190 <sup>th</sup> Ave	No	Pliska, Jim Charles	1	0
20	7300 SE 190 <sup>th</sup> Ave		Pliska, Linda Anne	1	0
22	7400 SE 190 <sup>th</sup> Ave	Yes	Corcoran, Douglas William	1	1
22	7400 SE 190 <sup>th</sup> Ave	Yes	Corcoran, Ingrid Irene	1	1
22	7400 SE 190 <sup>th</sup> Ave	No	Davidson, Jarilynn Jo	1	0
22	7400 SE 190 <sup>th</sup> Ave	No	Smith, Doyle Craig	1	0
23	7424 SE 190 <sup>th</sup> Av	No	Khoury, Fadee Elias	1	0
34	18857 SE Giese Rd	Yes	Cioruta. Afnia Rusaliana	1	1
34	18857 SE Giese Rd	Yes	Cioruta. Gheorghe	1	1
34	18857 SE Giese Rd	Yes	Onofrei, Samuel Teodor	1	1
34	18857 SE Giese Rd	Yes	Onofrei, Sandra	1	1
35	18711 SE Giese Rd	Yes	Braden. Gary Edgar	1	1
35	18711 SE Giese Rd	Yes	Braden, Velma Jean	1	1
36	18637 SE Giese Rd	Yes	Riddell, Mary Diane	1	1
37	6630 SE 182 <sup>nd</sup> Av	Yes	Buley, Brenda L	1	1
37	6630 SE 182 <sup>nd</sup> Av	Yes	Buley, Craig Meridith	1	1
37	6630 SE 182 <sup>nd</sup> Av	No	Mauck, Brandon M	1	0
38	6540 SE 182 <sup>nd</sup> Av	Yes	Bohnstedt, Karen Arlene	1	1
38	6540 SE 182 <sup>nd</sup> Av	Yes	Bohnstedt, Stanley Walter	1	1
38	6540 SE 182 <sup>nd</sup> Av	Yes	Bohnstedt, Richard	1	1

Elector List / Petition Status / Percentage AX 06-108 – **Exhibit F**

39	6760 SE 182 <sup>nd</sup> Av	Yes	Cauthorn, Mark Alan	1	1
39	6760 SE 182 <sup>nd</sup> Av	Yes	Cauthorn, Vicki Cathleen	1	1
40	18321 SE Giese Rd	Yes	Boring, Carol Anne	1	1
40	18321 SE Giese Rd	Yes	Boring, Josep Damon	1	1
40	18321 SE Giese Rd	Yes	Boring, Robert Burton	1	1
41	18535 SE Giese Rd	Yes	Jeddeloh, Horst	1	1
41	18535 SE Giese Rd	Yes	Jeddeloh, Linda Clarke	1	1
42	18002 SE Giese Rd	Yes	Smith, Peggy Eileen	1	1
42	18002 SE Giese Rd	Yes	Smith, Richard Lamoine	1	1
44	18300 SE Giese Rd	Yes	Long, Carley L	1	1
44	18300 SE Giese Rd	Yes	Long, Harold L	1	1
45	18344 SE Giese Rd	Yes	Morrison, Fannie M	1	1
45	18344 SE Giese Rd	Yes	Morrison, James L	1	1
45	18344 SE Giese Rd	Yes	Young, Laronda Faye	1	1
45	18344 SE Giese Rd	Yes	Young, Stanley Joe	1	1
46	18422 SE Giese Rd	No	Delano, Nicole Allison	1	0
47	18530 SE Giese Rd	Yes	Pai, Jessica J	1	1
47	18530 SE Giese Rd	Yes	Pai, Tai-Sheng	1	1
47	18530 SE Giese Rd	Yes	Han, Din Ya	1	1
48	18840 SE Giese Rd	Yes	Salseth, Carolyn Gayle	1	1
48	18840 SE Giese Rd	Yes	Salseth, David K	1	1
48	18840 SE Giese Rd	No	Ryland, Verna Clare	1	0
54	7458 SE 182 <sup>nd</sup> Av	No	Martin, Lynn Rea	1	0
55	7632 SE 182 <sup>nd</sup> Av	No	Monagon, Cynthia J	1	0
56	7620 SE 190 <sup>th</sup> Dr	Yes	Adler-Ashkar, Angelene S	1	1
56	7620 SE 190 <sup>th</sup> Dr	Yes	Ashkar, Julian	1	1

Elector List / Petition Status / Percentage AX 06-108 – **Exhibit F**

58	18960 SE Richey Rd	Yes	Adler, Barbara A	1	1
61	18702 SE Richey Rd	No	Gran, Amanda Maye	1	0
61	18702 SE Richey Rd	No	Rosenstiel, Mary Elizabeth	1	0
62	18600 SE Richey Rd	Yes	Dennis Bertha Torres	1	1
62	18600 SE Richey Rd	Yes	Dennis Curtis Dean	1	1
62	18600 SE Richey Rd	Yes	Dennis Jay Alan	1	1
62	18600 SE Richey Rd	Yes	Dennis Jeffery Curtis	1	1
62	18600 SE Richey Rd	Yes	Dennis Karen Marlene	1	1
63	18400 SE Richey Rd	Yes	Dickerson Brent Joseph	1	1
63	18400 SE Richey Rd	Yes	Dickerson Gay Michelle	1	1
67	18726 SE Richey Rd	Yes	Perry, Carol Janice	1	1
70	18728 SE Giese Rd	Yes	Pattterson, Jack Wendall	1	1
70	18728 SE Giese Rd	Yes	Pattterson, Norma Jean	1	1
71	8209 SE 190 <sup>th</sup> Dr	No	Hodgkinson, Barbara J	1	0
71	8209 SE 190 <sup>th</sup> Dr	No	Hodgkinson, Robert A	1	0
72	8301 SE 190 <sup>th</sup> Dr	Yes	Davis, Lynn Craig	1	1
72	8301 SE 190 <sup>th</sup> Dr	Yes	Davis, Sharon Elaine	1	1
74	18831 SE Cheldelin Rd	Yes	Hagstrom, Barbara J.	1	1
75	18831 SE Cheldelin Rd	Yes	Hagstrom, Robert A	1	1
81	19796 SE Butler Rd	Yes	Leeper Peggy Joyce	1	1
81	19796 SE Butler Rd	Yes	Leeper Robert James	1	1
86	7928 SE Butler Rd	Yes	Bliss, Maurice P.	1	1
TOTAL				98	77