

REVISED Final Documents  
for  
Annexation to  
**Beaverton**

WA0805

Old Ordinance: 4338  
Revised Ordinance: 4461

Annexation: ANX-2004-0016

Old DOR: 34-1730-2005  
Revised DOR: 34-1886-2007

Old Secretary of State: AN-2005-0069  
Revised Secretary of State: AN-2007-0354

Office of the Secretary of State

BILL B. BURY  
Secretary of State



Archives Division  
MARY BETH HERKERT  
Director

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

Facsimile (503) 373-0953

December 14, 2007

City of Beaverton  
City Recorder  
Attn: Jeff Salvon  
P O Box 4755  
Beaverton, OR 97076

Dear City Recorder,

Please be advised that we have received and filed, as of December 14, 2007 the following records annexing territory into the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO	AN 2007-0354

For your records please verify the effective date through the application of ORS 222.180.

Our assigned file number(s) are included in the above information.

Sincerely,

*David B. Wendel*  
Assistant to Secretary of State

cc: County Clerk(s)  
ODOT  
Department of Revenue  
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 Beaverton  
 % Sue Ann Koniak  
 P.O. Box 4755  
 Beaverton, OR 97076

**Description and Map Approved**  
**December 13, 2007**  
**As Per ORS 308.225**

Description     Map received from: CITY  
 On: 12/10/2007

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

ANNEX TO CITY OF BEAVERTON AMENDING ORD #4338 TO REMOVE FM ORD THE ANNEX OF PROP. OWNED BY WELLS

ORD #4461

has been:     Approved            12/13/2007  
                    Disapproved

Notes:

Department of Revenue File Number: 34-1886-2007

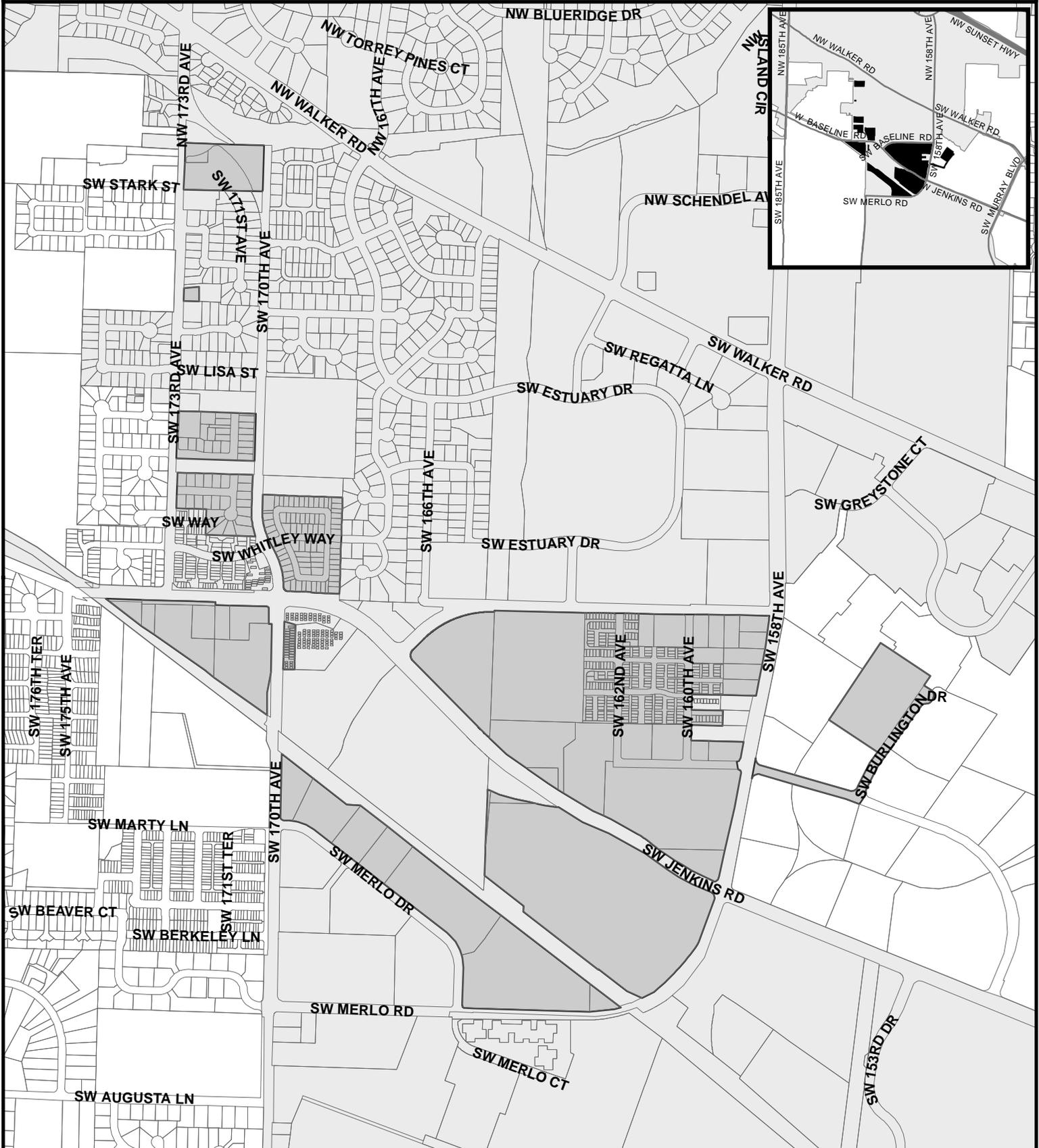
Prepared by: Carolyn Sunderman, 503-945-8882

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

# Proposal No. WA0805

1n1w31 REVISED Annexation to Beaverton Washington Co.



Data Resource Center  
600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1742  
<http://www.metro-region.org/drc>

-  Area to be annexed
-  City of Beaverton

Figure 1  
1:10,000



City of Beaverton  
Attorney's Office

## MEMORANDUM

**TO:** Hal Bergsma, Planning Manager  
**FROM:** Alan A. Rappleyea, City Attorney *AR*  
**DATE:** December 13, 2007  
**RE:** Ordinance 4661-clerical error

The Department of Revenue pointed out an error on Ordinance 4661 regarding a missing comma. Pursuant to the authority granted to the City Attorney under the City Code Section 1.05.010 to correct clerical or typographical error, I have added the comma to the Ordinance after the word "Wells" in the last paragraph. Please submit this edited copy to the Department of Revenue.

ORDINANCE NO. 4461

AN ORDINANCE AMENDING ORDINANCE 4338  
TO REMOVE FROM THE ORDINANCE THE ANNEXATION OF PROPERTY  
OWNED BY WELLS REAL ESTATE FUNDS, INC.  
AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council, relying on the "island annexation" provisions of ORS 222.750, annexed property owned by Wells Real Estate Funds, Inc. (whose successor in interest is Wells Operating Partnership L.P., referred to herein as "Wells") and property owned by Costco Wholesale Corporation ("Costco") by Ordinance 4338 on February 28, 2005; and

WHEREAS, the Oregon Supreme Court, on an appeal by Wells, has caused the City's decision annexing Wells' property to be remanded to City based on that Court's decision that Wells' property was not "surrounded" for purposes of ORS 222.750 and thus could not be annexed under that statute; and

WHEREAS, LUBA remanded Ordinance 4338 back to the City on August 30, 2007; and

WHEREAS, consistent with LUBA, the Court of Appeals and the Supreme Court decisions, the City is amending the Ordinance only to remedy the infirmity of the Ordinance only as to Wells Real Estate Funds, Inc. property; and

WHEREAS, the Council desires to comply with the remand from the Supreme Court (as transmitted by that Court to the Court of Appeals and to LUBA and from LUBA to the City) by amending Ordinance 4338 to remove the legal description that annexed Wells' property; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Ordinance 4338 is amended by amending Exhibit "B", Tract 11, by removing those provisions of the legal description that annexed property owned by Wells, as described in the Attached Exhibit "A". Except as otherwise amended by this Ordinance, MR Ordinance 4338 remains in full force and effect.

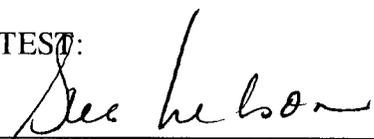
An emergency is declared. This ordinance comes into effect upon adoption because the property needs to be removed from the City before the end of the year to avoid potential tax consequences.

First reading this 19<sup>th</sup> day of November, 2007.

Passed by the Council this 31<sup>st</sup> day of December, 2007.

Approved by the Mayor this 4<sup>th</sup> day of December, 2007.

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, City Recorder

APPROVED:

  
\_\_\_\_\_  
ROB DRAKE, Mayor

**EXHIBIT "A"**

**Amendment to Tract 11, Ordinance 4338, adopted in February 2005**

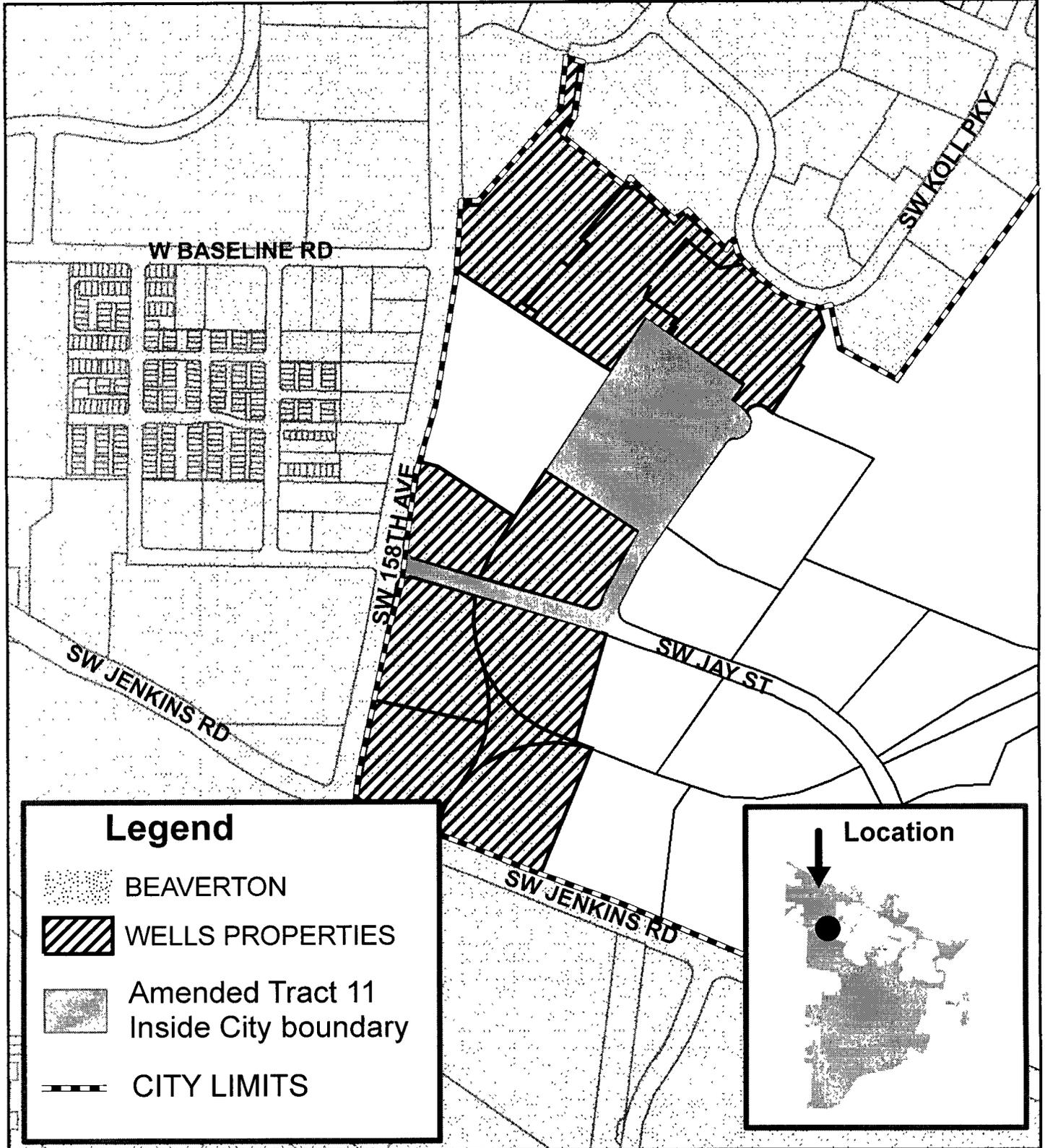
That certain parcel of land located in Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, ALSO being Entirely within the Boundaries of BURLINGTON NORTHERN WINDOLPH INDUSTRIAL PARK, a sub-division of record in Washington County, Oregon and recorded in Plat Book 38, pages 2 and 2A, more particularly described as follows:

Beginning at the northwest corner of Lot 16 of said Burlington Northern Windolph Industrial Park, thence, running southeasterly along the North line of Lot 16, a distance of 426.87 feet to the northeast corner of said Lot 16; thence, southwesterly along the East line of Lot 16, a distance of 72.85 feet to the northwesterly corner of SW Burlington Drive; thence, leaving said lot line, South 55° 00' 51" East, a distance of 60.00 feet, to the northeast corner of SW Burlington Drive, said point also being the westernmost terminus of a 43.00 foot radius curve at the northwest corner of Lot 15 and the northernmost point of Street Dedication recorded in Washington County Document Fee No. 90-05185; thence, in a southerly direction, along the arc of a non-tangent curve to the right (Radius point bears South 49° 27' 51" West – 52.00 feet) an arc length of 123.38 feet to a point of reverse curve to the left (Radius point bears South 5° 24' 49" West – 25.00 feet ) an arc length of 27.37 feet to southernmost point of said Street Dedication; thence, continuing along the easterly right of

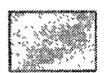
way line of SW Burlington Drive, in a southwesterly direction, a distance of 657.10 feet, more or less, to the northernmost terminus of a 43.00 foot radius curve at the southwest corner of Lot 14; thence, leaving said easterly right of way of SW Burlington Drive, South  $35^{\circ} 02' 40''$  West, a distance of 107.11 feet, more or less, to the northeast corner of Lot 8 and the southerly right of way line of SW Jay Street; thence, continuing in a westerly direction, along the southerly right of way line of SW Jay Street, a distance of 741.00 feet, more or less, to the westernmost terminus of a 43.00 foot radius curve and the easterly right of way line of SW 158<sup>th</sup> Avenue; thence, North  $11^{\circ} 13' 34''$  East, along the easterly right of way line of SW 158<sup>th</sup> Avenue, a distance of 146.32 feet, more or less, to the westernmost terminus of a 43.00 radius curve, said point also being the westernmost southwest corner of Lot 19; thence, in an easterly direction, along the northerly right of way line of SW Jay Street, a distance of 742.4 feet, more or less, to the easternmost terminus of a 43.00 foot radius curve, said point also being the easternmost southeast corner of Lot 18 and the westerly right of way line of SW Burlington Drive; thence, along the westerly right of way line of SW Burlington Drive, a distance of 256.0 feet, more or less, to the southeast corner of Lot 17; thence, northwesterly, along the South line of Lot 17, a distance of 398.50 feet to the southwest corner of Lot 17; thence, in a northeasterly direction, along the westerly line of Lot 17, a distance of 609.6 feet, more or less, to the northwesterly corner of Lot 16, said point also being the Point of Beginning.

# VICINITY MAP

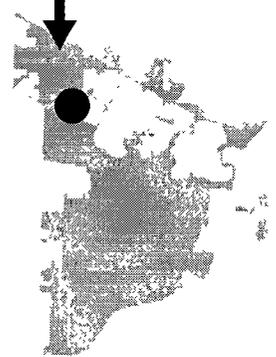
EXHIBIT 1



## Legend

-  BEAVERTON
-  WELLS PROPERTIES
-  Amended Tract 11  
Inside City boundary
-  CITY LIMITS

## Location



City of Beaverton

**COMMUNITY DEVELOPMENT DEPARTMENT**  
Planning Services Division

Amendment  
to Tract II  
of  
Ordinance  
#4438

11/15/07



BEFORE THE CITY COUNCIL FOR THE CITY OF  
BEAVERTON, OREGONIN THE MATTER OF THE FINDING  
FOR ORDINANCE NO. 4461  
AMENDING ORDINANCE NO. 4338  
TO REMOVE THE WELLS REAL  
ESTATE FUND PROPERTY FROM  
THE CITY OF BEAVERTON

FINDINGS FOR ORDINANCE NO. 4461

The City adopts and incorporates the City Staff report dated November 9, 2007 as is fully set forth herein as findings for this Ordinance. Specifically, the Council finds that the procedures as described in BDC Section 50.75.12.A. are applicable. Notice of the public hearing was provided to all parties. Initially, Costco raised an objection to the notice but by the letter dated November 16, 2007, Costco withdrew and waived all objections regarding notice.

Consistent with legal authority regarding the remand of legislatively adopted land use decisions, the Council has authority to limit issues on remand to those directed by the Court. As such, the Council adopted the subject ordinance which amended Ordinance 4338 and severed from it that portion that exceeded the City's authority.

The City finds that the issue upon which LUBA remanded the decision can be resolved by the City Council without reopening the record for additional evidence. The remand was limited only to legal arguments. As such, the City finds that record was not opened and no new evidence was submitted. Furthermore, the Council finds that issue which was remanded to the City was limited only to removing the Wells Real Estate Funds (Wells) property from the City as directed by the Oregon Supreme Court.

As such, the arguments submitted by Costco concerning its properties are outside of the scope of the remand and are not considered here. Even if the Council would have considered these arguments, the Council finds that they are meritless as described below.

Initially Wells and Costco appealed to LUBA Ordinance 4338 which annexed their properties along with other properties. Bold LLC and C.E. John also appealed annexation decisions which annexed their properties. LUBA consolidated the Wells, Costco, Bold and C.E. John appeals. All appellants, including Costco, raised legal arguments at LUBA that the property was not “surrounded” as defined by ORS 222.750. LUBA ruled against all appellants and determined that their properties were “surrounded” under ORS 222.750.

Costco challenged the annexations of some roads that were used to surround its property. They argued that there was no substantial evidence that identified the property which the City relied on to determine that the subject properties are surrounded by the City. LUBA rejected this argument and found that there was substantial evidence to show that these properties were surrounded. The map in the record was substantial evidence to show that the Costco property was surrounded.

Costco never appealed this decision as to its property. Costco is bound by that result for its property. Bold and Wells appealed the determination that they were “surrounded” to the Court of Appeals. The Court of Appeals, although they remanded the decision to LUBA on the exact definition of “surrounded” in ORS 222.750, nevertheless found that Bold was still “surrounded” by the City and affirmed as to Bold. The Court of Appeals ruled: “[r]eversed and remanded as to petitioner Wells; affirmed as to petitioner Bold.”

Thus, even if Costco had appealed to the Court of Appeals, the Court would have found that Costco also was surrounded under the Court's new definition just like the Court found that Bold was surrounded. Costco had the opportunity to address this issue but abandoned its legal argument and therefore is bound by the prior decision. Even if Costco had appealed to the Court of Appeals, evidence in the LUBA record from below, the map at page 30 demonstrates that the Costco property was surrounded under the definition of that term as found in ORS 222.750 as interpreted by the Oregon Supreme Court. Unlike the Wells property, where adjacent property was not annexed, all the property adjacent to Costco was also being annexed or was already in the City.

The Supreme Court then affirmed the Court of Appeals decision. The decision states: “[i]n this case we decide whether a city may annex only part of an island that it surrounds without the consent or majority vote by the owners.” The Supreme Court decided that “[t]he most straightforward reading of the statute, and the interpretation that we adopt, is that territory that is encircled, completely and contiguously, to form the island in the first instance, is the territory that may be annexed – nor more and, also, no less..... “Because ORS 222.750 does not explicitly authorize annexation of part of an island that is not itself surrounded, completely and contiguously, by city boundaries, we hold that that statute does **not authorize annexation of the Wells property.**” (Emphasis added). No other property owners were a party to that remand. The decision was remanded only as to the Wells property as LUBA found: “Ordinance 4338 is remanded for additional proceedings in accordance with the Supreme Court’s decision in *Costco III*.” Thus, the Council has only addressed the removal of the Wells property on remand and is not required to revisit

any portion of its prior decision which was not appealed. The Council hereby adopts these findings.

Motion **CARRIED**, by the following vote:

**AYES:** Doyle, Bode, Stanton, and Arnold.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Dalrymple.

Dated this 3rd day of December, 2007.

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, CITY RECORDER

APPROVED:

  
\_\_\_\_\_  
ROB DRAKE, MAYOR

OLD Final Documents

For

Annexation to the  
**City of Beaverton**

WA0805  
OLD Ordinance 4338  
OLD DOR 34-1730-2005  
OLD Sec. State: AN-2005-0069

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

Signature:

 \_\_\_\_\_

Date of

Mailing: 3/15/05

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

Signature:

 \_\_\_\_\_

Date of

Mailing: 3/22/05

WA0805

Sent

Received

DOR:

3/15/05

3/21/05

Sec. State:

3/22/05

3/28/05

Assessor:

3/22/05

Elections:

3/22/05

Mapped:

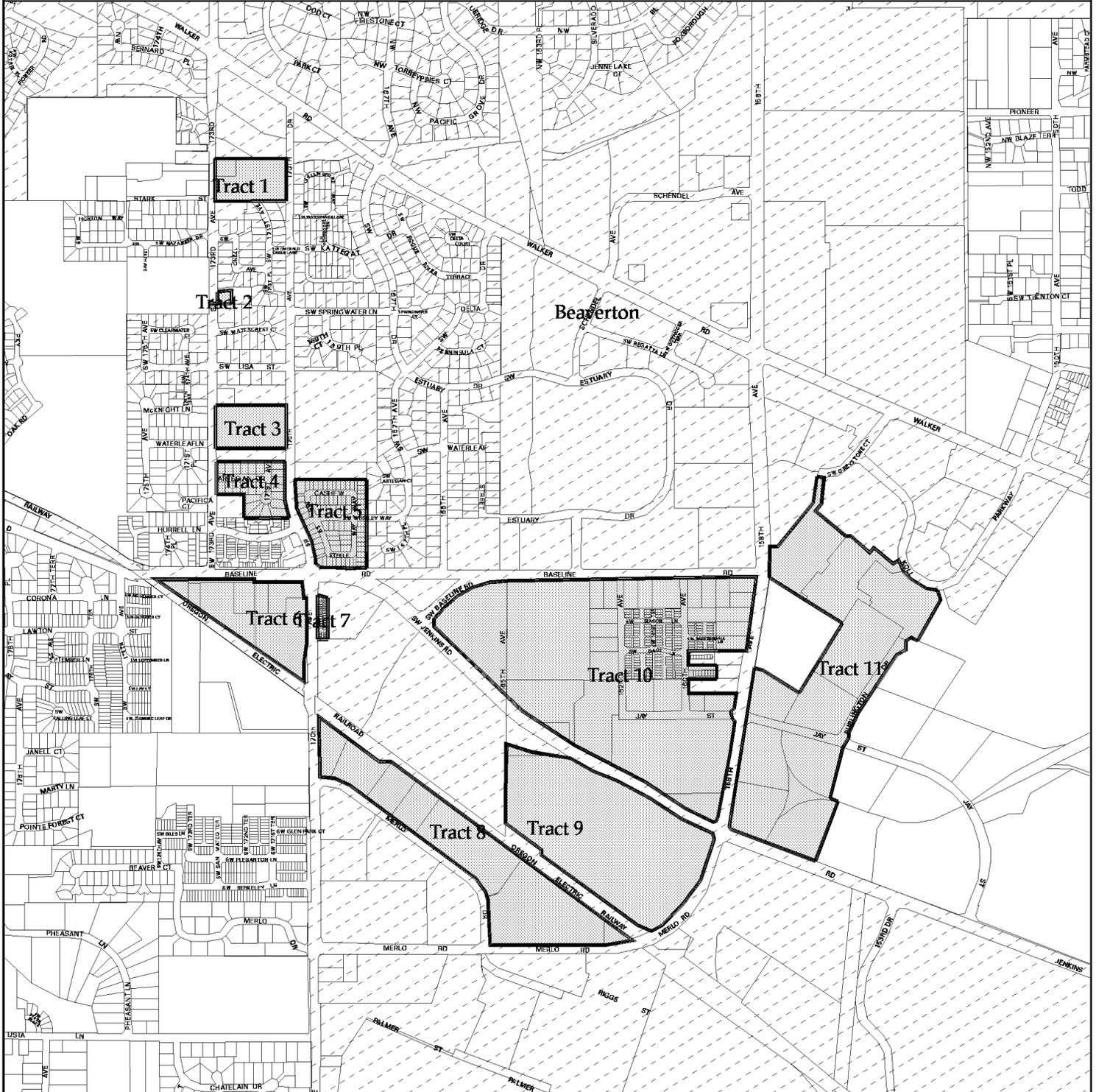
Yes

# Proposal No. WA0805

1S1W

Annexation to the City of Beaverton

Washington Co.



R E G I O N A L L A N D I N F O R M A T I O N S Y S T E M



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

**METRO**

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

County lines

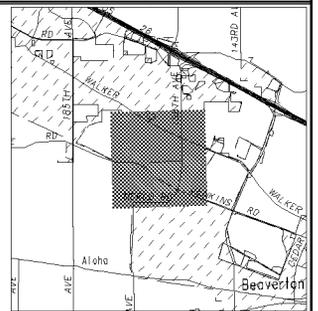
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA0805  
CITY OF BEAVERTON  
Figure 1

Scale: 1" = 1000'



Office of the Secretary of State

Bill Bradbury  
Secretary of State



Archives Division  
ROY TURNBAUGH  
Director

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

Facsimile (503) 373-0953

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March 23, 2005

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

Dear Mr. Knight:

Please be advised that we have received and filed, as of March 23, 2005, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
ORD NO 4338 (City of Beaverton)	AN 2005-0069
ORD NO 4340 (City of Beaverton)	AN 2005-0070
ORD NO 4341 (City of Beaverton)	AN 2005-0071

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*  
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 Beaverton  
% Sue Ann Koniak  
P.O. Box 4755  
Beaverton, OR 97076

**Description and Map Approved**  
**March 21, 2005**  
**As Per ORS 308.225**

Description     Map received from: METRO  
On: 3/17/2005

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

ANNEX TO CITY OF BEAVERTON; WITHDRAW FROM SEVERAL DISTRICTS WA0805

ORD. #4338 (ANN 2004-0016

has been:     Approved            3/21/2005  
                   Disapproved

Notes:

Department of Revenue File Number: 34-1730-2005

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



# NOTICE OF DECISION

## City of Beaverton

### Community Development Department

*"make it happen"*

**To:** Necessary and Interested Parties  
**From:** Alan Whitworth, Senior Planner *Alan*  
**Date:** March 8, 2005

**Subject:** ANNEXATION APPROVED BY THE CITY OF BEAVERTON

The City of Beaverton has recently approved the following annexation:

ANX # (NAME)	ACRES	BALLOT MEASURE 50 ASSESSED VALUE	DWELLING UNITS	ORD #	EFFECTIVE DATE
ANX 2004-0016 Elmonica & Merlo Light Rail Stations Areas Island Annexation	Approximately 136 acres	\$ 80, 695,970	Approximately 366	4338	March 31, 2005 or when received by the Secretary of State, which ever is later.

A map of the area being annexed is attached. The City is taking action to rezone the above property through a separate process. Washington County comprehensive plan/zoning designations will remain in effect until the effective date of the Land Use Map and Zoning Map amendments. City GIS staff will be updating the City Boundary map to include the property following the effective date of annexation.

If you have any questions or concerns, please call me at (503) 350-4039 or e-mail me at [awhitworth@ci.beaverton.or.us](mailto:awhitworth@ci.beaverton.or.us).

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ORDINANCE NO. 4338

AN ORDINANCE ANNEXING SEVERAL PARCELS LOCATED IN THE GENERAL VICINITY OF ELMONICA & MERLO LIGHT RAIL STATIONS TO THE CITY OF BEAVERTON: ANNEXATION 2004-0016

- WHEREAS,** This annexation was initiated under authority of ORS 222.750, whereby the City may annex territory that is not within the City but that is surrounded by the corporate boundaries of the City, or by the corporate boundaries of the City and a stream, with or without the consent of property owners or residents; and
- WHEREAS,** These properties are in Beaverton's Assumed Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and
- WHEREAS,** Council Resolution No. 3785 sets forth annexation policies for the City and this action implements those policies; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

- Section 1.** The properties shown on Exhibit A and more particularly described in Exhibit B are hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor or the date the ordinance is filed with the Secretary of State, whichever is later.
- Section 2.** Pursuant to Beaverton Code Section 9.06.035A, all properties not currently in the Five Oaks Neighborhood Association Committee boundaries shall be added to its boundaries.
- Section 3.** The Council accepts the staff report, dated January 21, 2005, attached hereto as Exhibit C, and finds that:
- There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
  - This annexation is consistent with the City-Agency agreement between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City subsequent to this annexation.
- Section 4.** The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:
- Those properties that lie within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
  - Those properties that lie within the Washington County Street Lighting District #1, if any, will be withdrawn from the district; and
  - Those properties that lie within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and

- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the properties to be annexed by this Ordinance shall remain within that district; and
- e. The territory will remain within boundaries of the Tualatin Valley Water District.

**Section 5.** The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09 as demonstrated in the staff report attached as Exhibit C.

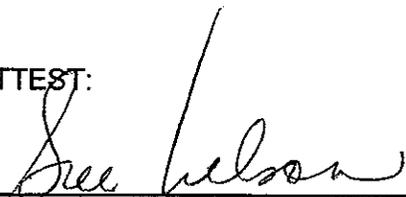
**Section 6.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five working days of the Mayor's approval.

**Section 7.** The Community Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First Reading February 7, 2005  
Date

Second Reading and Passed February 28, 2005  
Date

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, City Recorder  
3/1/05  
Date

APPROVED:

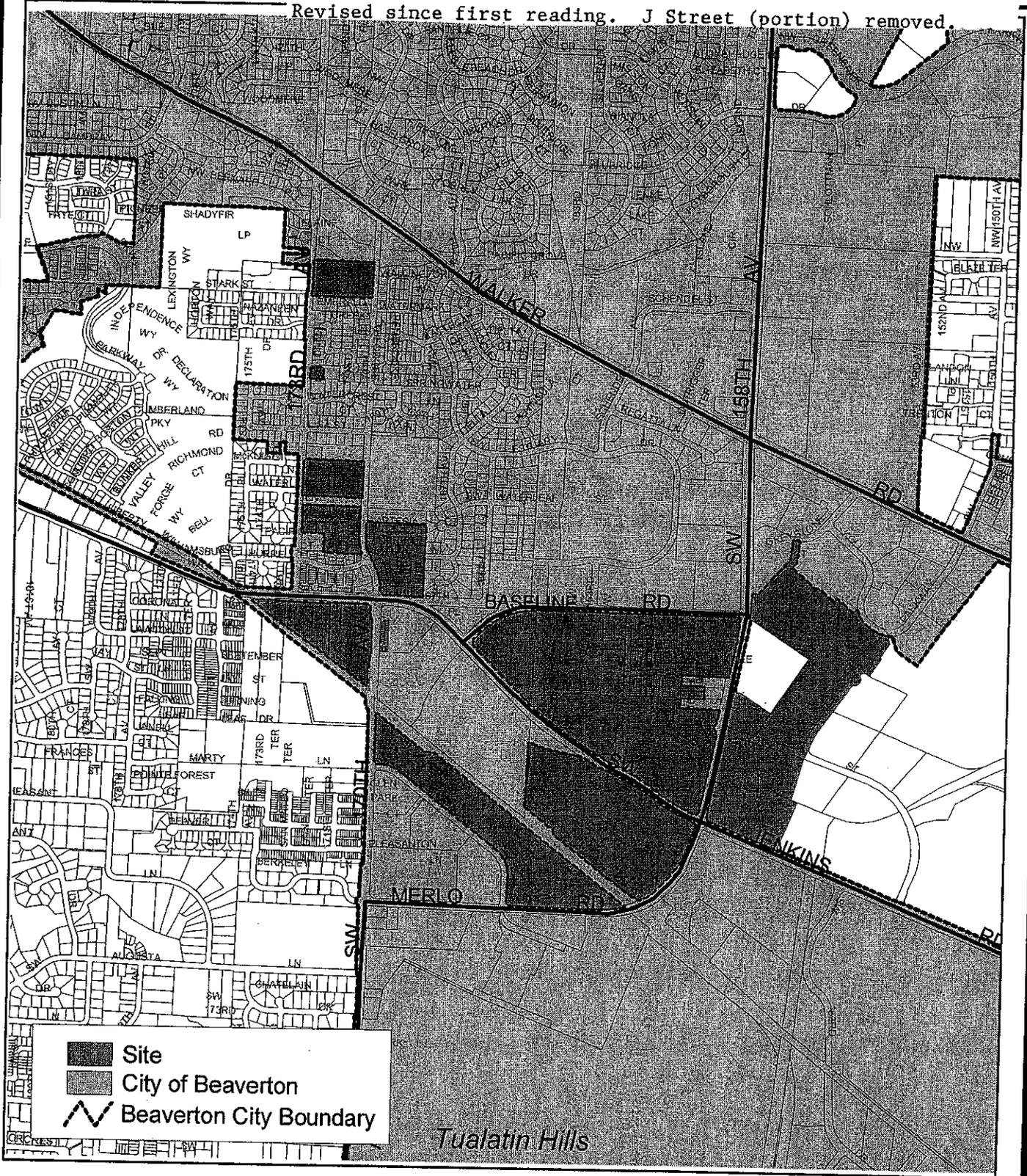
  
\_\_\_\_\_  
ROB DRAKE, Mayor  
3/1/05  
Date

# VICINITY MAP

ORDINANCE  
NO. 4338

# EXHIBIT "A"

Revised since first reading. J Street (portion) removed.



- Site
- City of Beaverton
- Beaverton City Boundary



CITY OF BEAVERTON

ELMONICA & MERLO LIGHT RAIL  
STATIONS AREAS ANNEXATION  
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

02/15/05

Map #  
Various

N



ANX 2004-0016

ORDINANCE NO. 4338

**EXHIBIT B**  
**LEGAL DESCRIPTION**

**ANX2004-0016**  
**Tract 1**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Section 31, Township 1 North, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of NW 170<sup>th</sup> Avenue, said point being south, 227.52 feet and south, 125.18 feet from the intersection of the west right of way line of NW 170<sup>th</sup> Avenue and the southerly right of way line of NW Walker Road; thence running west, 232.02 feet and west, 273.48 feet to the east right of way line of NW 173<sup>rd</sup> Avenue; thence south, along the east right of way line of SW 173<sup>rd</sup> Avenue to a point 136.52 north of the north line of Tracey Meadows Subdivision; thence east, parallel with said north line, 550.00 feet to the west right of way line of NW 170<sup>th</sup> Avenue; thence north, along said west line of NW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 2**

That certain parcel of land located in the Northwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Lot 1, Watercrest Subdivision, said point also being on the east right of way line of SW 173<sup>rd</sup> Avenue; thence running north, along said east right of way line of SW 173<sup>rd</sup> Avenue 81.85 feet; thence north,  $83^{\circ} 19' 45''$  east, 105.81 feet; thence south,  $00^{\circ} 25' 00''$  west, 94.97 feet to the north line of Lot 1, Watercrest; thence west, along said north line to the place of beginning.

**ANX 2004-0016**  
**Tract 3**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian; Washington County, Oregon, more particularly described as follows:

Beginning at a point on the easterly right of way of SW 173<sup>rd</sup> Avenue, said point being the northwest corner of Lot 41, Grayoak; thence east, along the north line of said Lot 41 to the west right of way line of SW 170<sup>th</sup> Avenue; thence south, along said west right of way line of SW 170<sup>th</sup> Avenue 396 feet; thence west, perpendicular to said west right of way line of SW 170<sup>th</sup> Avenue to the east right of way line of SW 173<sup>rd</sup> Avenue; thence north, along said east right of way line of SW 173<sup>rd</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 4**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the east right of way line of SW 173<sup>rd</sup> Avenue, said point also being the northwest corner of Elmonica Meadows Subdivision; thence east, along the north line of Elmonica Meadows Subdivision to the west right of way line of SW 170<sup>th</sup> Avenue; thence southerly, along said west right of way line of SW 170<sup>th</sup> Avenue to the southeast corner of Elmonica Meadows Subdivision; thence west the south line of said to the southwest corner of Lot 15, Elmonica Meadows Subdivision; thence north, to the northwest corner of Lot 17, Elmonica Meadows Subdivision; thence west, to the east right of way line of SW 173<sup>rd</sup> Avenue, thence north, along said right of way line of SW 173<sup>rd</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 5**

That certain parcel of land located in the Southeast  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of tract "A" Steele Park, a plat of record, said point also being on the easterly right of way line of SW 170<sup>th</sup> Avenue, thence running east, 515.61 feet along the north line of said Steele Park to the east line of said Steele Park, said point also being the northeast corner of Lot 65, Steele Park; thence south, along the west line of said Steel Park to the southeast corner of Lot 16, Steel Park, said point also being the north right of way of SW Baseline Road; thence westerly, along the north right of way of SW Baseline Road to the point where said north right of way line intersects with the easterly right of way of SW 170<sup>th</sup> Avenue; thence northerly along the easterly right of way of SW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 6**

That certain parcel of land located in the Northwest ¼, Southeast ¼, Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point where the southerly right of way line of SW Baseline Road intersects with the northeasterly right of way of the Metro Light Rail right of way; thence running east to the point where said southerly right of way of SW Baseline Road intersects with the westerly right of way of SW 170<sup>th</sup> Avenue, thence southerly, along said westerly right of way line of SW 170<sup>th</sup> Avenue to the point of intersection with the northeasterly right of way to the Metro Light Rail right of way line; thence northwesterly, along said Metro Light Rail right of way line to the place of beginning.

**ANX 2004-0016**  
**Tract 7**

That certain parcel of land located in the Northeast ¼, Southeast ¼, Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 3, Elmonica Station, a plat of record, said point also being on the easterly right of way of SW 170<sup>th</sup> Avenue; thence running east, 73.62 feet; thence northerly, 61.07 feet to a point on the east line of the Elmonica Station Condominiums; thence continuing northerly along the east line of said Elmonica Station Condominiums 230.24 feet; thence northwesterly along the north line of said Elmonica Station Condominiums to the east right of way line of SW 170<sup>th</sup> Avenue; thence south, along the east line of SW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 8**

That certain parcel of land located in the Southeast ¼ of the Southeast ¼, Section 6, also the Southwest ¼, Southwest ¼, Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of tract "A" Merlo Station, a plat of record, said point also being the intersection of the easterly right of way line of SW 170<sup>th</sup> Avenue and the southwesterly right of way line of Metro Light Rail; thence running southeasterly, along the southwesterly right of way line of Metro Light Rail to the point where said right of way line intersects with the northerly right of way line of SW Merlo Road; thence westerly, along the northerly right of way of SW Merlo Road to the point of intersection with the easterly right of way line of SW Merlo Drive; thence northerly, along said right of way line to the point of intersection with the easterly right of way line of SW 170<sup>th</sup> Avenue; thence north, along the easterly right of way line of SW 170<sup>th</sup> Avenue to the point of beginning.

**ANX 2004-0016**  
**Tract 9**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way of SW 158<sup>th</sup> Avenue, said point being the intersection with the northeasterly right of way of the Metro Light Rail; thence running northerly, along the westerly right of way of SW 158<sup>th</sup> Avenue to the point of intersection with the southerly right of way of SW Jenkins Road as described in dedication document 85-36243; thence along the southerly right of way of said SW Jenkins Road to the point of intersection with the southerly line of the vacated right of way of SW Jenkins Road as recorded in document 99-61262; 402.78 feet along a curve to the left; thence continuing along said southerly line 400.19 feet along a 945 foot radius curve to the right; thence south 481.34 feet to the northeasterly right of way line of the Metro Light rail; thence southeasterly, along the northeasterly right of way of the Metro Light rail to the place of beginning.

**ANX 2004-0016**  
**Tract 10**

That certain parcel of land located in the Northeast ¼, Southeast ¼, Section 6, and the NW ¼, SW ¼, Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way line of SW 158<sup>th</sup> Avenue, said point also being the southeast corner of Lot 26, Sunset Gardens, a plat of record; thence northerly, along the westerly right of way line of SW 158<sup>th</sup> Avenue to the point of intersection with the southerly right of way line of SW Baseline Road; thence westerly along the southerly right of way line of SW Baseline Road to the point of intersection with the northerly right of way of SW Jenkins Road; thence southeasterly, along said northerly right of way line of SW Jenkins Road to the point of intersection with the westerly right of way line of SW 158<sup>th</sup> Avenue; thence northerly, along the westerly right of way line of SW 158<sup>th</sup> Avenue to the north line of Lot 38, Sunset Gardens; thence west, along the north line of both lots 38 and 39, Sunset Gardens to the east right of way line of SW 160<sup>th</sup> Avenue; said point also being the southwest corner of Lot 40, Sunset Gardens; thence north, along the east right of way line of SW 160<sup>th</sup> 100.00 feet to the south line of SW Kaylynn Lane; thence east along said south line, 200.00 feet; thence north, 100.00 feet to the northeast corner of Edgewood Meadows; thence west, along the north line of said Edgewood Meadows to the west right of way line of SW 160<sup>th</sup> Avenue; thence north, along the west right of way line of SW 160<sup>th</sup> Avenue, 100.00 feet to the north line of Reese Square Condominiums; thence east to the westerly right of way line of SW 158<sup>th</sup> Avenue, said point being the southeast corner of Lot 26, Sunset Gardens and the point of beginning.

Revised since first reading.

**ANX 2004-0016  
Tract 11**

That certain parcel of land located in the Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point in the northeast  $\frac{1}{4}$ , southwest  $\frac{1}{4}$  of said Section 5, said point being the southeast corner of Lot 5, Burlington Northern Windolph Industrial Park, also being on the northerly right of way of SW Jenkins Road; thence running northeasterly, 436.16 feet along the easterly line of said Lot 5 to the northeast corner of said Lot 5, said point also being on the southerly line of Lot 10 of Burlington Northern Windolph Industrial Park; thence westerly, along the southerly line of said Lot 10 to the southwest corner of said Lot 10; thence northerly, along the westerly line of said Lot 10, 364.33 feet to the southerly right of way line of SW Jay Street; thence northeasterly, across the right of way line of SW Jay Street to the intersection of the northerly right of way line of SW Jay Street and the easterly right of way line of SW Burlington Drive, said point being the northerly terminus of a 43foot radius curve; thence northeasterly, along the easterly right of way line of SW Burlington Drive to the northwest corner of Lot 15, Burlington Northern Windolph Industrial Park, said point also being on the southerly line of Lot 12 Bankoll Center Woodside No. 2, a plat of record; thence easterly, along the southerly line of said Lot 12 to a point which is northwesterly 16.03 feet from the southeast corner of said Lot 12; thence northeasterly, 180.48 feet; thence northwesterly, 16 feet; thence northeasterly, 152.98 feet; thence northerly, 65.15 feet to a point on the southerly right of way line of SW Koll Parkway; thence northwesterly, along the southerly right of way of SW Koll Parkway to a point which is 109.50 feet southerly from the point of tangency of SW Koll Parkway; thence (leaving said southerly right of way of SW Koll Parkway)

westerly, 28.44 feet; thence southwesterly, 40.31 feet; thence northwesterly, 178.85 feet; thence southwesterly, 45.91 feet; thence northwesterly, 14.89 feet; thence northeasterly, 3 feet more or less; thence northwesterly, 165.00 feet; thence westerly 31.24 to a point on the southwesterly line of Lot 8, Bankoll Center Woodside; thence northwesterly, along said southwesterly line of Lot 8, 252.00 feet; thence northeasterly 57.00 feet; thence northerly, 191.32 feet to a point on the southerly right of way of SW Greystone Court; thence westerly, along the southerly right of way of SW Greystone Court, 50.40 feet; thence southerly, 157.96 feet; thence southerly, along the arc of a 50 foot radius curve to the right, 28.87 feet; thence southwesterly, 132.35 feet; thence westerly, along the arc of a 38 foot radius curve to the left, 13.72 feet; thence southwesterly, 250.66 feet; thence westerly 57.52 feet to the easterly right of way line of SW 158<sup>th</sup> Avenue; thence southerly, along the easterly right of way line of SW 158<sup>th</sup> Avenue to the northwest corner of Lot 21, Burlington Northern Windolph Industrial Park; thence southeasterly, along the northerly line of said Lot 21 to the northeast corner of said Lot 21; thence southwesterly, along the easterly lines of Lots 20 and 21, Burlington Northern Windolph

Industrial Park to the southeast corner of said Lot 20; thence continuing southwesterly, 65.63 feet; thence northwesterly, 286.59 feet; thence westerly, 60.57 feet to the easterly right of way line of SW 158<sup>th</sup> Avenue; thence southerly along said easterly right of way line to the point of intersection with the northerly right of way line of SW Jenkins Road; thence southeasterly along the northerly right of way line of SW Jenkins Road to the southeast corner of Lot 5, Burlington Northern Windolph Industrial Park, said point also being the point of beginning.



ORDINANCE NO. 4338

# CITY of BEAVERTON

**Exhibit C**

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

## PETITION AND STAFF REPORT

**TO:** City Council **REPORT DATE:** January 21, 2005

**HEARING DATE:** February 7, 2005

**FROM:** Community Development Department  
Hal Bergsma, Planning Services Manager *HB*  
Alan Whitworth, Senior Planner *Alan*

**SUBJECT:** Elmonica & Merlo Light Rail Stations Areas Island Annexation (ANX 2004-0016)

**ACTIONS:** Annexation to the City of Beaverton of 335 parcels located in the vicinity of the Elmonica and Merlo Light Rail Stations. The territory is shown on the attached map and more particularly described by the attached legal description. The annexation of the territory is City initiated and is being processed under ORS 222.750 and Metro Code 3.09.050 as a legislative land use decision.

**NAC:** Most of these parcels are currently within the Five Oaks Neighborhood Association Committee (NAC) boundaries. There are two areas that are not currently in a NAC. The area east of SW 158th Avenue and north of SW Jenkins and the area west of SW 170th Avenue and south of Baseline Road are not currently in a NAC. The Neighborhood Office is recommending that these two areas be added to the Five Oaks NAC.

**AREA:** Approximately 136 acres

**TAXABLE BM 50 ASSESSED VALUE:** \$ 80,695,970

**ASSESSOR'S REAL MARKET BUILDING VALUE:** \$ 67,232,680

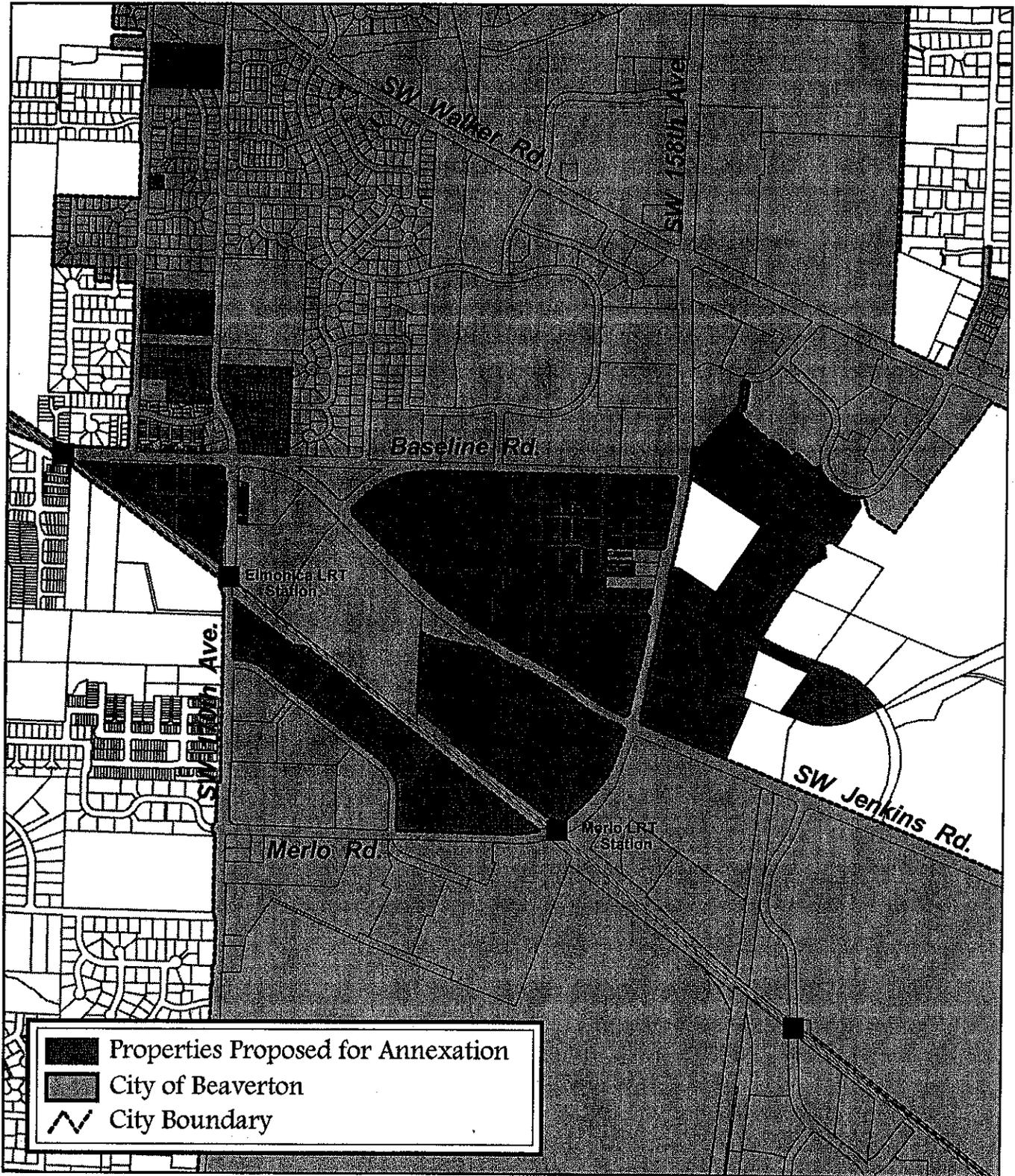
**ASSESSOR'S REAL MARKET TOTAL VALUE:** \$ 111,719,920

**NUMBER OF TAX PARCELS:** 335

## RECOMMENDATION

Staff recommends the City Council adopt an ordinance annexing the referenced territory and adding any portion that is not currently in the Five Oaks Neighborhood Association (NAC) to it, effective thirty days after the Mayor's signature or the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, which ever is later.

# VICINITY MAP



City of Beaverton

Elmonica and Merlo Light Rail Station Areas Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

11/29/04

Map #  
Various



Application #  
ANX2004-0016

## BACKGROUND

This is commonly referred to as an Island Annexation that is being processed under Oregon Revised Statutes Section 222.750 and Metro Code Chapter 3.09.

**ORS 222.750 Annexation of unincorporated territory surrounded by city.** When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore or a stream, bay, lake or other body of water, it is within the power and authority of that city to annex such territory. However, this section does not apply when the territory not within a city is surrounded entirely by water. Unless otherwise required by its charter, annexation by a city under this section shall be by ordinance or resolution subject to referendum, with or without the consent of any owner of property within the territory or resident in the territory.

The subject properties are within islands defined by the City's corporate limits. Some of the properties that are the subject of this proposed annexation constitute only part of an island. The statutory provision cited above does not require annexation of an entire island. The City has chosen to annex the subject properties and not others based on guidance provided by the City Council provided through their adoption of Resolution No. 3794 (Exhibit A) on December 13, 2004.

ORS 222.120 requires a public hearing to allow the electors of the City to appear and be heard on the question. It requires notice to be published in a newspaper of general circulation for a period of two weeks and notice to be posted in four public places for a similar period.

Metro Code Section 3.09.030 does not require a public hearing but does require waterproof posting of the notice in the general vicinity of the site and publishing notice in a newspaper of general circulation. The required notice to necessary parties and the posting are to be done at least 45 days prior to the date of decision. 3.09.050(b) requires the staff report to be available at least 15 days prior to the date of decision.

The request is to annex 336 tax parcels located in the general vicinity of the Elmonica and Merlo Light Rail Stations. The area proposed for annexation is approximately 142 acres.

Most of these parcels are currently within the Five Oaks Neighborhood Association Committee (NAC) boundaries. There are two areas that are not currently in a NAC. The area east of SW 158th Avenue and north of SW Jenkins and the area west of SW 170th Avenue and south of Baseline Road are not currently in a NAC. The Neighborhood Office is recommending that these two areas be added to the Five Oaks NAC.

# MINIMUM REQUIREMENTS FOR PETITIONS

The following is from Metro Code:

## 3.09.040 Minimum Requirements for Petitions

(a) A petition for a boundary change shall be deemed complete if it includes the following information:

(1) The jurisdiction of the approving entity to act on the petition;

***Finding: As defined by section 3.09.020(c) of the Metro Code, "Approving entity" means the governing body of a city, county, city-county or district authorized to make a decision on a boundary change, or its designee. ORS 222.111(2) states:***

***"A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by petition to the legislative body of the city by owners of real property in the territory to be annexed."***

***The Beaverton City Council directed the initiation of this annexation by its adoption of Resolution No. 3794. This annexation is allowed by ORS 222.750 without the consent of any owner of property within the territory or resident in the territory through ordinance adoption by the Council, subject to referendum.***

(2) A narrative, legal and graphical description of the affected territory in the form prescribed by Metro Chief Operating Officer;

***Finding: The Metro Chief Operating Officer has not prescribed a particular form for providing a narrative, legal and graphical description of a territory that would be affected by a proposed annexation. The practice has been to provide such information in a form prescribed by the State Department of Revenue. Consistent with Department of Revenue requirements, a map of the affected territory is included as page two of this petition/report, a narrative legal is attached to this petition/report (Exhibit B), and marked tax maps are in the project file. This complies with the requirements of Metro, the Oregon Department of Revenue, and the Oregon Secretary of State's Office.***

(3) For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected

territory as shown in the records of the tax assessors and county clerk;

***Finding: A list of the names and mailing addresses of all persons owning property (Exhibit C) and a list of all electors within the affected territory as shown in the records of the Washington County Assessment and Taxation Department (Exhibit D) are in the file.***

- (4) A listing of the present providers of urban services to the affected territory;

***Finding: According to Metro Code Section 3.09.020(m), " 'Urban services' means sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit." Sanitary sewers lines are presently provided by and maintained by the City of Beaverton and Clean Water Services. Treatment is provided by Clean Water Services. Potable water is presently provided by the Tualatin Valley Water District. Fire protection and emergency medical service is presently provided by Tualatin Valley Fire and Rescue. Parks, open space, and recreation services are presently provided by Tualatin Hills Park and Recreation District. Public streets and roads are presently maintained by Washington County (funding is provided by the Urban Road Maintenance District) and the City of Beaverton. Street lighting is provided by the Washington County Street Lighting District for those properties that are in the District. Mass transit is presently provided by TRI-MET.***

- (5) A listing of the proposed providers of urban services to the affected territory following the proposed boundary change;

***Finding: Pursuant to a July 1, 2004 intergovernmental agreement between the City of Beaverton and Clean Water Services, as of July 1, 2005 sanitary sewer pipes in the proposed annexation area that are smaller than 24-inches in diameter will be maintained by the City of Beaverton and pipes equal to or greater than 24-inches in diameter will be maintained by Clean Water Services. Clean Water Services will also provide sewage treatment. Potable water will be provided by Tualatin Valley Water District. Fire protection and emergency medical service will be provided by Tualatin Valley Fire and Rescue. Parks, open space, and recreation services will be provided by Tualatin Hills Park and Recreation District. Baseline Road, Merlo Road, SW 158th Avenue, Jenkins Road, SW 173rd Avenue and SW 170th south of Baseline will continued to be maintained by Washington County for the foreseeable future and maintenance of other Washington County maintained streets will transfer to the City of Beaverton through a***

*different process. The City of Beaverton will maintain all street lights in the area. Mass transit will continue to be provided by TRI-MET.*

(6) The current tax assessed value of the affected territory; and

*Findings: The current Ballot Measure 50 assessed value of the affected territory is \$90,996,250. A spreadsheet listing tax lot identification number, approximate acreage, Ballot Measure 50 value, real market building value and total real market value is attached as Exhibit E. This information is based on information from the Washington County Assessment and Taxation Department.*

(7) Any other information required by state or local law.

*Findings: No other information is required by state or local law.*

(b) A City or county may charge a fee to recover its reasonable costs to carry out its duties and responsibility under this chapter.

*Findings: The City of Beaverton has chosen not to charge a fee for annexations.*

## **EXISTING CONDITIONS**

### **SERVICE PROVISION:**

The following analysis details the various services available to the properties to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject properties are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Park and Recreation District, Tualatin Valley Water District and Clean Water Services.
- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services.
- The City has been a party to a series of ORS Chapter 190 intergovernmental agreements "for Mutual Aid, Mutual Assistance, and Interagency Cooperation Among Law Enforcement Agencies Located in Washington

County, Oregon", the last of which was signed by Beaverton Mayor Rob Drake on August 9, 2004. This agreement specifies the terms under which a law enforcement agency may provide assistance in response to an emergency situation outside its jurisdiction when requested by another law enforcement agency.

- On December 22, 2004 the City entered into an intergovernmental agreement with Washington County defining areas that the City may annex for ten years from the date of the agreement without opposition by the County. The properties proposed for annexation by this application are within those areas.

This action is consistent with those agreements.

**POLICE:** The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so in accordance with the mutual aid agreement described above.

**FIRE:** Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to this area. The City annexed its own fire services to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

**SEWER:** The area is adequately served by sanitary sewer at this time. As the area redevelops at higher density the issue of sanitary sewer will be dealt with through the development review process. If the area is annexed the City of Beaverton will take over maintenance of sanitary sewer pipes smaller than 24-inches in diameter and Clean Water Services will continue to maintain the larger pipes and provide sewage treatment. Upon annexation the City will be responsible for billing.

**WATER:** Tualatin Valley Water District (TVWD) provides water service to the area. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. However, the City entered into an intergovernmental agreement with TVWD in 2002 that the City would not withdraw property from the District upon annexation. TVWD will continue to provide service, maintenance and perform billing.

**STORM WATER DRAINAGE:** The area is adequately served by storm sewers and drainage at this time. As the area redevelops at higher density the issue of storm drainage will be dealt with through the development review process. After annexation maintenance and billing

responsibility will transfer to the City.

**STREETS and  
ROADS:**

Baseline Road, Merlo Road, SW 158th Avenue, Jenkins Road, SW 170th Avenue (south of Baseline Road) are County maintained Arterials and will remain County maintained for the foreseeable future. SW 173rd Avenue is a County maintained Neighborhood Route and will remain County maintained after annexation. SW 170th north of Baseline Road is a City maintained road that is proposed to become an Arterial in the future. All other roads are City maintained or will become City maintained in the future through a different process.

**PARKS and  
SCHOOLS:**

The proposed annexation is within both the Beaverton School District and the Tualatin Hills Park and Recreation District. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.

**PLANNING,  
ZONING and  
BUILDING:**

Washington County currently provides long-range planning, development review and building inspection for the property. Upon annexation, the City will provide those services. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to this parcel in a separate action.

## **PUBLIC INVOLVEMENT**

Consistent with Metro Code Section 3.09.030, the City has sent notice of the proposed annexation on or before December 23, 2004 (at least 45 days prior to the hearing date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, fourteen weatherproof signs with the notice mailed to the necessary parties attached were posted in the general vicinity of the affected territory. Affidavits of mailing and posting, including information on the locations where the weatherproof signs were posted, are in the case file for this proposed application.

In compliance with ORS 222.120, notice of the hearing will be published once each week for two successive weeks prior to the day of the hearing in the Beaverton Valley Times newspaper; and notices of the proposed annexation will be posted in four public places in the city (at the Beaverton Post Office, the Beaverton City Library, the Beaverton City Hall, and in the lobby of the administrative offices of the Tualatin Hills Park and Recreation District) for a like period. Evidence that

this notification was provided will be available at the public hearing.

Although not required by Metro Code or State statute, the City also sent the notice mailed to the necessary parties to the following parties at least 45 days in advance of the anticipated date of decision, December 23, 2004:

- the property owners of record in the subject area as shown on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation; and
- The Five Oaks and Triple Creek Neighborhood Association Committees and the Sunset West/Rock Creek/Bethany Citizen Participation Organization; interested parties as set forth in City Code Section 9.06.035.

The mailed notice and a copy of this petition/staff report will be posted on the City's web page.

## CRITERIA FOR APPROVAL

### REGIONAL ANNEXATION CRITERIA:

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro Code Section 3.09.050 includes the following minimum criteria for annexation decisions of this type:

#### **3.09.050 Uniform Hearing and Decision Requirements for Final Decisions Other Than Expedited Decisions**

(a) The following minimum requirements for hearings on decisions operate in addition to all procedural requirements for boundary changes provided for under ORS chapters 198, 221 and 222. Nothing in this chapter allows an approving entity to dispense with a public hearing on a proposed boundary change when the public hearing is required by applicable state statutes or is required by the approving entity's charter, ordinances or resolutions.

*Findings: A public hearing has been scheduled and noticed for February 7, 2005.*

**3.09.050 (b)** Not later than 15 days prior to the date set for a decision, the approving entity addresses the criteria in subsections (d) and (g) below, and that includes at a minimum the following:

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

**Findings:** *Urban Services are defined by Metro Code Section 3.09.020(m) as "...sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit." The area is currently served by sanitary sewers. As of July 1, 2005, the City of Beaverton will take over maintenance of all pipes less than 24-inches in diameter pursuant to an "Intergovernmental Agreement between the City of Beaverton and Clean Water Services" entered into as of July 1, 2004. The area is served by Tualatin Valley Water and they have the capacity to continue serving the area. Fire protection is provided by Tualatin Valley Fire and Rescue which is the provider for the entire City of Beaverton and they have the capacity to serve the area. Parks, open space and recreation are provided by the Tualatin Hills Park and Recreation District which will continue to provide those services. This area is served by east/west arterials Baseline Road, Merlo Road and Jenkins Road, which are County maintained Arterials and will remain County maintained for the foreseeable future. This area is also served by north/south arterials SW 158th Avenue and SW 170th Avenue (south of Baseline Road), these roads are maintained by Washington County and will be for the foreseeable future. SW 173rd Avenue is a County maintained Neighborhood Route and will remain County maintained after annexation. SW 170th north of Baseline Road is a City maintained road that is proposed to become an Arterial in the future. All other roads are City maintained or will become City maintained in the future through a different process. TRI-MET provides mass transit to the area with a transit center abutting the subject territory on its southeast corner, which is served by light rail and five bus lines.*

- (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;

**Findings:** *The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services. These agreements follow a standard format, and prescribe coordination of the planning and development activities of the parties through notification to provide each with the opportunity to participate, review and comment on proposed comprehensive plan and land use regulation amendments and development actions requiring individual notice to property owners, as well as other specified activities. Annexations are not listed as actions that require notification of the other parties to the cooperative agreements. In fact, annexations are defined as not being development actions or land use regulation amendments. Therefore, the ORS Chapter 195 cooperative*

*agreements listed above do not appear to be relevant to this proposed annexation.*

*The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. The agreement defines long-term service areas for each party, independent of whether the area is in or outside the City. The subject area is defined as being within TVWD's long-term service area, and the proposed annexation would not change that. As previously noted, On December 22, 2004 the City entered into an intergovernmental agreement with Washington County, titled the "Beaverton-Washington County Intergovernmental Agreement Interim Urban Services Plan" defining areas that the City may annex for ten years from the date of the agreement without opposition by the County, and referencing ORS 195.065(1). The properties proposed for annexation by this application are within those areas. No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this proposed annexation.*

*The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services, which was updated as of July 1, 2004. Exhibit 'A' to the new agreement defines the part of the subject area east of 158<sup>th</sup> Avenue as being within the "Beaverton Area of Future Maintenance Responsibility" where, subsequent to annexation, specified maintenance responsibilities for sanitary sewer lines under 24 inches in diameter and for certain storm drainage facilities and surface water management functions would transfer to the City of July 1 of any year if so requested by the City by January 1 of that year. The remainder of the area is shown as unincorporated but within the "Beaverton Area of Assigned Service Responsibility". A letter from Gary Brentano, Director of the Beaverton Operations Department, to Robert Cruz, Deputy General Manager of Clean Water Services dated December 21, 2004 notes that the City is engaged in efforts to annex a number of islands within City boundaries that are expected to continue into 2005, and that the City wishes to provide service to all areas annexed by the City by July 1, 2005. According to Mr. Brentano, subsequent discussions with Clean Water Services staff members confirm that sanitary sewers less than 24" in diameter and the storm drainage system in the areas proposed for annexation by this application will become the City's maintenance responsibility as of July 1 of 2005 if the proposed annexation is approved.*

(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;

**Findings:**

***Comprehensive Plans:*** *The only relevant policy of the City of Beaverton's Comprehensive Plan is Policy 5.3.1.d, which states "The City shall seek to eventually incorporate its entire Urban Services Area." The subject territory is within Beaverton's Assumed Urban Services Area, which is Figure V-1 of the City of Beaverton's Acknowledged Comprehensive Plan.*

*After reviewing the Washington County Comprehensive Framework Plan for the Urban Area on the County's web site (reflecting changes through County Ordinance No. 598) as well as ordinances adopted subsequently up to the date of this staff report that amended the Comprehensive Framework Plan, staff finds that the following provisions may be applicable to this proposed annexation:*

- *A paragraph in the "County-Wide Development Concept" at the beginning of the Comprehensive Framework Plan which states:*

*As development occurs in accordance with this development concept, issues of annexation or incorporation may arise. Annexation or incorporation issues will necessarily relate to various other planning issues such as community identity, fiscal impacts of growth and service provision, coordination between service providers to achieve efficiencies and ensure availability, etc. As such issues arise; the County should evaluate community identity as an issue of equal importance with public service provision issues when developing policy positions on specific annexation or incorporation proposals.*

*Staff views this statement as direction to the County itself in how to evaluate annexation proposals, and not guidance to the City regarding this specific proposal. As a necessary party, the County has an opportunity to comment on and appeal this proposed boundary change if it appears at the scheduled February 7, 2005 hearing on the proposal and states reasons why they believe the boundary change is inconsistent with the approval criteria (see Metro Code section 3.09).*

- *Policy 15 of the Comprehensive Framework Plan, relating to Roles and Responsibilities for Serving Growth, says:*

*It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services*

*required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.*

***Two implementing strategies under Policy 15 that relate to annexation state:***

*The County will:*

- f. If appropriate in the future, enter into agreements with service providers which address one or more of the following:
  - 3. Service district or city annexation***
- g. Not oppose proposed annexations to a city that are consistent with an urban service agreement or a voter approved annexation plan.*

***The City of Beaverton, Washington County and the other urban service providers for the subject area have been working off and on for several years to arrive at an urban service area agreement for the Beaverton area pursuant to ORS 195.065 that would be consistent with Policy 15 and the cited implementing strategies. Unfortunately, although most issues have been resolved, a few issues remain between the County and the City that have prevented completion of the agreement. These issues do not relate to who provides services or whether they can be provided when needed in an efficient and cost effective manner so much as how the transfer of service provision responsibility occurs, particularly the potential transfer of employees and equipment from the County to the City. As previously noted the County and the City have entered into an intergovernmental agreement that sets an interim urban services plan area in which the County commits to not oppose annexations by the City.***

***Staff has reviewed other elements of the County Comprehensive Plan, particularly the Sunset West Community Plan that includes the subject area, and was unable to identify any provision relating to this proposed annexation.***

***Public Facilities Plans: The City's public facilities plan consists of the Public Facilities and Services Element of the Comprehensive Plan, the Transportation Element of the Comprehensive Plan, the City's Capital Improvements Plan, and the most recent versions of master plans adopted by providers of the following facilities and services in the City: storm water drainage, potable water, sewerage conveyance and processing, parks and recreation, schools and transportation. Where a service is provided by a jurisdiction other than the City, by adopting the master plan for that jurisdiction as part of its public facilities plan, the City has essentially agreed to abide by any provisions of that master plan. The only relevant urban services defined by Metro Code Section 3.09.020(m) that will change***

*subsequent to annexation are the maintenance of sanitary sewer lines under 24" in diameter and the maintenance of local and collector roads.*

*The change in sanitary sewer line maintenance is consistent with the aforementioned IGA between the City and Clean Water Services, which in turn is consistent with facilities master plans of both agencies.*

*The change in local and collector road maintenance is not specifically prescribed by any element of the Beaverton Comprehensive Plan or the Washington County Comprehensive Plan, but an understanding in 2002 between the Manager of the Washington County Operations Division, which currently maintains local and collector roads through the County's Urban Road Maintenance District, and the Director of the City's Operations Department, generally defines the conditions under which the City would assume maintenance responsibility subsequent to annexation. The proposed annexation should not adversely affect the Urban Road Maintenance District. Although revenues received by the District may be reduced slightly as a result of the annexation, the District's maintenance costs will also be reduced by the City assuming local and collector road maintenance in the area. Policy 6.2.7(g) of the City's Comprehensive Plan is to "Provide adequate funding for maintenance of the capital investment in transportation facilities." According to the Transportation Element of the Comprehensive Plan (page VI-62), the majority of the City's gas tax revenues are used for maintenance. "The City's pavement management program tracks pavement condition so that repairs can be made at an optimum time in pavement life. Pavement management projects are scheduled and funded through the City's capital improvement plan."*

*Staff could not identify any provisions in the Washington County Public Facilities Plan relevant to this proposed annexation.*

*The regional framework plan, functional plan, and regional urban growth goals and objectives: These Metro documents do not specifically address minor boundary changes of this type.*

*The Washington County - Beaverton Urban Planning Area Agreement: Adopted in 1989, this agreement does not contain provisions relating to annexations, other than (1) calling for execution of a memorandum of understanding outlining the methodology for transferring County records regarding land use activities to the City after annexation; (2) calling for execution of a memorandum of understanding outlining responsibilities for collection of fees, inspections and drainage districts on platted subdivisions annexed to the City; and (3) prescribing that when the City*

*applies plan and zoning designations subsequent to annexation that a table in the agreement be followed in determining which to apply based on existing County designations, or that the most similar designation be applied. The City is presently drafting a memorandum of understanding on records transfer for County consideration, and the City will also enter into a memorandum of understanding regarding fees collection and inspections if necessary (drainage maintenance districts are no longer used by Washington County). It has been the City's practice in the past to comply with the provision relating to the application of City plan and zone designations, through a subsequent process that will be done in this case if the area is annexed.*

*As discussed previously in this report, this annexation is consistent with all other agreements that the City is party to relating to annexations.*

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

*Findings: The affected territory will be withdrawn from the Enhanced Sheriff's Patrol District (ESPD), the Urban Road Maintenance District (URMD), and those properties that are in the Street Lighting District will be withdrawn from the District. The subject territory will not be withdrawn from the legal boundary of any other necessary party by this action.*

(5) The proposed effective date of the decision.

*Findings: The effective date for this annexation is thirty (30) days after the Mayor's signature on the ordinance or the date the records of the annexation are filed with the Secretary of State (ORS 222.180), which ever is later.*

**3.09.050 (c)** In order to have standing to appeal a boundary change to Section 3.09.070 a necessary party must appear at the hearing in person or in writing and state reasons why the necessary party believes the boundary change is inconsistent with the approval criteria. A necessary party may not contest a boundary change where the boundary change is explicitly authorized by an urban services agreement adopted pursuant to ORS 195.065. At any public hearing, the persons or entities proposing the boundary change shall have the burden to prove that the petition meets the criteria for a boundary change.

*Findings: This section of Metro Code is included in this report for information only. It is not a criterion for decision. The City of Beaverton is the entity proposing this boundary change, and acknowledges that it has*

*the burden to prove that the petition meets relevant criteria. The purpose of this petition/staff report is to prove that the relevant criteria for a boundary change under Metro Code have been met.*

**3.09.050 (d)** An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

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

*Findings: Existing agreements relevant to this annexation are discussed in findings above addressing Section 3.09.050(b)(2) of the Metro Code. The City has not yet entered into an urban services provider agreement under ORS 195.065 that relates to all potential urban service providers in and around the city, although discussion with other urban services providers on the content of an agreement have occurred sporadically over the last several years, and the City has proposed an agreement that is acceptable to most of the parties. Because a comprehensive urban service agreement has not been completed, it is not possible to consider adoption of an annexation plan. The City has entered into two agreements that reference ORS 195.065 with Tualatin Valley Water District and Washington County and this proposed action is consistent with those agreements, as explained in the findings above addressing Metro Code Section 3.09.050(b)(2).*

- (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;

*Findings: The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. As explained previously in this report, in findings addressing Metro Code Section 3.09.050(b)(3), the UPAA does address actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process. Findings discussing other relevant agreements, and demonstrating that the proposed annexation is consistent with those agreements, are located in the findings of this report addressing Metro Code Section 3.09.050(b)(2).*

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

**Findings: The City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's Assumed Urban Services Area and annexing it furthers this policy. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan, Washington County's Comprehensive Plan, or the Public Facilities Plans of either jurisdiction and, therefore, this criterion is met.**

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

**Findings: The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.**

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

**Findings: The Existing Conditions section of this petition/staff report contains information addressing how the provision of public facilities and services to the subject area would be affected by this annexation. As noted previously in this report, only two legally relevant urban services would change as a result of the proposed annexation, the maintenance of sanitary sewer pipes under 24" in diameter, and the maintenance of local and collector roads in the area. The City would also assume primary responsibility for police protection, maintenance of storm drainage facilities, maintenance of street lights, and planning, development review and building permit issuance. The provision of public facilities to the area will not change.**

**The City has sufficient staff and budgetary resources to accommodate the provision of the public facilities and services, for which it would be responsible, to the subject area. The City's 2004-2005 Fiscal Year (FY) tax rate is approximately \$4.10 per thousand dollars of assessed property value, including the tax rate for bonded debt. The FY 2004-2005 tax rate, excluding bonded debt, is \$3.68 which is less than the City's authorized tax rate of \$4.62 authorized under State Ballot Measure 50 in 1997. This allows the City to generate more property tax revenues if needed to provide public facilities and services in a timely and orderly manner. The Beaverton City Council, however, is careful to balance the need to provide city facilities and services at an adequate level with the need to be good stewards of the**

*taxpayers' money. The City Council has set eight goals for the City. Three of those goals that are relevant to this discussion are:*

- Use City resources efficiently to ensure long-term financial stability;*
- Continue to plan for, improve and maintain the City's infrastructure;*  
*and*
- Provide responsive, cost effective service to the community.*

*One service that the City is especially concerned about providing at a high level is police protection. As a result of the passage of City Ballot Measure 34-52 in 1996, the City has maintained a ratio of approximately 1.5 police officers per thousand population. This contrasts with a ratio of approximately 1.0 officers per thousand population in the County's Enhanced Sheriff's Patrol District (ESPD), which presently encompasses the subject area. Partly because of this higher number of police officers per thousand population, in addition to other factors such as the present location of several high value industrial and commercial properties just outside the city but in the ESPD and the Urban Road Maintenance District (URMD), the City's tax rate is higher than the rate presently paid to those special districts. After annexation, area property owners would pay approximately \$2.72 more per thousand dollars in assessed valuation than they presently do, based on FY 2004-2005 tax rates. A decrease in the differential is possible in future years if higher value properties are annexed to the City and removed from the ESPD and URMD.*

*Based on the above information, staff concludes that the proposed annexation will not interfere with the timely, orderly and economic provision of public facilities and services, and that the City is financially able to provide the urban services that it will take over from CWS and the County. Staff is not aware of any evidence that such a takeover will interfere with County's ability to continue to provide those services to areas remaining within the jurisdiction of the County's Urban Road Maintenance District or Enhanced Sheriff's Patrol District.*

(6) The territory lies within the Urban Growth Boundary; and

*Findings: The property lies within the Urban Growth Boundary.*

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

*Findings: OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have*

*been made in accordance with the goals..." Compliance with the Comprehensive Plan was addressed under criterion number (3) above. The applicable Comprehensive Plan policy cited under criterion number (3) above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003, meaning it became unnecessary for the City to address the Statewide Planning Goals after that date in considering proposed annexations. There are no other criteria applicable to this boundary change in State Law or local ordinances. The City of Beaverton does have Annexation Policies (Exhibit F to this Petition/Staff Report) adopted by resolution and this proposed annexation is consistent with those policies. Staff finds this annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.*

**3.09.050 (e)** When there is no urban service agreement adopted pursuant 195.065 that is applicable, and a boundary change decision is contested by a necessary party, the approving entity shall also address and consider, information on the following factors in determining whether the proposed boundary change meets the criteria of Sections 3.09.050(d) and (g). The findings and conclusions adopted by the approving entity shall explain how these factors have been considered.

*Findings: There is no permanent comprehensive urban service agreement adopted pursuant to ORS 195.065 that is applicable to this area. At the time this staff report was completed, however, no necessary party had contested the proposed annexation. Nevertheless, staff has chosen to briefly address each of the applicable factors below, reserving the right to supplement the findings for each factor if the boundary change decision is contested by a necessary party.*

- (1) The relative financial, operational and managerial capacities of alternative providers of the disputed urban services to the affected area;

*Findings: Metro Code [3.09.020(m)] and Oregon Revised Statutes 195.065(4) defines "Urban Services" as meaning sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. The providers of these urban services are not in dispute for the area proposed for annexation if the annexation is approved, and there is no evidence that their financial, operational and managerial capacities to serve the area are inadequate.*

- (2) The quality and quantity of the urban services at issue with alternative providers of the urban services, including differences in cost and allocations of costs of the services and accountability of the alternative providers;

**Findings:** *The only providers of legally relevant urban services that will change as a result of this proposed annexation are maintenance of sanitary sewers and local roads. Sanitary sewer maintenance responsibility for pipes smaller than 24 inches in diameter will shift from Clean Water Services to the City's Operations Department. Maintenance of local roads in the area will be transferred, by separate action, from the Washington County Department of Land Use and Transportation to the City's Operations Department. There is no evidence that the quality or quantity of either of these services will be reduced as a result of the proposed annexation, or that there will be significant differences in their cost, allocation of costs or the accountability of the alternative providers.*

(3) Physical factors related to the provision of urban services by alternative providers;

**Findings:** *As noted above, the only providers of legally relevant urban services that will change as a result of this proposed annexation are maintenance of sanitary sewers and local roads. There is no evidence of physical factors that would adversely affect the City's ability to provide these services as compared to the present providers.*

(4) For proposals to create a new entity the feasibility of creating the new entity.

**Findings:** *No new entity is proposed and this criterion is not applicable.*

(5) The elimination or avoidance of unnecessary duplication of facilities;

**Findings:** *The City of Beaverton has previously taken action to eliminate and avoid the unnecessary duplication of facilities. Beaverton has annexed itself to the Tualatin Valley Fire and Rescue District because it was determined that the District could provide services and operate its facilities at a higher economy of scale. For the same reason, virtually all of Beaverton is in the Tualatin Hills Park and Recreation District. Beaverton is part of Washington County Cooperative Library System, allowing use of the City's highly rated library by all county residents, and use of other library facilities in the county by City residents. As previously discussed, pursuant to an intergovernmental agreement the City works cooperatively with Clean Water Services to maintain sanitary sewer pipes less than 24" in diameter within the City limits as well as to maintain certain storm water management facilities. The City of Beaverton is a member of the Joint Water Commission (JWC), an intergovernmental group whose members also include Hillsboro, Forest Grove, and the Tualatin Valley Water District, which has jointly developed and operates water reservoirs and*

*transmission lines. This proposed annexation will not create any duplication of facilities.*

- (6) Economic, demographic and sociological trends and projections relevant to the provision of the urban services;

*Findings: Washington County has designated most of this area as part of the Elmonica and Merlo Station Community areas, except for the properties adjacent to SW 173rd Avenue that are designated Neighborhood in the County Comprehensive Framework Plan. The Station Community designation has resulted in County zoning that calls for more intense urban development, allowing higher density office, retail and residential land uses. Based on an Urban Planning Agreement with Washington County the City applies its most similar zoning to that which the County has placed on the property. The City has previously cooperated with the County and other affected local governments in planning for this area's projected growth and development. There is no evidence that the City of Beaverton will be unable to provide the services to this area for which it will be responsible given its economic, demographic and sociological trends and projections.*

- (7) Matching the recipients of tax supported urban services with the payers of the tax;

*Findings: The Beaverton Police Department responds to emergency calls outside of the City limits. Beaverton provides approximately 1.5 police officers per 1,000 population compared to Washington County's Enhanced Sheriff Patrol District which provides approximately 1.0 deputies per 1,000 population. As this area develops at higher density it is anticipated that emergency responses will increase. The City is providing police protection to this unincorporated island and receiving no revenues in return. This annexation will provide tax revenues to support this service.*

- (8) The equitable allocation of costs to alternative urban service providers between new development and prior development; and

*Findings: As explained above, as a result of the proposed annexation the City will take over maintenance of local and collector roads, and sanitary sewer pipes under 24-inches in diameter. No other relevant urban service providers will change. Washington County will have to bring County maintained local and collector roads up to an agreed to standard, if they are not currently, before the City will accept maintenance responsibility. There is no evidence that the changes in service provision that would result from the proposed annexation will result in an inequitable allocation of*

*costs to the previous service providers of the specified services and the City between new development and prior development.*

(9) Economies of scale.

*Findings: The City of Beaverton's current boundaries create an inefficient situation for provision of urban services. The City of Beaverton believes it is the logical provider of services for its assumed urban service area, including the area that is the subject of this proposed annexation. There is no evidence that the City cannot offer the services for which it will be responsible in the area after annexation at an economy of scale that meets or exceeds that which is available to present service providers.*

(10) Where a proposed decision is inconsistent with an adopted intergovernmental agreement, that the decision better fulfills the criteria of Section 3.09.050(d) considering Factors (1) through (9) above.

*Findings: There is no evidence that the proposed annexation of the subject territory is inconsistent with the various intergovernmental agreements relating to annexation that the City of Beaverton is party to.*

**3.09.050 (f)** 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 all necessary parties. However, a decision that has not been contested by any necessary party may become effective upon adoption.

*Findings: The effective date for this annexation is recommended to be 30 days after the mayor signs an ordinance adopted by the City Council approving the annexation or the date the ordinance is submitted to the Secretary of State, by Metro, as provided in ORS 222.180 and Metro Code 3.09.030(e), which ever is later.*

**3.09.050 (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.

*Findings: This criterion is not applicable to this proposed annexation because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.*

## CONCLUSION

Based on the information and findings in this petition and staff report, staff concludes that the proposed annexation should be approved by the Council through adoption of a City ordinance.

### Exhibits:

- A. Resolution No. 3794
- B. Legal Description
- C. List of Property Owners
- D. List of Electors
- E. A spreadsheet listing tax lot identification numbers, approximate acreage, Ballot Measure 50 value, real market building value and total real market value
- F. Resolution No. 3785

**EXHIBIT A**

RESOLUTION NO. 3794

A RESOLUTION DIRECTING CITY INITIATION OF  
ANNEXATION OF TERRITORY

**WHEREAS**, the City of Beaverton has adopted Urban Service Area and Corporate Limits Annexation Policies; and

**WHEREAS**, the City's progress toward annexing its assumed urban services area has been slow; and

**WHEREAS**, previous incremental annexations have resulted in City limits that are odd and create confusion about their location, with many unincorporated "islands" surrounded by properties within the City; and

**WHEREAS**, the City desires to create more logical boundaries and create complete incorporated neighborhoods; and

**WHEREAS**, a more assertive policy toward annexation of certain types of properties could improve the City's ability to provide services to its residents efficiently and at a reasonable cost; and

**WHEREAS**, a more assertive annexation policy could result in more City control of development in adjacent unincorporated areas that could affect the City; and

**WHEREAS**, the Washington County 2000 policy is to have all urban unincorporated areas annexed by cities over time; and

**WHEREAS**, the City now needs to identify particular areas to begin implementing the adopted Annexation Policies; therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
BEAVERTON, OREGON**

Council directs the Mayor to pursue the annexation of territory identified on the maps attached hereto as Exhibits A, B, C and D to this resolution.

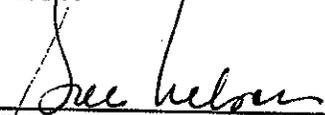
Adopted by the Council this 13th day of December, 2004.

Approved by the Mayor this 14<sup>th</sup> day of DECEMBER 2004.

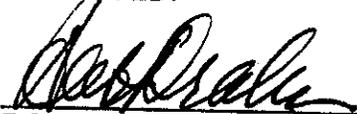
Ayes: 5

Nays: 0

ATTEST:

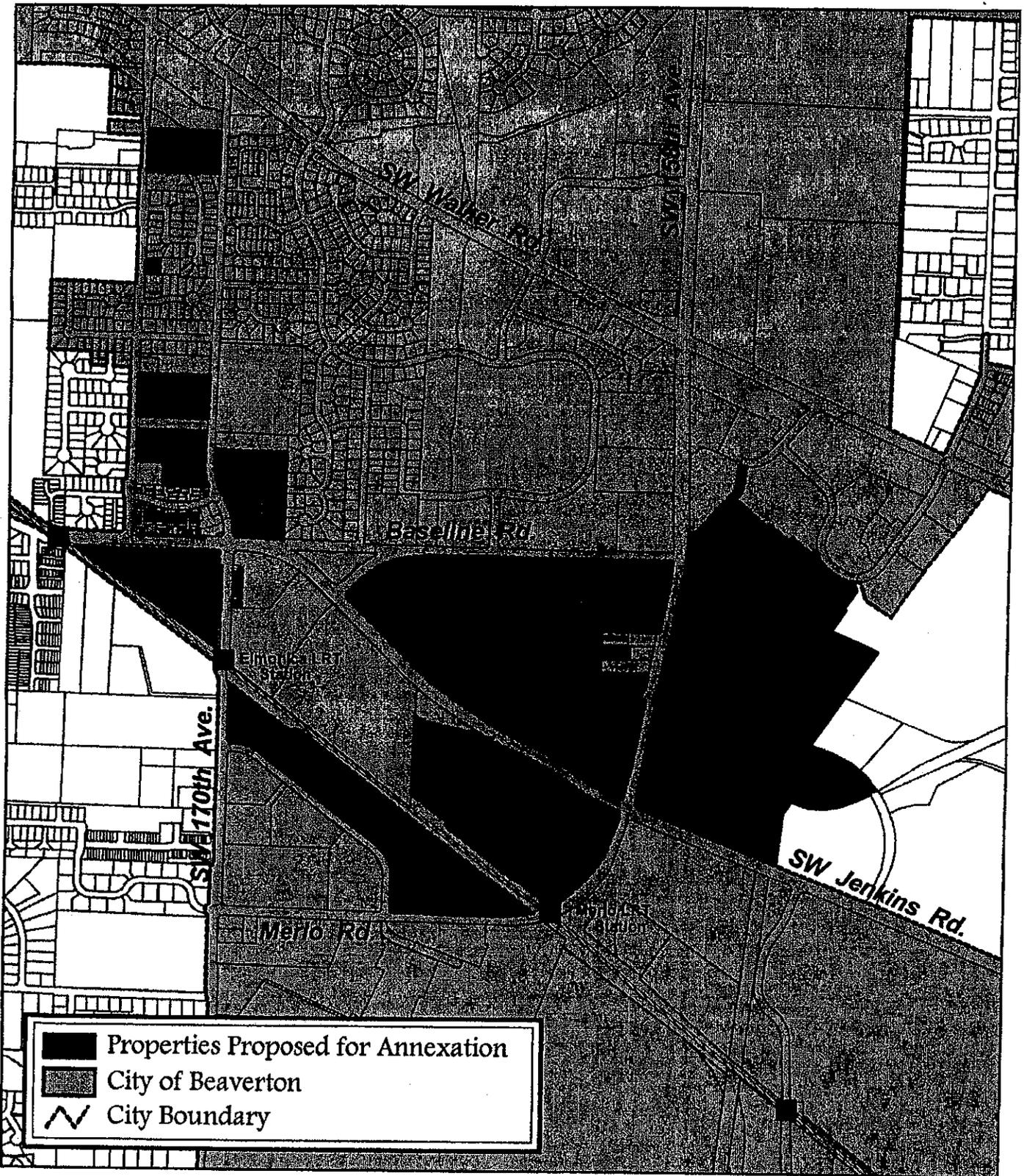
  
SUE NELSON, City Recorder

APPROVED:

  
ROB DRAKE, Mayor

# VICINITY MAP

Resolution No. 3794  
**EXHIBIT "A"**



City of Beaverton

Elmonica and Merlo Light Rail Station Areas Annexation  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 Planning Services Division

11/0029/04  
 Map #  
 Various

N

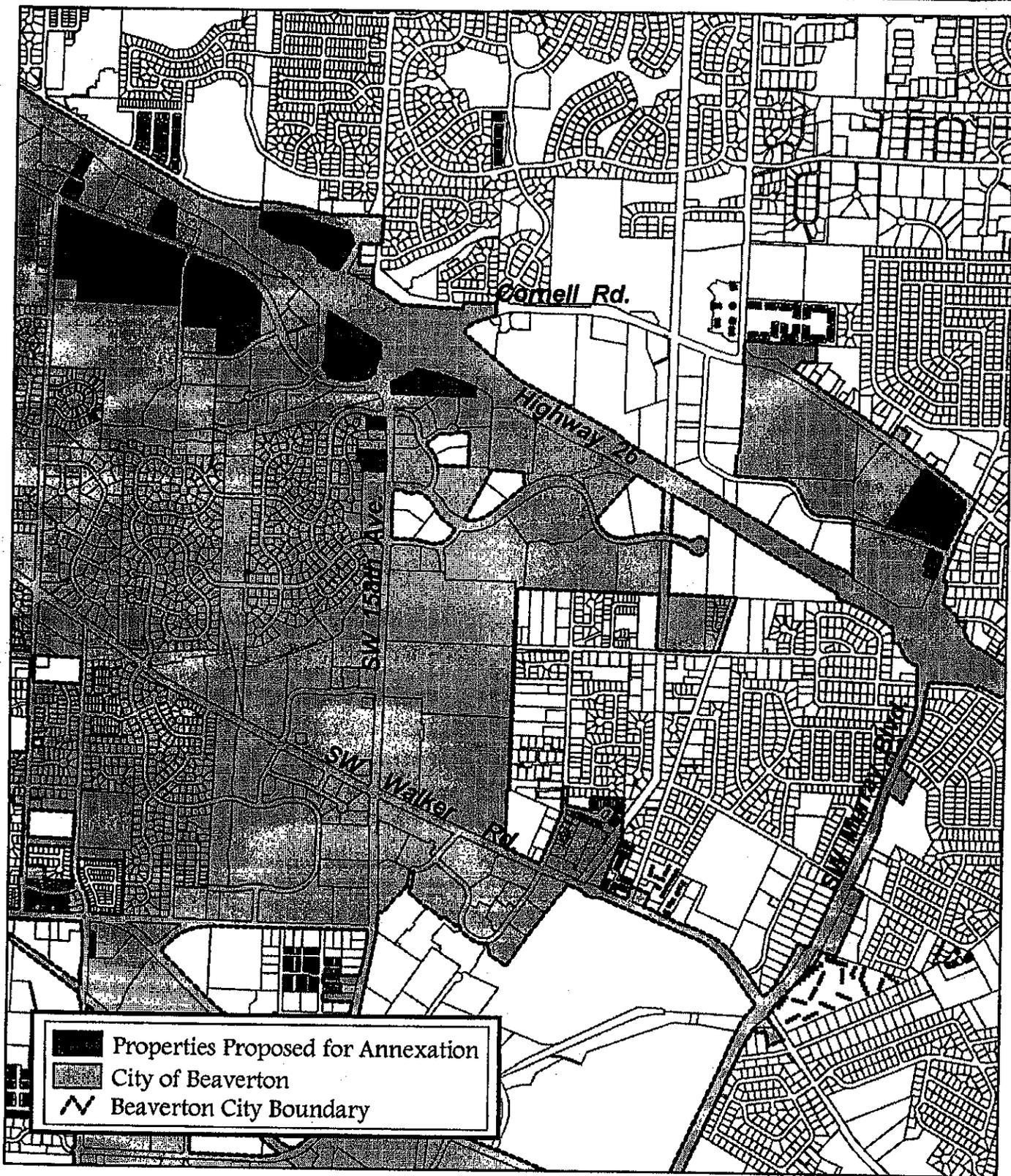


Application #  
 To be determined

042

# VICINITY MAP

Resolution No. 3794  
EXHIBIT "B"



City of Beaverton

Sunset Hwy / Cornell Rd. Area Island Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

12/07/04

Map #  
Various

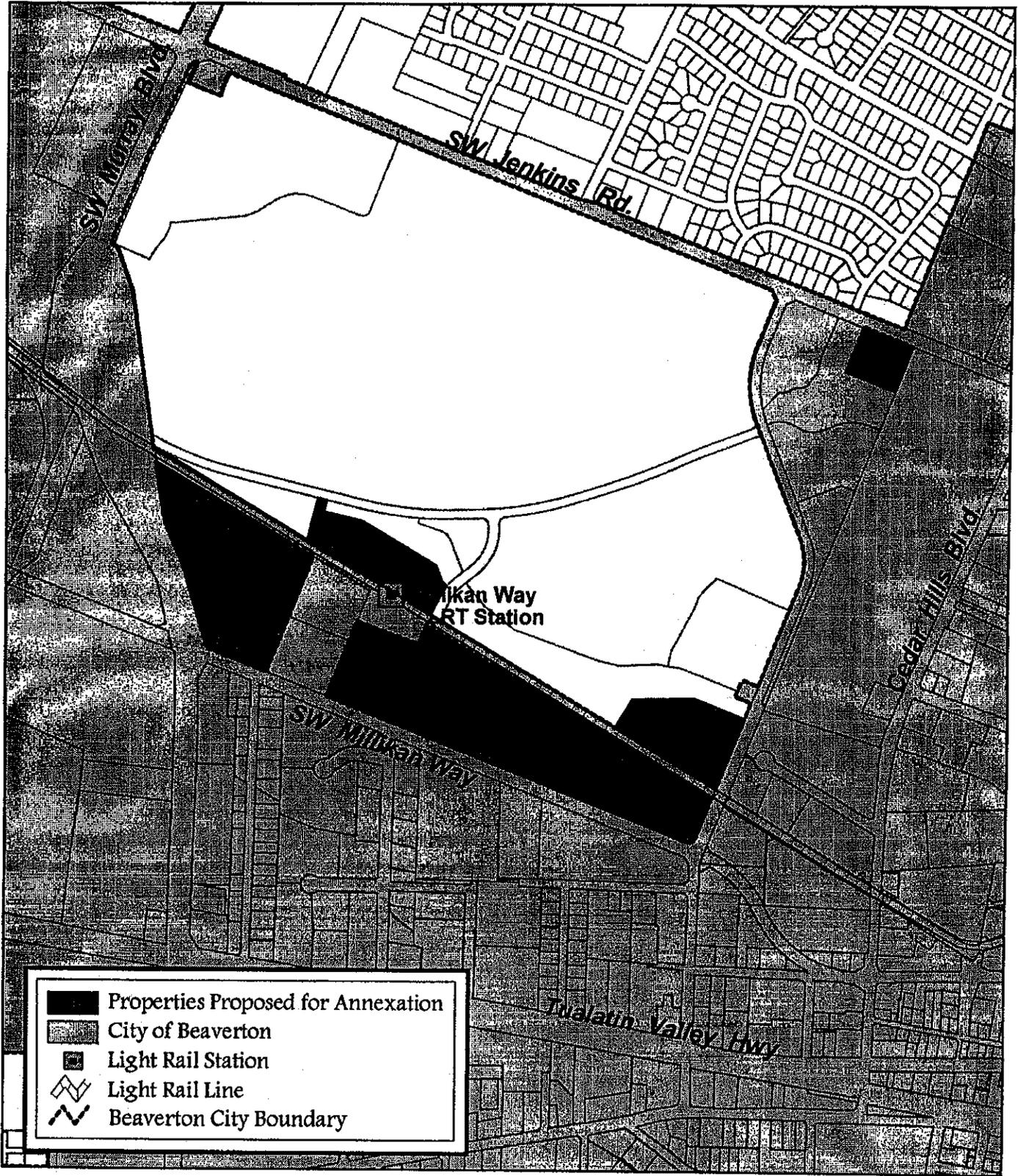
N



Application #  
To be determined

# VICINITY MAP

Resolution No. 3794  
EXHIBIT "C"



City of Beaverton

Millikan Way Station Area Island Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

12/07/04

Map #  
Various

N



Application #  
To be determined

044



**EXHIBIT B**  
**LEGAL DESCRIPTION**

**ANX2004-0016**  
**Tract 1**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Section 31, Township 1 North, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of NW 170<sup>th</sup> Avenue, said point being south, 227.52 feet and south, 125.18 feet from the intersection of the west right of way line of NW 170<sup>th</sup> Avenue and the southerly right of way line of NW Walker Road; thence running west, 232.02 feet and west, 273.48 feet to the east right of way line of NW 173<sup>rd</sup> Avenue; thence south, along the east right of way line of SW 173<sup>rd</sup> Avenue to a point 136.52 north of the north line of Tracey Meadows Subdivision; thence east, parallel with said north line, 550.00 feet to the west right of way line of NW 170<sup>th</sup> Avenue; thence north, along said west line of NW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 2**

That certain parcel of land located in the Northwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Lot 1, Watercrest Subdivision, said point also being on the east right of way line of SW 173<sup>rd</sup> Avenue; thence running north, along said east right of way line of SW 173<sup>rd</sup> Avenue 81.85 feet; thence north,  $83^{\circ} 19' 45''$  east, 105.81 feet; thence south,  $00^{\circ} 25' 00''$  west, 94.97 feet to the north line of Lot 1, Watercrest; thence west, along said north line to the place of beginning.

**ANX 2004-0016**  
**Tract 3**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian; Washington County, Oregon, more particularly described as follows:

Beginning at a point on the easterly right of way of SW 173<sup>rd</sup> Avenue, said point being the northwest corner of Lot 41, Grayoak; thence east, along the north line of said Lot 41 to the west right of way line of SW 170<sup>th</sup> Avenue; thence south, along said west right of way line of SW 170<sup>th</sup> Avenue 396 feet; thence west, perpendicular to said west right of way line of SW 170<sup>th</sup> Avenue to the east right of way line of SW 173<sup>rd</sup> Avenue; thence north, along said east right of way line of SW 173<sup>rd</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 4**

That certain parcel of land located in the Southwest ¼, Northeast ¼, Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the east right of way line of SW 173<sup>rd</sup> Avenue, said point also being the northwest corner of Elmonica Meadows Subdivision; thence east, along the north line of Elmonica Meadows Subdivision to the west right of way line of SW 170<sup>th</sup> Avenue; thence southerly, along said west right of way line of SW 170<sup>th</sup> Avenue to the southeast corner of Elmonica Meadows Subdivision; thence west the south line of said to the southwest corner of Lot 15, Elmonica Meadows Subdivision; thence north, to the northwest corner of Lot 17, Elmonica Meadows Subdivision; thence west, to the east right of way line of SW 173<sup>rd</sup> Avenue, thence north, along said right of way line of SW 173<sup>rd</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 5**

That certain parcel of land located in the Southeast  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of tract "A" Steele Park, a plat of record, said point also being on the easterly right of way line of SW 170<sup>th</sup> Avenue, thence running east, 515.61 feet along the north line of said Steele Park to the east line of said Steele Park, said point also being the northeast corner of Lot 65, Steele Park; thence south, along the west line of said Steel Park to the southeast corner of Lot 16, Steel Park, said point also being the north right of way of SW Baseline Road; thence westerly, along the north right of way of SW Baseline Road to the point where said north right of way line intersects with the easterly right of way of SW 170<sup>th</sup> Avenue; thence northerly along the easterly right of way of SW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 6**

That certain parcel of land located in the Northwest  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point where the southerly right of way line of SW Baseline Road intersects with the northeasterly right of way of the Metro Light Rail right of way; thence running east to the point where said southerly right of way of SW Baseline Road intersects with the westerly right of way of SW 170<sup>th</sup> Avenue, thence southerly, along said westerly right of way line of SW 170<sup>th</sup> Avenue to the point of intersection with the northeasterly right of way to the Metro Light Rail right of way line; thence northwesterly, along said Metro Light Rail right of way line to the place of beginning.

**ANX 2004-0016**  
**Tract 7**

That certain parcel of land located in the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Section 6, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 3, Elmonica Station, a plat of record, said point also being on the easterly right of way of SW 170<sup>th</sup> Avenue; thence running east, 73.62 feet; thence northerly, 61.07 feet to a point on the east line of the Elmonica Station Condominiums; thence continuing northerly along the east line of said Elmonica Station Condominiums 230.24 feet; thence northwesterly along the north line of said Elmonica Station Condominiums to the east right of way line of SW 170<sup>th</sup> Avenue; thence south, along the east line of SW 170<sup>th</sup> Avenue to the place of beginning.

**ANX 2004-0016**  
**Tract 8**

That certain parcel of land located in the Southeast ¼ of the Southeast ¼, Section 6, also the Southwest ¼, Southwest ¼, Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of tract "A" Merlo Station, a plat of record, said point also being the intersection of the easterly right of way line of SW 170<sup>th</sup> Avenue and the southwesterly right of way line of Metro Light Rail; thence running southeasterly, along the southwesterly right of way line of Metro Light Rail to the point where said right of way line intersects with the northerly right of way line of SW Merlo Road; thence westerly, along the northerly right of way of SW Merlo Road to the point of intersection with the easterly right of way line of SW Merlo Drive; thence northerly, along said right of way line to the point of intersection with the easterly right of way line of SW 170<sup>th</sup> Avenue; thence north, along the easterly right of way line of SW 170<sup>th</sup> Avenue to the point of beginning.

**ANX 2004-0016**  
**Tract 9**

That certain parcel of land located in the Southwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way of SW 158<sup>th</sup> Avenue, said point being the intersection with the northeasterly right of way of the Metro Light Rail; thence running northerly, along the westerly right of way of SW 158<sup>th</sup> Avenue to the point of intersection with the southerly right of way of SW Jenkins Road as described in dedication document 85-36243; thence along the southerly right of way of said SW Jenkins Road to the point of intersection with the southerly line of the vacated right of way of SW Jenkins Road as recorded in document 99-61262; 402.78 feet along a curve to the left; thence continuing along said southerly line 400.19 feet along a 945 foot radius curve to the right; thence south 481.34 feet to the northeasterly right of way line of the Metro Light rail; thence southeasterly, along the northeasterly right of way of the Metro Light rail to the place of beginning.

**ANX 2004-0016**  
**Tract 10**

That certain parcel of land located in the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Section 6, and the NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way line of SW 158<sup>th</sup> Avenue, said point also being the southeast corner of Lot 26, Sunset Gardens, a plat of record; thence northerly, along the westerly right of way line of SW 158<sup>th</sup> Avenue to the point of intersection with the southerly right of way line of SW Baseline Road; thence westerly along the southerly right of way line of SW Baseline Road to the point of intersection with the northerly right of way of SW Jenkins Road; thence southeasterly, along said northerly right of way line of SW Jenkins Road to the point of intersection with the westerly right of way line of SW 158<sup>th</sup> Avenue; thence northerly, along the westerly right of way line of SW 158<sup>th</sup> Avenue to the north line of Lot 38, Sunset Gardens; thence west, along the north line of both lots 38 and 39, Sunset Gardens to the east right of way line of SW 160<sup>th</sup> Avenue; said point also being the southwest corner of Lot 40, Sunset Gardens; thence north, along the east right of way line of SW 160<sup>th</sup> 100.00 feet to the south line of SW Kaylynn Lane; thence east along said south line, 200.00 feet; thence north, 100.00 feet to the northeast corner of Edgewood Meadows; thence west, along the north line of said Edgewood Meadows to the west right of way line of SW 160<sup>th</sup> Avenue; thence north, along the west right of way line of SW 160<sup>th</sup> Avenue, 100.00 feet to the north line of Reese Square Condominiums; thence east to the westerly right of way line of SW 158<sup>th</sup> Avenue, said point being the southeast corner of Lot 26, Sunset Gardens and the point of beginning.

**ANX 2004-0016  
Tract 11**

That certain parcel of land located in the Section 5, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point in the northeast  $\frac{1}{4}$ , southwest  $\frac{1}{4}$  of said Section 5, said point being the southeast corner of Lot 5, Burlington Northern Windolph Industrial Park, also being on the northerly right of way of SW Jenkins Road; thence running northeasterly, 436.16 feet along the easterly line of said Lot 5 to the northeast corner of said Lot 5, said point also being on the southerly line of Lot 10 of Burlington Northern Windolph Industrial Park; thence westerly, along the southerly line of said Lot 10 to the southwest corner of said Lot 10; thence northerly, along the westerly line of said Lot 10, 364.33 feet to the southerly right of way line of SW Jay Street; thence easterly, along the south right of way line of SW Jay Street to the point of intersection with the centerline of the Bonneville Power Administration easement, said point also being the northeast corner of Lot 10 of Burlington Northern Windolph Industrial Park; thence southerly, along the easterly line of said Lot 10 to the southeast corner of said Lot 10, said point also being of a railroad spur line; thence easterly, along said railroad spur line, 112.66 feet; thence easterly, 87.96 feet; thence easterly 67.53 feet; thence along a curve to the left 274.74 feet; thence northeasterly, 170.58 feet to the southerly right of way line of SW Jay Street; thence continuing along said railroad spur to the northerly right of way line of SW Jay Street; thence northwesterly, along the northerly right of way line of SW Jay Street to the point of intersection with the easterly right of way line of SW Burlington Drive; thence northeasterly, along the easterly right of way line of SW Burlington Drive to the northwest corner of Lot 15, Burlington Northern Windolph Industrial Park, said

point also being on the southerly line of Lot 12 Bankoll Center Woodside No. 2, a plat of record; thence easterly, along the southerly line of said Lot 12 to a point which is northwesterly 16.03 feet from the southeast corner of said Lot 12; thence northeasterly, 180.48 feet; thence northwesterly, 16 feet; thence northeasterly, 152.98 feet; thence northerly, 65.15 feet to a point on the southerly right of way line of SW Koll Parkway; thence northwesterly, along the southerly right of way of SW Koll Parkway to a point which is 109.50 feet southerly from the point of tangency of SW Koll Parkway; thence (leaving said southerly right of way of SW Koll Parkway) westerly, 28.44 feet; thence southwestery, 40.31 feet; thence northwesterly, 178.85 feet; thence southwestery, 45.91 feet; thence northwesterly, 14.89 feet; thence northeasterly, 3 feet more or less; thence northwesterly, 165.00 feet; thence westerly 31.24 to a point on the southwestery line of Lot 8, Bankoll Center Woodside; thence northwesterly, along said southwestery line of Lot 8, 252.00 feet; thence northeasterly 57.00 feet; thence northerly, 191.32 feet to a point on the southerly right of way of SW Greystone Court; thence westerly, along the southerly right of way of SW Greystone Court, 50.40 feet; thence southerly, 157.96 feet; thence southerly, along the arc of a 50 foot radius curve to the right, 28.87 feet; thence southwestery, 132.35 feet; thence westerly, along the arc of a 38 foot radius curve to the left, 13.72 feet; thence southwestery, 250.66 feet; thence westerly 57.52 feet to the easterly right of way line of SW 158<sup>th</sup> Avenue; thence southerly, along the easterly right of way line of SW 158<sup>th</sup> Avenue to the northwest corner of Lot 21, Burlington Northern Windolph Industrial Park; thence southeasterly, along the northerly line of said Lot 21 to the northeast corner of said Lot 21; thence southwestery, along the easterly lines of Lots 20 and 21, Burlington Northern Windolph

Industrial Park to the southeast corner of said Lot 20; thence continuing southwesterly, 65.63 feet; thence northwesterly, 286.59 feet; thence westerly, 60.57 feet to the easterly right of way line of SW 158<sup>th</sup> Avenue; thence southerly along said easterly right of way line to the point of intersection with the northerly right of way line of SW Jenkins Road; thence southeasterly along the northerly right of way line of SW Jenkins Road to the southeast corner of Lot 5, Burlington Northern Windolph Industrial Park, said point also being the point of beginning.

**EXHIBIT C**



DOCKTOR, BRIAN & COLLEEN	17126 SW ARTESIAN DR	BEAVERTON OR 97006
DOMINGUEZ, LOURDES	15929 SW MORTONDALE LN	BEAVERTON OR 97006
DY, MARINA G	13505 SW BUTNER RD	BEAVERTON OR 97005
EBY, KENNETH R	1148 SW 160TH AVE	BEAVERTON OR 97006
ELLSWORTH, REBECCA A	1159 SW 160TH	BEAVERTON OR 97006
ELMONICA COURT - 144 LLC	BY THE RANDALL CO	PORTLAND OR 97219
ESSAM, JAMES R/BETTY A &	CANFIELD, JUDITH A/ALAN E	BEAVERTON OR 97006
EV, BOPHA C	1196 SW 160TH AVE	BEAVERTON OR 97006
EVANS, KAMELA R	778 SW 171ST AVE	BEAVERTON OR 97006
FAIR, THADEUS D & VIRGINIA L	14580 HARBOR VIEW DR	BEAVERTON OR 97006
GASTINEAU, JOHN E	16040 SW GAGE LN	ROCKAWAY B OR 97136
GEST, GARY	619 SE 12TH	BEAVERTON OR 97006
GILMAN, SUSAN	FORMERLY CAIN	HILLSBORO OR 97123
GIROUX, SYLVIA A	15921 SW MORTONDALE LN	BEAVERTON OR 97006
GOLONKA, ANDREW M/GRACE	796 SW 171ST AVE	BEAVERTON OR 97006
GRIFFITH, GAIL LEE	17637 NW GILBERT LN	BEAVERTON OR 97006
GUNDERSON, JANICE R	1156 SW 160TH AVE	PORTLAND OR 97229
HAFDAHL, GRACE A	17248 SW ARTESIAN LN	BEAVERTON OR 97006
HALL, JANET C	16059 SW GAGE LN	BEAVERTON OR 97007
HARRIS, DAVID A SUZANNE C	1115 SW 158TH	BEAVERTON OR 97006
HASSEN, HECTOR	11576 SE 27TH AVE	BEAVERTON OR 97006
HEIMBACH, KURT	16076 SW GAGE LN	BEAVERTON OR 97006
HOLLEY, DENA L	1229 SW 160TH ST	BEAVERTON OR 97006
JDR CONTRACTING	16055 SW WALKER RD #413	BEAVERTON OR 97006
JENSEN, ROBERT E	17160 W BASELINE RD	BEAVERTON OR 97006
JLS CUSTOM HOMES, INC	16280 NW BETHANY CT #200	BEAVERTON OR 97006
JOHNSTON, GREGORY ALAN	16078 SW MASON LN	BEAVERTON OR 97006
JORDAN, KEVIN & HEATHER	11961 SW 127TH PL	BEAVERTON OR 97006
JOYNER, FREDERICK L AND SHERRY L	15863 NW CLEARY CT	BEAVERTON OR 97006
KEELER, ERICA	16073 SW MASON LN	TIGARD OR 97223
KENNY, JOHN M	16072 SW GAGE LN	BEAVERTON OR 97006
KIM, JOE W AND SUE Y	15403 NW ENERGIA ST	BEAVERTON OR 97006
KLAS LIVING TRUST	KLAS, ROBERT R & ROSEMARIE TRS	PORTLAND OR 97229
KRINGELHEDE, GEORGE P &	KRINGELHEDE, MARGOT Y	TIGARD OR 97223
KWON, JASON &	KWON, HYEJA	BEAVERTON OR 97075
LEE, JACK C D	PO BOX 955	BEAVERTON OR 97006
LEE, RICKY	1162 SW 160TH AVE	WASHOUGAL WA 98671
	9500 SW BARBUR BLVD #300	BEAVERTON OR 97006
	90 NW 173RD	
	718 SW 171ST AVE	
	13283 SW SCOTTSBRIDGE DR	
	PO BOX 1044	
	1167 SW 160TH AVE	

LEE, YON O	17184 SW ARTESIAN LN	BEAVERTON	OR	97006
LI, WEN &	LUO, JIAYUAN	BEAVERTON	OR	97006
LIM, RUBY & ROSALIA	16917 SW STEEL WAY	BEAVERTON	OR	97006
LIN BROTHERS PARTNERS	ATTN: PAUL LIN	BEAVERTON	OR	97006
LISTON, JACLYN S &	MARCINKOWSKI, GEORGE T	BEAVERTON	OR	97006
LIU, LEIGUANG & YING	16928 SW WHITLEY WAY	BEAVERTON	OR	97006
LONG, CHRISTOPHER	16926 SW STEELE WAY	BEAVERTON	OR	97006
LOSTROM, CHRISTOPHER C & TRISHA	16051 SW MASON LN	BEAVERTON	OR	97006
LOVE, DAVID E AND BARBARA M	14670 NW PIONEER RD	BEAVERTON	OR	97006
LUI, KWOK-KEE JONATHAN &	GRACE H	BEAVERTON	OR	97006
MARTIN, MARI	16080 SW GAGE LN	BEAVERTON	OR	97006
MATZELLE, ERIC & REBECCA LYNN	838 SW 171ST AVE	BEAVERTON	OR	97006
MCFARLAND, JODY ELKE	1143 SW 160TH AVE	BEAVERTON	OR	97006
MCNALLY, MAUREEN	16913 SW CASHREW WAY	BEAVERTON	OR	97006
MELNICK, KRISTIN A	16048 SW GAGE LN	BEAVERTON	OR	97006
MENDENHALL, CRAIG A &	MENDENHALL, NEIL A JR	BEAVERTON	OR	97006
MERLO STATION PARTNERS	PO BOX 2775	BEAVERTON	OR	97006
MILLER, LIZABETH	15900 SW MORTONDALE LN	TUALATIN	OR	97062
MISKOVIC, JASON C	16032 SW GAGE LN	BEAVERTON	OR	97006
MOLONEY, RYAN M & ERIN E	1237 SW 160TH AVE	BEAVERTON	OR	97006
MORALES, RAFAEL & CARMEN &	MORALES, EDGAR	BEAVERTON	OR	97006
MORTAZAVI, FARZAN & MARZIEH	14945 SW TELLURIDE TER	BEAVERTON	OR	97006
MURPHY, SARA E	16068 SW GAGE LN	BEAVERTON	OR	97007
NELMES, CONNIE CHEN	16936 SW CASHREW WAY	BEAVERTON	OR	97006
NERSVEN, DANIEL R	15932 SW MORTONDALE LN	BEAVERTON	OR	97006
NEXTBIGTHING, LLC	BY CAPLAN'S GOLF WORLD	BEAVERTON	OR	97006
NG, YIN T & WINDY LAI	17249 SW ARTESIAN DR	ALOHA	OR	97006
NGUYEN, DIEM THI & MY-TIEN THI	17291 SW ARTESIAN LN	BEAVERTON	OR	97006
NGUYEN, SINH TRUONG	DINH, LUONG THI HONG	BEAVERTON	OR	97006
NIELSEN, KAARE M TRUSTEE	NIELSEN, JOYCE A TRUSTEE	ALOHA	OR	97006
OLLISON, DAVID L & DONNA L TRS	23737 SW NEWLAND RD	BEAVERTON	OR	97006
OSMOND, CHRISTINA	16934 SW STEELE WAY	WILSONVILLE	OR	97070
PACE, THOMAS	1109 SW 160TH AVE	BEAVERTON	OR	97006
PENLAND, HUGH J	1117 SW 160TH AVE	BEAVERTON	OR	97006
PERRY, KIMBERLY N	1173 SW 160TH AVE	BEAVERTON	OR	97006
PHAN, MINH VAN &	LE, NGOC-NU T	BEAVERTON	OR	97006
PISCITELLI TRUST	PISCITELLI, ANTONIO/PASQUA TRS	BEAVERTON	OR	97006
	16251 SW JENKINS RD	PORTLAND	OR	97221
	17153 SW ARTESIA LANE			
	450 NW 167TH AVE			
	182 SW 147TH PL			
	5728 SW 52ND			
	16933 SW CASHREW WAY			
	1800 SW MERLO CT			
	1261 SW 160TH AVE			
	1123 SW 160TH AVE			
	16038 SW MASON LN			
	15960 SW MORTONDALE LN			



TIETJENS, CHARLES L  
TRI-COUNTY METROPOLITAN  
TUMASOV, ALEKSANDER &  
VESTAL, BILL R  
VU, LONG H & ELVIE G  
WAAGE, CASEY C  
WALCZYK, JOSEPH F  
WATFORD, JOHN W &  
WEBER, JUSTIN M  
WELLS OPERATING PTNSHP, LP  
WENDT, GREGORY D  
WILMES, LISA L & RICHARD D  
WINDSOR PROPERTIES LTD  
WINDSOR PROPERTIES LTD  
WITCHEL, ANN E TR  
WITHERSPOON, BOBBY F  
WONG, STEVEN Y  
WOODALL, KATE A  
YETMAN, AARON M

250 BELTON RD  
OREGON DOT  
AVAKYAN, NELLI  
16968 SW WHITLEY WAY  
17185 SW ARTESTIAN LN  
16086 SW MASON LN  
16079 SW GAGE LN  
BABCOCK, GREGORY SHAWN  
1245 SW 160TH AVE  
ATTN: SPENCER Y PATTON  
16065 SW MASON LN  
15951 SW MORTONDALE LN  
PO BOX 647  
2245 NE CORNELL RD  
16937 SW CASHREW WAY  
1277 SW 160TH AVE  
17555 ERIN CT  
16030 SW MASON LN  
1269 SW 160TH AVE

ST HELENS OR 97051  
PORTLAND OR 97202  
BEAVERTON OR 97006  
ATLANTA GA 30092  
BEAVERTON OR 97005  
BEAVERTON OR 97006  
HILLSBORO OR 97123  
HILLSBORO OR 97124  
BEAVERTON OR 97006  
BEAVERTON OR 97006  
LAKE OSWEGO OR 97035  
BEAVERTON OR 97006  
BEAVERTON OR 97006

4012 SE 17TH AVE  
17127 SW ARTESIAN LN

16044 SW GAGE LN

6200 THE CORNERS PKWY #250

**EXHIBIT D**



Find Voter

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BEAVERTON

A	Y	16903	SW	WHITLEY	WAY	BEAVERTON	HARRINGTON	ROSE	M
A		16916	SW	WHITLEY	WAY	BEAVERTON	ARNOLD	JESSE	JOEL
A		16916	SW	WHITLEY	WAY	BEAVERTON	CARPENTER	RYAN	T
A		16916	SW	WHITLEY	WAY	BEAVERTON	DRIGGERS	MICHAEL	R
A		16923	SW	WHITLEY	WAY	BEAVERTON	ALBERQUE	PAUL	A
A		16935	SW	WHITLEY	WAY	BEAVERTON	MOCCO	ANDREW	J
A		16940	SW	WHITLEY	WAY	BEAVERTON	ANDRE	JENNIFER	L
A		16947	SW	WHITLEY	WAY	BEAVERTON	KLESH	MATT	RICHARD
A	Y	16947	SW	WHITLEY	WAY	BEAVERTON	KLESH	TERIANN	
A		16959	SW	WHITLEY	WAY	BEAVERTON	DAYTON	TIMOTHY	LUKE
A		16959	SW	WHITLEY	WAY	BEAVERTON	WINCHESTER	GINGER	ANN
A		16968	SW	WHITLEY	WAY	BEAVERTON	VESTAL	MICHELLE	PAULINE
A	Y	16968	SW	WHITLEY	WAY	BEAVERTON	VESTOL	BILL	R
A		16971	SW	WHITLEY	WAY	BEAVERTON	HEPPNER	TODD	R
A	Y	16971	SW	WHITLEY	WAY	BEAVERTON	MILLER-HEPPNER	MICHELLE	A
A		16983	SW	WHITLEY	WAY	BEAVERTON	DRISCOLL	KATHLEEN	SUSAN

Right mouse button on the ballot card system will stop the voter's ballot from being counted



0

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A	Y	16902	SW	STEELE	WAY	BEAVERTON	SAVAGE	PATRICIA	M
C		16909	SW	STEELE	WAY	BEAVERTON	GRATZER	FRED	C
C		16909	SW	STEELE	WAY	BEAVERTON	GRATZER	MICHELLE	D
A		16910	SW	STEELE	WAY	BEAVERTON	REISCH	MELANIE	ANN
A		16910	SW	STEELE	WAY	BEAVERTON	REISCH	MICHAEL	L
A		16913	SW	STEELE	WAY	BEAVERTON	CHUGANEV	VASHI	S
A	Y	16913	SW	STEELE	WAY	BEAVERTON	CHUGANEV	SITA	V
A		16914	SW	STEELE	WAY	BEAVERTON	QUIDDAOEN	SUZANNE	LAFORTEZA
A		16914	SW	STEELE	WAY	BEAVERTON	REAL	HERMINIA	L
A		16917	SW	STEELE	WAY	BEAVERTON	LIM	ROSALIA	SANDY
A		16917	SW	STEELE	WAY	BEAVERTON	LIM	RUBY	PERALTA
C		16917	SW	STEELE	WAY	BEAVERTON	SME WANG	FUEY	S
A		16918	SW	STEELE	WAY	BEAVERTON	GROVE	RYAN	W
A		16921	SW	STEELE	WAY	BEAVERTON	CENTINO	MARINA	G
A		16921	SW	STEELE	WAY	BEAVERTON	DY	MARINA	G
A		16922	SW	STEELE	WAY	BEAVERTON	BAXTER	WILLIAM	A
A		16922	SW	STEELE	WAY	BEAVERTON	COATNEY	ANITA	F
A		16922	SW	STEELE	WAY	BEAVERTON	COATNEY	MARTIN	L
A		16926	SW	STEELE	WAY	BEAVERTON	LONG	CHRISTOPHER	MICHAEL
A		16926	SW	STEELE	WAY	BEAVERTON	LONG	NATALIE	DAWN
A		16930	SW	STEELE	WAY	BEAVERTON	HAGEMANN	RUTH	INEZ
A		16930	SW	STEELE	WAY	BEAVERTON	RICKMAN	RENEE	MICHELLE
A		16934	SW	STEELE	WAY	BEAVERTON	OSMOND-SUTHERLAND	CHRISTINA	M
A		16938	SW	STEELE	WAY	BEAVERTON	POOLE	MILYNNE	P
A		16942	SW	STEELE	WAY	BEAVERTON	ROSARIO	ZALDY	V
A	Y	16946	SW	STEELE	WAY	BEAVERTON	SIROVATKA	ROBERT	A
A	Y	16946	SW	STEELE	WAY	BEAVERTON	SIROVATKA	SUZANNE	E
A		16950	SW	STEELE	WAY	BEAVERTON	SCHOPP	PAUL	T
A		16954	SW	STEELE	WAY	BEAVERTON	DONAIS	RENEE	MARIE

A	16954	SW	STEELE	WAY	BEAVERTON	ROWLAND	LANCE	ANDREW
A	16958	SW	STEELE	WAY	BEAVERTON	RAICHE	BRANDON	C
A	16962	SW	STEELE	WAY	BEAVERTON	STEWART	JUDY	M
A	16962	SW	STEELE	WAY	BEAVERTON	STEWART	TRAVIS	A
A	16962	SW	STEELE	WAY	BEAVERTON	STEWART	TREVER	A
C	16962	SW	STEELE	WAY	BEAVERTON	WILCOX	HOWARD	A
D	16962	SW	STEELE	WAY	BEAVERTON	WILCOX	VIRGINIA	B
A	16970	SW	STEELE	WAY	BEAVERTON	GILBERT	JEREMY	SCOTT
A Y	16970	SW	STEELE	WAY	BEAVERTON	MOORE	DANIEL	J
A Y	16970	SW	STEELE	WAY	BEAVERTON	MOORE	ROCHELLE	R
A Y	16971	SW	STEELE	WAY	BEAVERTON	SMITH	KARIN	E
A	16971	SW	STEELE	WAY	BEAVERTON	SMITH	KRISTINA	LYNN
A Y	16971	SW	STEELE	WAY	BEAVERTON	SMITH	RICHARD	J
C	16974	SW	STEELE	WAY	BEAVERTON	GILBERT	BRIAN	P
A	16974	SW	STEELE	WAY	BEAVERTON	GONZALEZ	JESUS	A
A	16978	SW	STEELE	WAY	BEAVERTON	DUKE	AMANDA	JOLENE
A	16983	SW	STEELE	WAY	BEAVERTON	ADAMS	ARTHUR	D
A Y	16983	SW	STEELE	WAY	BEAVERTON	ADAMS	HELEN	D
A Y	16983	SW	STEELE	WAY	BEAVERTON	ADAMS JR	ROGER	E
A	16986	SW	STEELE	WAY	BEAVERTON	SPRAGUE	JENNIFER	D
A	16990	SW	STEELE	WAY	BEAVERTON	O HARE	MIKE	H
C	16990	SW	STEELE	WAY	BEAVERTON	THIEL	SUSAN	E

Bid Name:  Bid Address:  Bid Record:  Bid ID:

Bid No:  Bid No:  Street:

City:  State:  Zip:

District:

Job A/C:  Job B

LINE	REQUIRE	IRIS	STRESS	TYPE	CITY	LAST NAME	FIRST NAME	INITIAL			
1	A	Y	16030	SW	MASON	LN	BEAVERTON	WOODALL	KATE	ALISON	0
2	A		16035	SW	MASON	LN	BEAVERTON	BILLINGS	CHRISTINA	RENEE	0
3	A		16038	SW	MASON	LN	BEAVERTON	JACOBS	CHRISTOPHER	RYAN	0
4	A		16043	SW	MASON	LN	BEAVERTON	CHRISTLEY	JOSHUA	WARREN	0
5	A		16043	SW	MASON	LN	BEAVERTON	COLEMAN	KIMBERLY	DAWN	1
6	A		16046	SW	MASON	LN	BEAVERTON	ACKERSON	JEFFREY	DAVID	0
7	A		16046	SW	MASON	LN	BEAVERTON	ACKERSON	LYNDA	MARIE	1
8	A		16046	SW	MASON	LN	BEAVERTON	ACKERSON	SARA	AIMEE	1
9	A		16051	SW	MASON	LN	BEAVERTON	LOSTROM	CHRISTOPHER	CHARLES	0
10	A	Y	16051	SW	MASON	LN	BEAVERTON	LOSTROM	TRISHA	RENEE	0
11	A		16062	SW	MASON	LN	BEAVERTON	MARTINEZ	EZEQUIEL		0
12	A		16062	SW	MASON	LN	BEAVERTON	MARTINEZ	HEATHER	RAE	0
13	A		16065	SW	MASON	LN	BEAVERTON	WENDT	GREGORY	DAVID	1
14	A		16065	SW	MASON	LN	BEAVERTON	WENDT	JENNIFER	ANNE	0
15	A		16073	SW	MASON	LN	BEAVERTON	MCCOMB	CHRISTINA	JOANN	0
16	A		16073	SW	MASON	LN	BEAVERTON	SJOBLOM	ERICA	DAWN	0
17	A		16078	SW	MASON	LN	BEAVERTON	FULKERSON	KJERSTI	S	0
18	A		16078	SW	MASON	LN	BEAVERTON	JOHNSTON	GREGORY	ALAN	0
19	A		16081	SW	MASON	LN	BEAVERTON	ROWE	MICHAEL	JAMES	0
20	A		16081	SW	MASON	LN	BEAVERTON	WEST	JON	DAVID	0
21	A		16086	SW	MASON	LN	BEAVERTON	LA MOTTE	DARCIE	L	0
22	A		16086	SW	MASON	LN	BEAVERTON	WAAGE	CASEY	C	0

BV Name: \_\_\_\_\_ BV Address: \_\_\_\_\_ BV Precinct: \_\_\_\_\_ BV ID: \_\_\_\_\_  
 House:  0 Street: \_\_\_\_\_ Apt:  \_\_\_\_\_  
 Trac:  / Post Off: \_\_\_\_\_ Bldg: \_\_\_\_\_ Locale: \_\_\_\_\_  
 Prec Dist: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Use as Base

#	IP	HOUSE	PRE	STREET	TYPE	CITY	LAST NAME	FIRST NAME	UNIT
1	A	Y	15907	SW MORTONDALE	LN	PORTLAND	ISAACS	JARED	R
2	A		15907	SW MORTONDALE	LN	BEAVERTON	OCHOA	KEITH	LORENZO
3	A		15907	SW MORTONDALE	LN	BEAVERTON	REEB	DAVID	M
4	A		15913	SW MORTONDALE	LN	BEAVERTON	DISNEY	PAULA	
5	A		15916	SW MORTONDALE	LN	PORTLAND	BLACK	CRAIG	PATRICK
6	A		15921	SW MORTONDALE	LN	BEAVERTON	GIROUX	SYLVIA	A
7	C		15929	SW MORTONDALE	LN	PORTLAND	DICKINSON	EMILY	G
8	A		15929	SW MORTONDALE	LN	BEAVERTON	DOMINGUEZ	LOURDES	
9	A		15929	SW MORTONDALE	LN	PORTLAND	MOSIER	LAURA	D
10	A	Y	15932	SW MORTONDALE	LN	BEAVERTON	NERSVEEN	DANIEL	R
11	A		15932	SW MORTONDALE	LN	PORTLAND	NERSVEEN	KAREN	A
12	A		15945	SW MORTONDALE	LN	BEAVERTON	SANDLER	MERLE	H
13	A		15945	SW MORTONDALE	LN	BEAVERTON	YOUN	BETTY	S
14	A		15951	SW MORTONDALE	LN	BEAVERTON	WILMES	LISA	L
15	A		15951	SW MORTONDALE	LN	BEAVERTON	WILMES	RICHARD	DAVID
16	A		15957	SW MORTONDALE	LN	BEAVERTON	THOMPSON	JASON	D
17	A		15957	SW MORTONDALE	LN	PORTLAND	THOMPSON	JOANNA	REGINA
18	A		15960	SW MORTONDALE	LN	BEAVERTON	MORALES	RAFAEL	Q
19	A		15963	SW MORTONDALE	LN	PORTLAND	BRINGHURST	CHRISTOPHER	MARK
20	A		15963	SW MORTONDALE	LN	BEAVERTON	BRINGHURST	KRISTIE	NICOLE
21	A		15964	SW MORTONDALE	LN	PORTLAND	POCKET	DAVID	M
22	A	Y	15968	SW MORTONDALE	LN	PORTLAND	CAMPBELL	MARK	EDWARD



Find Voter [A]

1120      1277      KILEY

/

SW

A	Y	1120	SW	KILEY	WAY	133	BEAVERTON	FREEMAN	NORA	L
A		1120	SW	KILEY	WAY	135	BEAVERTON	BRITTON	GEOFFREY	TODD
A		1120	SW	KILEY	WAY	135	BEAVERTON	BRITTON	INORI	
A		1120	SW	KILEY	WAY	137	BEAVERTON	ALLEN	JASON	RICHARD
A		1120	SW	KILEY	WAY	137	BEAVERTON	ALLEN	TIFFANY	NOEL
A		1120	SW	KILEY	WAY	139	BEAVERTON	TANKERSLEY	SARA	KATHLEEN
A	Y	1120	SW	KILEY	WAY	140	BEAVERTON	EGGLESTON	JENNIFER	A
A		1120	SW	KILEY	WAY	141	BEAVERTON	KOPPELMAN	MATTHEW	S
A		1120	SW	KILEY	WAY	142	BEAVERTON	WARD	JERRY	RON
A		1120	SW	KILEY	WAY	143	BEAVERTON	JENSEN	VELVET	E
A		1138	SW	KILEY	WAY	122	BEAVERTON	SPUUR	BETTY	C
A		1138	SW	KILEY	WAY	122	BEAVERTON	SPUUR	CLARENCE	ALFRED
A		1138	SW	KILEY	WAY	123	BEAVERTON	EDWARDS	SONYA	L
A		1138	SW	KILEY	WAY	125	BEAVERTON	RAM	SAROJNI	C
A		1138	SW	KILEY	WAY	126	BEAVERTON	GUDGE	AARON	E
A	Y	1138	SW	KILEY	WAY	126	BEAVERTON	PACE	TONYA	M
A		1138	SW	KILEY	WAY	127	BEAVERTON	PLANK	MICHAEL	ALLEN
A		1138	SW	KILEY	WAY	127	BEAVERTON	PLANK	VALERIE	ESTHER
A		1138	SW	KILEY	WAY	128	BEAVERTON	KELLY	DARRIN	RAY
A		1138	SW	KILEY	WAY	128	BEAVERTON	LEVITT	RONALD	H
A		1138	SW	KILEY	WAY	130	BEAVERTON	MOUSSAS	ELIE	MUKINI
A		1169	SW	KILEY	WAY	13	BEAVERTON	BOLES	DOROTHY	M
A		1169	SW	KILEY	WAY	13	BEAVERTON	BOLES	EDMOND	D
A		1169	SW	KILEY	WAY	14	BEAVERTON	BURCO	ROBERT	ALLEN
A		1169	SW	KILEY	WAY	15	BEAVERTON	MURPHY	MEGHAN	EILEEN
A		1169	SW	KILEY	WAY	16	BEAVERTON	STAUB	STEVEN	PAUL
A		1169	SW	KILEY	WAY	21	BEAVERTON	WHEELER	JESSIE	LE ANN
A		1169	SW	KILEY	WAY	22	BEAVERTON	EGLIN	DEBORAH	SYTHA
A		1169	SW	KILEY	WAY	22	BEAVERTON	EGLIN	PAUL	DANA
A		1174	SW	KILEY	WAY	85	BEAVERTON	JERNIGAN	NATALIE	
A		1174	SW	KILEY	WAY	86	BEAVERTON	FLETCHER	JENNY	ANN
A		1174	SW	KILEY	WAY	87	BEAVERTON	MCKINNEY	MICHELLE	DAWN
A		1174	SW	KILEY	WAY	87	BEAVERTON	SORENSEN	KIP	ELMER
A		1174	SW	KILEY	WAY	88	BEAVERTON	BURNS	JOHN	RICHARD
A		1174	SW	KILEY	WAY	88	BEAVERTON	BURNS	TAMMY	
A		1174	SW	KILEY	WAY	89	BEAVERTON	ARNOLD	AARON	LEE
A		1174	SW	KILEY	WAY	89	BEAVERTON	ARNOLD	CYNTHIA	JO
A	Y	1174	SW	KILEY	WAY	93	BEAVERTON	BARRY	JANICE	E
A		1174	SW	KILEY	WAY	94	BEAVERTON	CHADWICK	CATHERINE	J
A		1187	SW	KILEY	WAY	29	BEAVERTON	BATCHLER	TRICIA	A
A	Y	1187	SW	KILEY	WAY	31	BEAVERTON	STEPHENSON	WYATT	FLEETWOOD
A		1187	SW	KILEY	WAY	33	BEAVERTON	BALTZ-GIBBS	KAREN	J
A		1187	SW	KILEY	WAY	33	BEAVERTON	GIBBS	PATRICK	L
A	Y	1187	SW	KILEY	WAY	34	BEAVERTON	CREAKMAN	DORIS	B

A	Y	1187	SW	KILEY	WAY	34	BEAVERTON	CREAKMAN	FRANK	N
A		1187	SW	KILEY	WAY	34	BEAVERTON	CREAKMAN	MICHAEL	N
A		1187	SW	KILEY	WAY	34	BEAVERTON	FERREIRA	PAUL	AMARAL
A	Y	1196	SW	KILEY	WAY	36	BEAVERTON	BUTCHER	ELIZABETH	A
A		1196	SW	KILEY	WAY	37	BEAVERTON	LOVELAND	KEVIN	DANA
A		1196	SW	KILEY	WAY	38	BEAVERTON	BOLING	DANA	GAYLE
A		1196	SW	KILEY	WAY	38	BEAVERTON	BOLING	JOSEPH	RAGAN
A		1196	SW	KILEY	WAY	39	BEAVERTON	SMITH	LESLIE	JEAN
A		1196	SW	KILEY	WAY	40	BEAVERTON	CHAE	BRIAN	M
A		1196	SW	KILEY	WAY	42	BEAVERTON	TINGSTAD	KELLY	I
A	Y	1196	SW	KILEY	WAY	42	BEAVERTON	TOOMEY	ROBIN	M
A		1196	SW	KILEY	WAY	43	BEAVERTON	LEE	JONATHAN	
A		1196	SW	KILEY	WAY	43	BEAVERTON	LEE	SUN BOO	P
A		1196	SW	KILEY	WAY	44	BEAVERTON	JOHNSON	MELISSA	MARIE
A		1196	SW	KILEY	WAY	45	BEAVERTON	CASTRO	LINDA	C
A		1196	SW	KILEY	WAY	46	BEAVERTON	JOHNSTON	WAYNE	M
A		1205	SW	KILEY	WAY	49	BEAVERTON	SURPRENANT	DEBORAH	RENE
A		1205	SW	KILEY	WAY	49	BEAVERTON	SURPRENANT	MICHAEL	P
A		1205	SW	KILEY	WAY	50	BEAVERTON	LYONS	MANDA	LOUISE
A		1205	SW	KILEY	WAY	50	BEAVERTON	WATT	KASIAKIN	R
A	Y	1205	SW	KILEY	WAY	51	BEAVERTON	MITCHELL	DDN	HOWARD
A		1205	SW	KILEY	WAY	56	BEAVERTON	LUISI HARP	JULIE	ANN
A		1205	SW	KILEY	WAY	57	BEAVERTON	WILSON	KIMBERLY-KAY	DASHER
A		1205	SW	KILEY	WAY	58	BEAVERTON	MARTINEZ	KATHERINE	SUE
A		1205	SW	KILEY	WAY	59	BEAVERTON	LEE	ALICIA	RENEE
A		1205	SW	KILEY	WAY	60	BEAVERTON	HENDERSON	DESTROY	JOE
A		1205	SW	KILEY	WAY	69	BEAVERTON	DAHL	ERIC	SEDRICK
A		1223	SW	KILEY	WAY		BEAVERTON	DOLAN	MARGARET	MARY
A	Y	1223	SW	KILEY	WAY	61	BEAVERTON	PLUMMER	DAYNA	R
A		1223	SW	KILEY	WAY	63	BEAVERTON	ALLEN	PHILLIP	L
A		1223	SW	KILEY	WAY	63	BEAVERTON	CLARK	MOLLY	KATHLEEN
A		1223	SW	KILEY	WAY	63	BEAVERTON	FREELS	BRADLY	RAY
A	Y	1223	SW	KILEY	WAY	65	BEAVERTON	RAMIREZ	MIGUEL	C
A		1223	SW	KILEY	WAY	68	BEAVERTON	LEONARD	BRENDA	T
A		1223	SW	KILEY	WAY	68	BEAVERTON	LEONARD	PAUL	A
A	Y	1223	SW	KILEY	WAY	69	BEAVERTON	CRAM	SCOTT	ALLEN
A		1223	SW	KILEY	WAY	70	BEAVERTON	SMITH	CHARLES	B
A		1223	SW	KILEY	WAY	70	BEAVERTON	SMITH	WENDY	J
A	Y	1223	SW	KILEY	WAY	71	BEAVERTON	ALTON JR	CURTIS	JOSEPH
A		1241	SW	KILEY	WAY	71	BEAVERTON	STEIN	JOSEPH	W
A		1241	SW	KILEY	WAY	78	BEAVERTON	BOERINGA	LEAH	ANN
A		1241	SW	KILEY	WAY	78	BEAVERTON	BOGGS	SEAN	HOWARD
A		1241	SW	KILEY	WAY	79	BEAVERTON	CINCO	RICHARD	C
A		1241	SW	KILEY	WAY	80	BEAVERTON	AMBERG	BRIAN	JOSEPH
A		1241	SW	KILEY	WAY	80	BEAVERTON	PEIRCE	SARAH	RUTH
A		1241	SW	KILEY	WAY	81	BEAVERTON	MCKAY	KELLY	CHRISTINE
A		1241	SW	KILEY	WAY	81	BEAVERTON	ROMINGER	DARLENE	G
A		1241	SW	KILEY	WAY	82	BEAVERTON	ROBBINS	KAREN	J
A		1241	SW	KILEY	WAY	82	BEAVERTON	SNOW	GARY	ROBERT
A		1241	SW	KILEY	WAY	83	BEAVERTON	PEEBLES	SUSAN	L
A		1241	SW	KILEY	WAY	84	BEAVERTON	HILMES	TODD	STEPHEN
A		1241	SW	KILEY	WAY	90	BEAVERTON	HARRISON	CHASE	W
A		1248	SW	KILEY	WAY	3	BEAVERTON	PAZ	DOMINIC	MICHAEL
A		1248	SW	KILEY	WAY	6	BEAVERTON	HOLEN	KRISTA	M
A		1248	SW	KILEY	WAY	6	BEAVERTON	NOLL	STACY	A
A		1248	SW	KILEY	WAY	7	BEAVERTON	CARTER	DAVID	GERARD
A		1259	SW	KILEY	WAY	8	BEAVERTON	KODIS	KATHERINE	J
A		1259	SW	KILEY	WAY	98	BEAVERTON	IRWIN	KEITH	MICHAEL
A		1259	SW	KILEY	WAY	98	BEAVERTON	TYNSDALE	JOSEPH	D
A		1259	SW	KILEY	WAY	98	BEAVERTON	WILSON	MICHAEL	LEON
A		1259	SW	KILEY	WAY	102	BEAVERTON	CARLSON	RICHARD	JAY
A		1259	SW	KILEY	WAY	105	BEAVERTON	NORTON	MICHELLE	L
A		1259	SW	KILEY	WAY	105	BEAVERTON	NORTON	SEAN	M
A	Y	1259	SW	KILEY	WAY	107	BEAVERTON	ENEBOE	TORLIEF	I

A	1259	SW	KILEY	WAY	108	BEAVERTON	FRYE	CHARLENE	J
A	1271	SW	KILEY	WAY	83	BEAVERTON	PEEBLES	CLIFTON	TROY
A	1277	SW	KILEY	WAY		BEAVERTON	LYNN	RIDDLE	MEGAN
A	1277	SW	KILEY	WAY	109	BEAVERTON	STENGER	JAMES	L
A	1277	SW	KILEY	WAY	110	BEAVERTON	CROTTY	MELISSA	K
A	1277	SW	KILEY	WAY	111	BEAVERTON	FERNANDO	CHRISTOPHER	JUAN
A	1277	SW	KILEY	WAY	111	BEAVERTON	HEMAIDAN	JEANA	MARIE
A	1277	SW	KILEY	WAY	115	BEAVERTON	TAGGART	JOSHUA	MOON
A	1277	SW	KILEY	WAY	119	BEAVERTON	LANG	JASON	ADDISON
A	1277	SW	KILEY	WAY	120	BEAVERTON	GADDIS	NANCY	I

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A1		A		D		P		F			
BU Name			BU Address			BU Phone			BWD		
House	0	To		Street		City		State		Zip	
Frac	7	Post Off		Blgd		City		State		Zip	
Pre Dir		City		Zip		<input type="checkbox"/> Use Alias Table					

#	S	R	HOUSE #	P	PRE	STREET	TYPE	CITY	LAST NAME	FIRST NAME	INT
1	A		16024		SW	GAGE LN		BEAVERTON	BARNES	AARON	HART
2	A	Y	16024		SW	GAGE LN		BEAVERTON	BARNES	CLARA	T
3	A		16024		SW	GAGE LN		BEAVERTON	BARNES	ELIZABETH	PHANEUF
4	A		16028		SW	GAGE LN		BEAVERTON	ATENCIO	MARSHALL	T
5	A		16032		SW	GAGE LN		BEAVERTON	BERGER	TIFFANY	J
6	A		16032		SW	GAGE LN		BEAVERTON	MISKOVIC	JASON	C
7	A		16036		SW	GAGE LN		BEAVERTON	SINK	KELLY	KRISTINE
8	A		16040		SW	GAGE LN		BEAVERTON	GASTINEAU	JOHN	EDWARD
9	A		16044		SW	GAGE LN		BEAVERTON	BABCOCK	GREGORY	SHAWN
10	A		16044		SW	GAGE LN		BEAVERTON	WATFORD	JOHN	WESLEY
11	A		16047		SW	GAGE LN		BEAVERTON	GROOM	DANIEL	L
12	A		16047		SW	GAGE LN		BEAVERTON	GROOM	TERRA	LA REE
13	A		16048		SW	GAGE LN		BEAVERTON	MELNICK	KRISTIN	ANN
14	A		16052		SW	GAGE LN		BEAVERTON	DAVIS	DAVID	EDWARD
15	A		16059		SW	GAGE LN		BEAVERTON	SANDBERG	RACHEL	ANN
16	A		16068		SW	GAGE LN		BEAVERTON	MURPHY	SARA	ELIZABETH
17	A		16068		SW	GAGE LN		BEAVERTON	SPERA	JED	ANTHONY
18	A		16072		SW	GAGE LN		BEAVERTON	KENNY	JOHN	M
19	A		16076		SW	GAGE LN		BEAVERTON	HEIMBACH	KURT	ERIC
20	A		16080		SW	GAGE LN		BEAVERTON	MARTIN	MARI	D
21	A	Y	16091		SW	GAGE LN		BEAVERTON	CARTER	DOUGLAS	T

Select Cancel



16960	SW CASHEW WAY	BEAVERTON	DIBON	JUDAS	LEE
16961	SW CASHEW WAY	BEAVERTON	DAVIES	LAURA	ANN
16962	SW CASHEW WAY	BEAVERTON	DAVIS	LOREN	ERIN
16963	SW CASHEW WAY	BEAVERTON	MURPHY	BERNARD	JOHN
16964	SW CASHEW WAY	BEAVERTON	WATKINS	EMELY	WHITNEY
16965	SW CASHEW WAY	BEAVERTON	DU CLERCQUE	JANICE	L
16966	SW CASHEW WAY	BEAVERTON	ROBERTSON	WANDA	WANDA
16967	SW CASHEW WAY	BEAVERTON	ROBERTSON	WILLIAM	KATHY
16968	SW CASHEW WAY	BEAVERTON	MURPHY	REYNOLDS	REYNOLDS
16969	SW CASHEW WAY	BEAVERTON	FREEDMAN	PAMELA	L

Full report available on-line at: www.oregon.gov/ors/casemap/

FILE	DEF	PRE	NAME	PRE
A Y 16210	SW	BASELINE RD	BEAVERTON AUSTIN	GENE W

A Y 17160	SW	BASELINE RD	BEAVERTON JENSEN	ROBERT E
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DIMS New Election Technology by Diebold



**Find Voter**

17320 / SW BASELINE BEAVERTON

A Y 17320	SW	BASELINE RD	BEAVERTON	CHRISTIAN	TINA	L	C
A 17320	SW	BASELINE RD	BEAVERTON	DUNN	ADAM	JOHN	C
A 17320	SW	BASELINE RD	BEAVERTON	DUNN	MILLISA	L	C
A Y 17320	SW	BASELINE RD	BEAVERTON	FULLER	LORI	C	C





Find Voter

By Name  By Address  By Precinct

Precinct:  Street:  City:

State:  Zip:

PRECINCT	STREET	CITY	STATE	ZIP	LAST NAME	FIRST NAME	INITIAL
A 640 SW 173RD AVE	BEAVERTON	NIELSEN	JOHN		KRIS	E	
A 690 SW 173RD AVE	BEAVERTON	DAWSON	DANNY			K	

Roll down a header and select subheader to click on all records to find specific records



Find Voter

By Address

718 171ST AVE

/

SW

A Y	718	SW	171ST	AVE	ALOHA	GILMAN	SUSAN	ANN	
A	732	SW	171ST	AVE	ALOHA	DAVIS	DONALD	W	
A	732	SW	171ST	AVE	ALOHA	DAVIS	SHERRELL	L	
A	754	SW	171ST	AVE	ALOHA	BENCH	HEATHER	M	
A Y	754	SW	171ST	AVE	ALOHA	BENCH	SHAUN	E	
C Y	754	SW	171ST	AVE	ALOHA	BUENO	NOEMI		
A	778	SW	171ST	AVE	ALOHA	EVANS	KAMELA	R	
A Y	796	SW	171ST	AVE	ALOHA	GOLONKA	ANDREW	M	
A Y	796	SW	171ST	AVE	ALOHA	GOLONKA	GRACE		
A Y	817	SW	171ST	AVE	ALOHA	STATON	JANIECE	D	
A	838	SW	171ST	AVE	ALOHA	MATZELLE	ERIC		
A	838	SW	171ST	AVE	ALOHA	MATZELLE	REBECCA	L	
A Y	838	SW	171ST	AVE	ALOHA	SMITH	KRISTA	D	
A Y	838	SW	171ST	AVE	ALOHA	SMITH	STEVEN	M	
A	843	SW	171ST	AVE	ALOHA	GARMAN	JAIME	NICOLE	
C	843	SW	171ST	AVE	ALOHA	LE	CHAU	M	
A	843	SW	171ST	AVE	ALOHA	SMITH	CHRISTOPHER	MICHAEL	
A	846	SW	171ST	AVE	ALOHA	BUDZ	BRIAN	THADDEUS	
A Y	846	SW	171ST	AVE	ALOHA	SOSINSKI	KRISTEN	M	
A	851	SW	171ST	AVE	ALOHA	POOR	ANN	MARTIN	
A	851	SW	171ST	AVE	ALOHA	POOR	KELLY	SCOTT	
A	851	SW	171ST	AVE	ALOHA	POOR	LARRY	J	
A	8990	SW	171ST	AVE	ALOHA	BENNETT WILL	GAYLE	D	

OK Cancel

Click on a menu item and select a sub-menu option or click on a toolbar icon to find a specific record

A 1045 SW 160TH AVE BEAVERTON MYERS KENNETH WILLIAM

NO	S	R	HOUSE	PRE	STREET	TYPE	DIR	CITY	LAST NAME	FIRST NAME	INT
1	A		1117		SW 160TH AVE			BEAVERTON	FENLAND	DEBRA	A
2	A	Y	1117		SW 160TH AVE			BEAVERTON	PENLAND	HUGH	JAMES
3	A		1120		SW 160TH AVE			BEAVERTON	SPEICH	NICHOLAS	M
4	A		1120		SW 160TH AVE			BEAVERTON	LEWIS	MOLLY	BETH
5	A		1123		SW 160TH AVE			BEAVERTON	HOU	GIPON	
6	A		1123		SW 160TH AVE			BEAVERTON	HOU	KEVIN	TSU HSIANG
7	A		1140		SW 160TH AVE			BEAVERTON	MARSHALL	KATHRYN	ELIZABETH
8	A		1140		SW 160TH AVE			BEAVERTON	MARSHALL JR	PAUL	VERN
9	A	Y	1151		SW 160TH AVE			BEAVERTON	BYRNE	MARGARET	
10	A	Y	1156		SW 160TH AVE			BEAVERTON	GUNDERSON	JANICE	R
11	A		1159		SW 160TH AVE			BEAVERTON	ELLSWORTH	REBECCA	ANN
12	A		1163		SW 160TH AVE			BEAVERTON	MYERS	JASON	JOHN
13	A		1163		SW 160TH AVE			BEAVERTON	STRAYER	MICHAEL	JOHN
14	A		1163		SW 160TH AVE			BEAVERTON	STRAYER	MIKE	JOHN

NO	S	R	HOUSE	PRE	STREET	TYPE	DIR	CITY	LAST NAME	FIRST NAME	INT
15	A		1167		SW 160TH AVE			BEAVERTON	KWON	JASON	Y
16	A		1173		SW 160TH AVE			BEAVERTON	PERRY	KIMBERLY	N
17	L		1105		SW 160TH AVE			BEAVERTON	THOMSON	PATRICIA	A
18	A		1229		SW 160TH AVE			BEAVERTON	HOLLEY	DENA	LYNN
19	A		1237		SW 160TH AVE			BEAVERTON	MOLONEY	ERIN	ELIZABETH
20	A		1237		SW 160TH AVE			BEAVERTON	MOLONEY	RYAN	MATTHEW
21	A		1245		SW 160TH AVE			BEAVERTON	WEBER	JOSEPH	RYAN
22	A		1245		SW 160TH AVE			BEAVERTON	WEBER	JUSTIN	MARK
23	L		1249		SW 160TH AVE			BEAVERTON	SNIDER	MELVIN	JERRE
24	A		1261		SW 160TH AVE			BEAVERTON	LUSTON	JACLYN	SUMMER
25	A		1261		SW 160TH AVE			BEAVERTON	MARCINKOWSKI	GEORGE	TIMOTHY
26	A		1269		SW 160TH AVE			BEAVERTON	YETMAN	AARON	M
27	A		1277		SW 160TH AVE			BEAVERTON	WITHERSPOON	BOBBY	FRANK
28	A		1285		SW 160TH AVE			BEAVERTON	HINKLE	WILLIAM	JAMES
29	A		1285		SW 160TH AVE			BEAVERTON	RODRIGUEZ	MARK	OMAR

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**EXHIBIT E**

**ELMONICA & MERLO LIGHT RAIL STATIONS ISLAND ANNEXATION  
 BASED ON INFORMATION FROM THE WASHINGTON COUNTY  
 DEPARTMENT OF ASSESSMENT AND TAXATION**

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	SITE ADDRESS					
1	1N131DC01300	90 NW 173RD AVE	\$106,260	\$108,490	\$214,750	\$174,110	0.41
2	1N131DC01400	NONE ASSIGNED	\$696,160	\$0	\$696,160	\$66,590	3.04
3	1S106AB00702	270 SW 173RD AVE	\$96,600	\$50,600	\$147,200	\$69,980	0.21
4	1S106AC00300	640 SW 173RD AVE	\$742,130	\$97,280	\$839,410	\$334,480	3.56
5	1S106AC02800	17291 SW ARTESIAN LN	\$96,600	\$86,920	\$183,520	\$128,100	0.12
6	1S106AC02900	17249 SW ARTESIAN LANE	\$96,600	\$96,180	\$192,780	\$132,840	0.11
7	1S106AC03000	17207 SW ARTESIAN LANE	\$96,600	\$88,110	\$184,710	\$130,710	0.11
8	1S106AC03100	17185 SW ARTESIAN LANE	\$96,600	\$107,920	\$204,520	\$142,980	0.11
9	1S106AC03200	17153 SW ARTESIAN LANE	\$96,600	\$93,310	\$189,910	\$129,350	0.11
10	1S106AC03300	17127 SW ARTESIAN LANE	\$96,600	\$96,660	\$193,260	\$133,430	0.12
11	1S106AC03400	718 SW 171ST AVE	\$96,600	\$86,870	\$183,470	\$122,430	0.12
12	1S106AC03500	732 SW 171ST AVE	\$96,600	\$91,230	\$187,830	\$127,960	0.12
13	1S106AC03600	754 SW 171ST AVE	\$96,600	\$99,140	\$195,740	\$130,650	0.12
14	1S106AC05000	17280 SW ARTESIAN LANE	\$96,600	\$95,300	\$191,900	\$146,420	0.12
15	1S106AD19600	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.18
16	1S106AC04900	17248 SW ARTESIAN LANE	\$96,600	\$91,890	\$188,490	\$128,770	0.11
17	1S106AC04800	17206 SW ARTESIAN LANE	\$96,600	\$90,080	\$186,680	\$126,050	0.11
18	1S106AD22500	16969 SW CASHEW WAY	\$77,280	\$88,130	\$165,410	\$128,050	0.06
19	1S106AC04700	17184 SW ARTESIAN LANE	\$96,600	\$95,720	\$192,320	\$133,520	0.11
20	1S106AD22400	16965 SW CASHEW WAY	\$77,280	\$86,480	\$163,760	\$125,630	0.05
21	1S106AD22300	16961 SW CASHEW WAY	\$77,280	\$88,130	\$165,410	\$128,050	0.05
22	1S106AC04600	17152 SW ARTESIAN LANE	\$96,600	\$86,270	\$182,870	\$122,170	0.11
23	1S106AD22200	16957 SW CASHEW WAY	\$77,280	\$88,240	\$165,520	\$128,160	0.05
24	1S106AC04500	17126 SW ARTESIAN LANE	\$96,600	\$99,170	\$195,770	\$131,750	0.13
25	1S106AD22100	16953 SW CASHEW WAY	\$77,280	\$92,310	\$169,590	\$132,350	0.06
26	1S106AD22000	16949 SW CASHEW WAY	\$77,280	\$88,130	\$165,410	\$128,050	0.05
27	1S106AD21900	16945 SW CASHEW WAY	\$77,280	\$87,280	\$164,560	\$127,180	0.05

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
28	1S106AD21800	16941 SW CASHAW WAY	\$77,280	\$88,180	\$165,460	\$124,390	0.05
29	1S106AD21700	16937 SW CASHAW WAY	\$77,280	\$85,410	\$162,690	\$125,240	0.06
30	1S106AD21600	16933 SW CASHAW WAY	\$77,280	\$88,840	\$166,120	\$128,780	0.05
31	1S106AD21500	16929 SW CASHAW WAY	\$77,280	\$85,520	\$162,800	\$125,380	0.05
32	1S106AD22600	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.04
33	1S106AD21400	16925 SW CASHAW WAY	\$77,280	\$85,610	\$162,890	\$122,720	0.06
34	1S106AC03700	778 SW 171ST AVE	\$96,600	\$127,960	\$224,560	\$161,410	0.12
35	1S106AD21300	16921 SW CASHAW WAY	\$77,280	\$90,740	\$168,020	\$127,890	0.06
36	1S106AC03800	796 SW 171ST AVE	\$96,600	\$116,830	\$213,430	\$162,550	0.12
37	1S106AD21200	16917 SW CASHAW WAY	\$77,280	\$85,440	\$162,720	\$123,260	0.05
38	1S105AC01100	15400 SW KOLL PKWY	\$1,107,730	\$4,882,520	\$5,990,250	\$5,429,090	4.35
39	1S106AC04400	817 SW 171ST AVE	\$96,600	\$83,640	\$180,240	\$118,050	0.14
40	1S106AD19700	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
41	1S106AD20000	16964 SW CASHAW WAY	\$77,280	\$87,460	\$164,740	\$125,240	0.07
42	1S106AD20100	16960 SW CASHAW WAY	\$77,280	\$87,460	\$164,740	\$125,590	0.05
43	1S106AD21100	16913 SW CASHAW WAY	\$77,280	\$90,760	\$168,040	\$130,750	0.06
44	1S106AD20200	16956 SW CASHAW WAY	\$77,280	\$88,310	\$165,590	\$125,770	0.05
45	1S106AD20300	16952 SW CASHAW WAY	\$77,280	\$87,460	\$164,740	\$124,570	0.05
46	1S106AD19400	16981 SW CASHAW WAY	\$77,280	\$87,330	\$164,610	\$120,330	0.07
47	1S106AD20400	16948 SW CASHAW WAY	\$77,280	\$88,310	\$165,590	\$125,420	0.05
48	1S106AD20500	16944 SW CASHAW WAY	\$77,280	\$87,460	\$164,740	\$123,110	0.05
49	1S106AD20600	16940 SW CASHAW WAY	\$77,280	\$88,310	\$165,590	\$125,420	0.05
50	1S106AD20700	16936 SW CASHAW WAY	\$77,280	\$78,670	\$155,950	\$125,240	0.05
51	1S106AD20800	16932 SW CASHAW WAY	\$77,280	\$85,330	\$162,610	\$125,140	0.06
52	1S106AC03900	838 SW 171ST AVE	\$96,600	\$90,710	\$187,310	\$127,080	0.14
53	1S106AC04300	835 SW 171ST AVE	\$96,600	\$96,530	\$193,130	\$134,430	0.16
54	1S106AD21000	16909 SW CASHAW WAY	\$77,280	\$87,920	\$165,200	\$127,850	0.06
55	1S106AC04200	843 SW 171ST AVE	\$96,600	\$97,120	\$193,720	\$130,940	0.16
56	1S106AD19300	16985 SW CASHAW WAY	\$77,280	\$87,330	\$164,610	\$120,330	0.07
57	1S106AC04000	846 SW 171ST AVE	\$96,600	\$93,360	\$189,960	\$129,200	0.19
58	1S106AC04100	851 SW 171ST AVE	\$96,600	\$103,690	\$200,290	\$135,770	0.13

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
59	1S106AD19000	16983 SW WHITLEY WAY	\$77,280	\$87,470	\$164,750	\$120,420	0.08
60	1S106AD18900	16971 SW WHITLEY WAY	\$77,280	\$91,680	\$168,960	\$124,700	0.06
61	1S106AD18800	16959 SW WHITLEY WAY	\$77,280	\$91,330	\$168,610	\$124,570	0.05
62	1S106AD18700	16947 SW WHITLEY WAY	\$77,280	\$93,990	\$171,270	\$127,190	0.06
63	1S106AD18600	16935 SW WHITLEY WAY	\$77,280	\$86,310	\$163,590	\$119,460	0.05
64	1S106AD18500	16923 SW WHITLEY WAY	\$77,280	\$86,310	\$163,590	\$119,460	0.05
65	1S106AD20900	16905 SW CASHAW WAY	\$77,280	\$85,480	\$162,760	\$125,330	0.05
66	1S106AD18400	16903 SW WHITLEY WAY	\$77,280	\$84,000	\$161,280	\$116,630	0.06
67	1S106AD19200	16989 SW CASHAW WAY	\$77,280	\$85,040	\$162,320	\$124,570	0.06
68	1S106AD17000	16901 SW CASHAW WAY	\$77,280	\$78,820	\$156,100	\$112,200	0.06
69	1S106AD19100	16993 SW CASHAW WAY	\$77,280	\$93,460	\$170,740	\$126,670	0.07
70	1S106AD17900	16968 SW WHITLEY WAY	\$77,280	\$84,550	\$161,830	\$117,890	0.08
71	1S106AD18000	16952 SW WHITLEY WAY	\$77,280	\$89,710	\$166,990	\$122,320	0.06
72	1S106AD18100	16940 SW WHITLEY WAY	\$77,280	\$87,010	\$164,290	\$120,870	0.06
73	1S106AD18200	16928 SW WHITLEY WAY	\$77,280	\$86,810	\$164,090	\$119,940	0.06
74	1S106AD18300	16916 SW WHITLEY WAY	\$77,280	\$84,920	\$162,200	\$117,600	0.07
75	1S106AD16900	16902 SW STEELE WAY	\$77,280	\$83,970	\$161,250	\$116,610	0.06
76	1S106AD14700	16990 SW STEELE WAY	\$77,280	\$91,610	\$168,890	\$124,650	0.07
77	1S106AD14800	16986 SW STEELE WAY	\$77,280	\$91,580	\$168,860	\$124,960	0.05
78	1S106AD16800	16906 SW STEELE WAY	\$77,280	\$86,340	\$163,620	\$119,430	0.06
79	1S106AD17800	16983 SW STEELE WAY	\$77,280	\$89,450	\$166,730	\$122,320	0.08
80	1S106AD17100	16909 SW STEELE WAY	\$77,280	\$77,480	\$154,760	\$110,840	0.07
81	1S106AD14900	16980 SW STEELE WAY	\$77,280	\$92,140	\$169,420	\$125,270	0.06
82	1S106AD16700	16910 SW STEELE WAY	\$77,280	\$89,610	\$166,890	\$122,230	0.06
83	1S106AD17700	16979 SW STEELE WAY	\$77,280	\$88,420	\$165,700	\$121,240	0.07
84	1S106AD17200	16913 SW STEELE WAY	\$77,280	\$84,040	\$161,320	\$116,700	0.06
85	1S106AD15000	16978 SW STEELE WAY	\$77,280	\$91,380	\$168,660	\$124,630	0.06
86	1S106AD16600	16914 SW STEELE WAY	\$77,280	\$85,190	\$162,470	\$117,700	0.05
87	1S106AD17300	16917 SW STEELE WAY	\$77,280	\$89,500	\$166,780	\$122,390	0.06
88	1S106AD17600	16975 SW STEELE WAY	\$77,280	\$86,970	\$164,250	\$120,090	0.06
89	1S106AD15100	16974 SW STEELE WAY	\$77,280	\$93,820	\$171,100	\$126,840	0.07

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TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
90	1S106AD16500	16918 SW STEELE WAY	\$77,280	\$84,000	\$161,280	\$116,630	0.05
91	1S106AD17400	16921 SW STEELE WAY	\$77,280	\$90,740	\$168,020	\$123,580	0.09
92	1S106AD17500	16971 SW STEELE WAY	\$77,280	\$92,170	\$169,450	\$125,600	0.08
93	1S106AD16400	16922 SW STEELE WAY	\$77,280	\$86,300	\$163,580	\$119,390	0.06
94	1S106AD15200	16970 NW STEELE WAY	\$77,280	\$91,330	\$168,610	\$124,570	0.07
95	1S105CA00900	15350 SW KOLL PKWY	\$1,103,400	\$4,914,060	\$6,017,460	\$5,471,290	4.33
96	1S106AD16300	16926 SW STEELE WAY	\$77,280	\$86,460	\$163,740	\$119,570	0.06
97	1S106AD19800	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
98	1S106AD19900	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.05
99	1S106AD15400	16962 SW STEELE WAY	\$77,280	\$86,820	\$164,100	\$119,960	0.06
100	1S106AD15500	16958 SW STEELE WAY	\$77,280	\$93,170	\$170,450	\$126,370	0.06
101	1S106AD15300	16966 SW STEELE WAY	\$77,280	\$83,020	\$160,300	\$123,220	0.06
102	1S106AD15600	16954 SW STEELE WAY	\$77,280	\$86,220	\$163,500	\$119,270	0.05
103	1S106AD15700	16950 SW STEELE WAY	\$77,280	\$91,470	\$168,750	\$124,480	0.06
104	1S106AD15800	16946 SW STEELE WAY	\$96,600	\$86,540	\$183,140	\$126,370	0.06
105	1S106AD16000	16938 SW STEELE WAY	\$77,280	\$77,110	\$154,390	\$111,500	0.06
106	1S106AD16200	16930 SW STEELE WAY	\$96,600	\$83,630	\$180,230	\$126,240	0.05
107	1S106AD15900	16942 SW STEELE WAY	\$77,280	\$83,070	\$160,350	\$115,850	0.06
108	1S106AD16100	16934 SW STEELE WAY	\$77,280	\$86,490	\$163,770	\$119,600	0.10
109	1S106DB00700	17350 W BASELINE RD	\$103,090	\$157,500	\$260,590	\$155,550	0.28
110	1S105CA01000	15300 SW KOLL PKWY	\$1,030,590	\$4,910,750	\$5,941,340	\$5,390,130	4.04
111	1S106DB00600	17320 W BASELINE RD	\$102,830	\$52,780	\$155,610	\$88,690	0.28
112	1S106DB00500	17300 W BASELINE RD	\$626,740	\$617,790	\$1,244,530	\$936,360	2.12
113	1S106DB00400	17160 W BASELINE RD	\$217,170	\$19,850	\$237,020	\$118,290	0.59
114	1S106DB00100	17030 SW BASELINE RD	\$366,950	\$73,310	\$440,260	\$155,900	1.08
115	1S105CB04800	NONE ASSIGNED	\$1,888,700	\$80,000	\$1,968,700	\$1,189,190	9.60
116	1S106DA00200	1120 SW KILEY WAY	\$1,584,000	\$7,742,750	\$9,326,750	\$6,869,820	6.00
117	1S105CB03200	16240 W BASELINE RD	\$72,450	\$84,030	\$156,480	\$113,000	0.49
118	1S105CB03100	16210 W BASELINE RD	\$72,450	\$66,270	\$138,720	\$95,170	0.49
119	1S105CB03000	16150 W BASELINE RD	\$120,750	\$61,840	\$182,590	\$87,180	0.49
120	1S105CB02900	16100 W BASELINE RD	\$72,450	\$82,220	\$154,670	\$110,420	0.49

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TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
121	1S105CB02000	1045 SW 160TH AVE	\$120,750	\$58,660	\$179,410	\$119,830	0.98
122	1S105CB01900	1040 SW 160TH AVE	\$150,150	\$70,910	\$221,060	\$160,970	0.49
123	1S105CB00300	15900 W BASELINE RD	\$150,190	\$9,390	\$159,580	\$104,790	0.49
124	1S105CB01800	15930 W BASELINE RD	\$146,990	\$9,390	\$156,380	\$102,580	0.48
125	1S105CB00100	15830 W BASELINE RD	\$186,250	\$9,390	\$195,640	\$127,640	0.46
126	1S106DB00200	1065 SW 170TH AVE	\$1,037,640	\$287,390	\$1,325,030	\$688,360	3.98
127	1S105CB00200	1085 SW 158TH AVE	\$154,590	\$9,390	\$163,980	\$107,160	0.42
128	1S105CA00300	1255 SW BURLINGTON DR	\$1,633,710	\$7,933,420	\$9,567,130	\$7,793,850	0.00
129	1S105CB03300	NONE ASSIGNED	\$64,240	\$0	\$64,240	\$30,970	0.46
130	1S105CB21500	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.10
131	1S105CB11900	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.08
132	1S105CB21200	1102 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
133	1S105CB21600	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.02
134	1S105CB17700	16129 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
135	1S105CB17600	16125 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
136	1S105CB01700	1120 SW 160TH AVE	\$96,600	\$66,780	\$163,380	\$99,830	0.46
137	1S105CB11200	16065 SW MASON LN	\$48,280	\$116,280	\$164,560	\$128,070	0.02
138	1S105CB09300	16051 SW MASON LN	\$48,280	\$106,290	\$154,570	\$121,510	0.02
139	1S105CB11800	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
140	1S105CB09200	1109 SW 160TH AVE	\$48,280	\$104,530	\$152,810	\$120,090	0.02
141	1S105CB00400	1115 SW 158TH AVE	\$213,490	\$9,390	\$222,880	\$146,010	0.58
142	1S105CB21100	1110 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
143	1S105CB17800	16137 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
144	1S105CB17500	NONE ASSIGNED	\$15,490	\$0	\$15,490	\$11,420	0.02
145	1S105CB11100	16073 SW MASON LN	\$48,280	\$94,360	\$142,640	\$109,290	0.02
146	1S105CB09400	16043 SW MASON LN	\$48,280	\$107,530	\$155,810	\$122,460	0.02
147	1S105CB09100	1117 SW 160TH AVE	\$48,280	\$94,950	\$143,230	\$112,450	0.02
148	1S105CB21000	NONE ASSIGNED	\$15,490	\$0	\$15,490	\$11,420	0.02
149	1S105CB17900	NONE ASSIGNED	\$15,490	\$0	\$15,490	\$11,420	0.02
150	1S105CB17400	NONE ASSIGNED	\$15,490	\$0	\$15,490	\$11,420	0.02
151	1S105CB11000	16081 SW MASON LN	\$48,280	\$116,280	\$164,560	\$129,410	0.02

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
152	1S105CB09000	1123 SW 160TH AVE	\$48,280	\$110,440	\$158,720	\$124,780	0.02
153	1S105CB09500	16035 SW MASON LN	\$48,280	\$94,840	\$143,120	\$112,370	0.02
154	1S105CB22400	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.01
155	1S105CB11300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.01
156	1S105CB03301	NONE ASSIGNED	\$64,240	\$0	\$64,240	\$30,970	0.46
157	1S105CB22300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.01
158	1S105CB21700	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
159	1S105CB21400	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.23
160	1S105CB12000	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.19
161	1S105CB07600	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.11
162	1S105CB11700	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
163	1S105CB11400	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.02
164	1S105CB00500	1145 SW 158TH AVE	\$202,450	\$9,390	\$211,840	\$138,410	0.55
165	1S105CB06600	1140 SW 160TH AVE	\$48,280	\$109,880	\$158,160	\$128,090	0.02
166	1S105CB18000	16140 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
167	1S105CB07700	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
168	1S105CB06500	15945 SW MORTONDALE LN	\$48,280	\$103,990	\$152,270	\$123,380	0.02
169	1S105CB17300	16110 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
170	1S105CB05200	15929 SW MORTONDALE LN	\$48,280	\$110,760	\$159,040	\$130,030	0.02
171	1S105CB20900	1134 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
172	1S105CB07300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.04
173	1S105CB09600	16030 SW MASON LN	\$48,280	\$105,340	\$153,620	\$120,730	0.02
174	1S105CB10900	16086 SW MASON LN	\$48,280	\$119,920	\$168,200	\$125,020	0.02
175	1S105CB08900	1143 SW 160TH AVE	\$48,280	\$84,900	\$133,180	\$99,210	0.02
176	1S105CB06700	1148 SW 160TH AVE	\$48,280	\$95,290	\$143,570	\$116,200	0.02
177	1S105CB18100	16136 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
178	1S105CB06400	15951 SW MORTONDALE LN	\$48,280	\$99,780	\$148,060	\$120,070	0.02
179	1S105CB17200	16114 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
180	1S105CB05300	15921 SW MORTONDALE LN	\$48,280	\$98,070	\$146,350	\$118,470	0.02
181	1S105CB20800	1142 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
182	1S105CB09700	16038 SW MASON LN	\$48,280	\$85,450	\$133,730	\$99,620	0.02

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
183	1S105CB10800	16078 SW MASON LN	\$48,280	\$88,780	\$137,060	\$102,070	0.02
184	1S105CB08800	1151 SW 160TH AVE	\$48,280	\$110,580	\$158,860	\$124,890	0.02
185	1S105CB06800	1156 SW 160TH AVE	\$48,280	\$99,820	\$148,100	\$120,100	0.02
186	1S105CB17100	16118 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
187	1S105CB05400	15913 SW MORTONDALE LN	\$48,280	\$105,710	\$153,990	\$124,800	0.02
188	1S105CB20700	1150 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
189	1S105CB18200	16123 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
190	1S105CB06300	15957 SW MORTONDALE LN	\$48,280	\$95,250	\$143,530	\$116,160	0.02
191	1S105CB09800	16046 SW MASON LN	\$48,280	\$118,060	\$166,340	\$124,720	0.02
192	1S105CB10700	16070 SW MASON LN	\$48,280	\$90,130	\$138,410	\$103,070	0.02
193	1S105CB08700	1159 SW 160TH AVE	\$48,280	\$84,900	\$133,180	\$99,210	0.02
194	1S105CB06900	1162 SW 160TH AVE	\$48,280	\$89,170	\$137,450	\$111,370	0.02
195	1S105CB18300	16128 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
196	1S105CB06200	15963 SW MORTONDALE LN	\$48,280	\$99,780	\$148,060	\$119,860	0.02
197	1S105CB17000	16124 SW MASON LN	\$15,490	\$0	\$15,490	\$11,420	0.02
198	1S105CB05500	15907 SW MORTONDALE LN	\$48,280	\$114,690	\$162,970	\$131,910	0.02
199	1S105CB20600	1158 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
200	1S105CB10600	16062 SW MASON LN	\$48,280	\$112,940	\$161,220	\$120,920	0.02
201	1S105CB09900	16054 SW MASON LN	\$48,280	\$115,750	\$164,030	\$123,000	0.02
202	1S105CB08600	1163 SW 160TH AVE	\$48,280	\$104,610	\$152,890	\$113,740	0.02
203	1S105CB08000	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.02
204	1S105CB03400	1195 SW 162ND AVE	\$72,450	\$64,130	\$136,580	\$90,030	0.46
205	1S105CB20500	1174 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
206	1S105CB21800	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
207	1S105CB18400	16127 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
208	1S105CB16900	NONE ASSIGNED	\$15,490	\$0	\$15,490	\$11,420	0.02
209	1S105CB10500	16067 SW GAGE LN	\$48,280	\$107,710	\$155,990	\$116,020	0.02
210	1S105CB10000	16059 SW GAGE LN	\$48,280	\$107,840	\$156,120	\$116,120	0.02
211	1S105CB00600	1205 SW 158TH AVE	\$187,730	\$9,390	\$197,120	\$128,580	0.51
212	1S105CB11600	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.03
213	1S105CB08500	1165 SW 160TH AVE	\$48,280	\$104,700	\$152,980	\$113,810	0.02

	TAX LOT NUMBER	SITE		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
		ADDRESS						
214	1S105CB20400	1182 SW 162ND AVE		\$15,490	\$0	\$15,490	\$11,420	0.02
215	1S105CB18500	16133 SW GAGE LN		\$15,490	\$0	\$15,490	\$11,420	0.02
216	1S105CB16800	NONE ASSIGNED		\$15,490	\$0	\$15,490	\$11,420	0.02
217	1S105CB10400	16079 SW GAGE LN		\$48,280	\$84,340	\$132,620	\$98,800	0.02
218	1S105CB10100	16047 SW GAGE LN		\$56,800	\$104,610	\$161,410	\$120,020	0.02
219	1S105CB08400	1167 SW 160TH AVE		\$48,280	\$104,610	\$152,890	\$113,740	0.02
220	1S105CB07900	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.01
221	1S105CB07800	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.03
222	1S105CB07500	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.10
223	1S105CB07400	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.03
224	1S105CB16700	NONE ASSIGNED		\$15,490	\$0	\$15,490	\$11,420	0.02
225	1S105CB20300	1190 SW 162ND		\$15,490	\$0	\$15,490	\$11,420	0.02
226	1S105CB10300	16091 SW GAGE LN		\$48,280	\$105,110	\$153,390	\$114,110	0.02
227	1S105CB18600	16139 SW GAGE LN		\$15,490	\$0	\$15,490	\$11,420	0.02
228	1S105CB07000	1170 SW 160TH AVE		\$48,280	\$122,600	\$170,880	\$138,280	0.02
229	1S105CB06100	15968 SW MORTONDALE LN		\$48,280	\$99,300	\$147,580	\$122,030	0.02
230	1S105CB05600	15900 SW MORTONDALE LN		\$48,280	\$111,850	\$160,130	\$132,620	0.02
231	1S105CB10200	16033 SW GAGE LN		\$48,280	\$104,700	\$152,980	\$113,810	0.02
232	1S105CB08300	1173 SW 160TH AVE		\$48,280	\$84,900	\$133,180	\$99,210	0.02
233	1S105CB06000	15964 SW MORTONDALE LN		\$48,280	\$109,180	\$157,460	\$130,360	0.02
234	1S105CB22200	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.01
235	1S105CB07100	1188 SW 160TH AVE		\$48,280	\$89,170	\$137,450	\$113,120	0.02
236	1S105CB05700	15916 SW MORTONDALE LN		\$48,280	\$101,870	\$150,150	\$124,190	0.02
237	1S105CB08200	1191 SW 160TH AVE		\$48,280	\$100,890	\$149,170	\$111,000	0.02
238	1S105CB07200	1196 SW 160TH AVE		\$48,280	\$98,790	\$147,070	\$119,630	0.02
239	1S105CB05900	15960 SW MORTONDALE LN		\$48,280	\$99,300	\$147,580	\$122,030	0.02
240	1S105CB05800	15932 SW MORTONDALE LN		\$48,280	\$108,530	\$156,810	\$129,820	0.02
241	1S105CB11500	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.01
242	1S105CB03500	NONE ASSIGNED		\$64,240	\$0	\$64,240	\$30,970	0.92
243	1S105CB14600	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.22
244	1S105CB14700	NONE ASSIGNED		\$0	\$0	\$0	\$0	0.07

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
245	1S105CB21300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.25
246	1S105CB22100	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.01
247	1S105CB21900	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.07
248	1S105CB18700	16170 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
249	1S105CB16600	16104 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
250	1S105CB13500	16080 SW GAGE LN	\$56,800	\$107,070	\$163,870	\$120,770	0.02
251	1S105CB20200	1224 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
252	1S105CB14500	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.06
253	1S105CB14300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.01
254	1S105CB13400	16024 SW GAGE LN	\$56,800	\$105,530	\$162,330	\$119,640	0.02
255	1S105CB18800	16162 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
256	1S105CB12100	1229 SW 160TH AVE	\$56,800	\$107,700	\$164,500	\$121,240	0.02
257	1S105CB16500	16162 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
258	1S105CB13600	16076 SW GAGE LN	\$56,800	\$107,070	\$163,870	\$120,770	0.02
259	1S105CB20100	1232 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
260	1S105CB16400	16112 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
261	1S105CB20000	1240 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
262	1S105CB13300	16028 SW GAGE LN	\$56,800	\$106,990	\$163,790	\$120,710	0.02
263	1S105CB18900	16158 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
264	1S105CB12200	1237 SW 160TH AVE	\$56,800	\$107,620	\$164,420	\$121,180	0.02
265	1S105CB13700	16072 SW GAGE LN	\$56,800	\$92,410	\$149,210	\$109,970	0.02
266	1S105CB19000	16154 SW GAGE	\$15,490	\$0	\$15,490	\$11,420	0.02
267	1S105CB16300	16116 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
268	1S105CB13800	16068 SW GAGE LN	\$56,800	\$101,350	\$158,150	\$116,560	0.02
269	1S105CB19900	1248 SW 162 AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
270	1S105CB13200	16032 SW GAGE LN	\$56,800	\$107,070	\$163,870	\$120,770	0.02
271	1S105CB12300	1245 SW 160TH AVE	\$56,800	\$107,070	\$163,870	\$120,770	0.02
272	1S105CB22000	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.02
273	1S105CB14400	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.02
274	1S105CB15700	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.17
275	1S105CB19800	1264 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02

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TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	ADDRESS					
276	1S105CB19100	16150 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
277	1S105CB16200	16122 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
278	1S105CB13900	16064 SW GAGE LN	\$45,400	\$0	\$45,400	\$33,460	0.02
279	1S105CB13100	16036 SW GAGE LN	\$56,800	\$102,120	\$158,920	\$117,120	0.02
280	1S105CB12400	1261 SW 160TH AVE	\$56,800	\$107,070	\$163,870	\$120,770	0.02
281	1S105CB19700	1272 SW 162 AVNUE	\$15,490	\$0	\$15,490	\$11,420	0.02
282	1S105CB19200	16146 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
283	1S105CB16100	16126 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
284	1S105CB14000	16060 SW GAGE LN	\$45,400	\$0	\$45,400	\$33,460	0.02
285	1S105CB13000	16040 SW GAGE LN	\$56,800	\$88,520	\$145,320	\$107,100	0.02
286	1S105CB12500	1269 SW 160TH AVE	\$56,800	\$102,200	\$159,000	\$117,180	0.02
287	1S105CA00500	15757 SW JAY ST	\$622,910	\$805,890	\$1,428,800	\$1,044,490	2.00
288	1S105CB14800	15993 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.03
289	1S105CB14900	15981 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
290	1S105CB15000	15969 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
291	1S105CB15100	15955 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
292	1S105CB15200	15943 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
293	1S105CB15300	15927 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
294	1S105CB15400	15919 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
295	1S105CB15500	15911 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
296	1S105CB15600	15903 SW KAYLYNN LN	\$38,590	\$0	\$38,590	\$28,440	0.02
297	1S105CB19600	1280 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
298	1S105CB16000	16130 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
299	1S105CB19300	16142 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
300	1S105CB12900	16044 SW GAGE LN	\$56,800	\$107,070	\$163,870	\$120,870	0.02
301	1S105CB14100	16056 SW GAGE LN	\$45,400	\$0	\$45,400	\$33,460	0.02
302	1S105CB12600	1277 SW 160TH AVE	\$56,800	\$88,520	\$145,320	\$107,100	0.02
303	1S105CB19500	1288 SW 162ND AVE	\$15,490	\$0	\$15,490	\$11,420	0.02
304	1S105CB05000	16251 SW JENKINS RD	\$909,480	\$557,350	\$1,466,830	\$944,940	3.25
305	1S105CB19400	16138 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02
306	1S105CB15900	16134 SW GAGE LN	\$15,490	\$0	\$15,490	\$11,420	0.02

TAX LOT NUMBER	SITE ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	ACRES
	TAX LOT NUMBER	SITE ADDRESS					
307	1S105CA00400	1345 SW BURLINGTON DR	\$1,034,030	\$0	\$1,034,030	\$512,870	0.00
308	1S105CB14200	16052 SW GAGE LN	\$45,400	\$0	\$45,400	\$33,460	0.02
309	1S105CB12800	16048 SW GAGE LN	\$56,800	\$107,070	\$163,870	\$120,770	0.02
310	1S105CB12700	1285 SW 160TH AVE	\$56,800	\$106,990	\$163,790	\$120,710	0.02
311	1S105CB15800	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.10
312	1S105CB04900	NONE ASSIGNED	\$840,160	\$203,000	\$1,043,160	\$631,590	3.30
313	1S105CB02700	16115 SW JAY ST	\$306,310	\$135,330	\$441,640	\$243,740	1.06
314	1S105CB02600	NONE ASSIGNED	\$306,310	\$135,330	\$441,640	\$243,750	1.06
315	1S105CB01100	1350 SW 160TH AVE	\$77,740	\$108,920	\$186,660	\$97,540	0.34
316	1S105CB01000	1345 SW 158TH AVE	\$241,480	\$202,810	\$444,290	\$311,550	0.65
317	1S106DD00600	NONE ASSIGNED	\$9,080	\$0	\$9,080	\$9,080	1.21
318	1S105CC00402	15901 SW JENKINS RD	\$2,292,320	\$6,292,940	\$8,585,260	\$6,341,550	9.00
319	1S105CB05100	NONE ASSIGNED	\$167,500	\$0	\$167,500	\$97,100	0.58
320	1S105CD00300	NONE ASSIGNED	\$877,760	\$0	\$877,760	\$448,410	0.00
321	1S106DD00500	NONE ASSIGNED	\$469,560	\$0	\$469,560	\$212,600	1.96
322	1S105CD00200	NONE ASSIGNED	\$782,320	\$0	\$782,320	\$399,650	0.00
323	1S105CC00405	NONE ASSIGNED	\$9,590	\$0	\$9,590	\$0	0.11
324	1S105CB08100	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.17
325	1S105CC00400	1785 SW 158TH AVE	\$0	\$0	\$0	\$0	23.98
326	1S106DD00400	NONE ASSIGNED	\$361,760	\$0	\$361,760	\$163,780	1.51
327	1S105CD00500	NONE ASSIGNED	\$188,570	\$0	\$188,570	\$96,310	0.00
328	1S106DD00300	NONE ASSIGNED	\$347,380	\$0	\$347,380	\$157,280	1.45
329	1S105D001200	15580 SW JAY ST	\$1,223,940	\$4,698,220	\$5,922,160	\$4,039,230	3.93
330	1S105CD00400	NONE ASSIGNED	\$775,780	\$0	\$775,780	\$396,300	0.00
331	1S106DD00100	1800 SW MERLO DR	\$1,217,040	\$2,569,220	\$3,786,260	\$2,558,320	5.08
332	1S105CC00403	15901 SW JENKINS RD	\$249,740	\$0	\$249,740	\$127,550	0.98
333	1S105CD00600	NONE ASSIGNED	\$823,100	\$0	\$823,100	\$420,470	0.00
334	1S105CC00100	1880 SW MERLO RD	\$1,811,210	\$3,094,030	\$4,905,240	\$3,001,040	7.56
335	1S105CC00300	NONE ASSIGNED	\$0	\$0	\$0	\$0	0.40
<b>TOTALS</b>			<b>\$43,487,240</b>	<b>\$67,232,680</b>	<b>\$110,719,920</b>	<b>\$80,695,970</b>	<b>135.75</b>

**EXHIBIT F**

RESOLUTION NO. 3785

**A RESOLUTION ESTABLISHING CITY OF BEAVERTON URBAN SERVICE AREA AND CORPORATE LIMITS ANNEXATION POLICIES**

**WHEREAS**, the City of Beaverton presently has no defined policies regarding annexation of adjacent urban unincorporated areas, including unincorporated islands; and

**WHEREAS**, the City's progress toward annexing its assumed urban services area has been slow; and

**WHEREAS**, previous incremental annexations have resulted in City limits that are odd and create confusion about their location, with many unincorporated "islands" surrounded by properties within the City; and

**WHEREAS**, the City desires to create more logical boundaries and create complete incorporated neighborhoods; and

**WHEREAS**, a more assertive policy toward annexation of certain types of properties could improve the City's ability to provide services to its residents efficiently and at a reasonable cost; and

**WHEREAS**, a more assertive annexation policy could result in more City control of development in adjacent unincorporated areas that could affect the City; and

**WHEREAS**, the Washington County 2000 policy is to have all urban unincorporated areas annexed by cities over time; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON**

Council directs the Mayor to pursue the annexation of properties in adjacent urban unincorporated areas in accordance with the policies in Attachment A to this resolution.

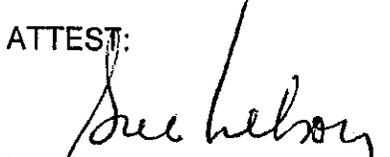
Adopted by the Council this 1st day of November, 2004.

Approved by the Mayor this 2ND day of NOVEMBER 2004.

Ayes: 4

Nays: 0

ATTEST:

  
SUE NELSON, City Recorder

APPROVED:

  
ROB DRAKE, Mayor

## **City of Beaverton Urban Service Area and Corporate Limits Annexation Policies**

### **A. City of Beaverton Urban Service Area Policy**

The City remains committed to annexing its urban services area over time, but the City will be selective regarding the methods of annexation it chooses to use. The City of Beaverton prefers to avoid use of annexation methods that may force annexation against the will of a majority of voters in larger unincorporated residential neighborhoods. The City is, however, open to annexation of these areas by other means where support for annexation is expressed, pursuant to a process specified by State law, by a majority of area voters and/or property owners. The City is open to pursuing infrastructure/service planning for the purposes of determining the current and future needs of such areas and how such areas might best fit into the City of Beaverton provided such unincorporated residents pursue an interest of annexing into the City.

### **B. City of Beaverton Corporate Limits Policy**

The City of Beaverton is committed to annexing those unincorporated areas that generally exist inside the City's corporate limits. Most of these areas, known as "islands", generally receive either direct or indirect benefit from City services. The Washington County 2000 Policy, adopted in the mid-1980s, recognizes that the County should not be a long-term provider of municipal services and that urban unincorporated areas including unincorporated islands should eventually be annexed to cities. As such, primarily through the use of the 'island annexation method', the City's objectives in annexing such areas are to:

- Minimize the confusion about the location of City boundaries for the provision of services;
- Improve the efficiency of city service provision, particularly police patrols;
- Control the development/redevelopment of properties that will eventually be within the City's boundaries;
- Create complete neighborhoods and thereby eliminate small pockets of unincorporated land; and
- Increase the City's tax base and minimize increasing the City's mill rate.

In order to achieve these stated objectives, the City chooses to generally pursue the following areas for 'island annexation' into the City of Beaverton:

- Undeveloped property zoned for industrial, commercial uses or mixed uses;
- Developed or redevelopable property zoned for industrial, commercial or mixed uses;
- Undeveloped or redevelopable property zoned for residential use;
- Smaller developed property zoned residential (within a neighborhood that is largely incorporated within the City of Beaverton).



02-23-05P03:30 RCVD

Supplemental Report Pertaining to:  
Agenda Bills: 05027, 05028, 05029  
and 05030

## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

### CITY OF BEAVERTON SUPPLEMENTAL STAFF REPORT

**TO:** City Council

**AGENDA DATE:** February 28, 2005

**STAFF REPORT DATE:** Wednesday, February 23, 2005

**STAFF:** Hal Bergsma, Planning Services Manager *HB*  
Alan Whitworth, AICP, Senior Planner *Alan*

**SUBJECT:** Elmonica & Merlo Light Rail Stations Areas Island Annexation (ANX 2004-0016), Sunset Hwy/Cornell Road Area Island Annexation (ANX 2004-0017), Millikan Way Station Area Island Annexation (ANX 2004-0018) and West Slope Area Island Annexation (ANX 2004-0019)

**REQUEST:** Annex 377 parcels containing approximately 257 acres in four separate areas to the City of Beaverton and add parcels to appropriate Neighborhood Association Committee (NAC) boundaries.

**APPLICANT:** City of Beaverton, Planning Services Division, 4755 SW Griffith Drive, Beaverton Oregon 97006

**AUTHORIZATION:** ORS 222.750 and Metro Code 3.09.050

**APPLICABLE CRITERIA:** Ordinance 2050, effective through Ordinance 4332, Section 40.85.15.1.C.1-7 (Text Amendment Approval Criteria)

**HEARING HELD:** February 7, 2005

**RECOMMENDATION:** Staff recommends the City Council Approve Elmonica & Merlo Light Rail Stations Areas Island Annexation (ANX 2004-0016), Sunset Hwy/Cornell Road Area Island Annexation (ANX 2004-0017), Millikan Way Station Area Island Annexation (ANX 2004-0018) and West Slope Area Island Annexation ANX 2004-0019.

**I. LIST OF WRITTEN TESTIMONY RECEIVED PRIOR TO THE RECORD BEING CLOSED AT 5:00 PM ON FEBRUARY 14, 2005**

1. Henry Kane – Letter dated February 3, 2005 (23 pages)
2. Henry Kane – Letter dated February 6, 2005 (121 pages)
3. Vicki Phillips, Superintendent Portland Public Schools, Letter dated February 7, 2005 (1 page)

Letter not objecting to the annexation of the Portland School property in the West Slope neighborhood.

4. Peter A. Stiven, CPM Portfolio Manager, OPUS, Letter dated February 4, 2005 (2 pages)

Letter objecting to the annexation of their property located in the area of the Sunset Hwy/Cornell Road Area Island Annexation (ANX 2004-0017)

5. Henry Kane - Letter dated and received Feb. 10, 2005. Re. Objections to Record on Appeal, Kane v. City of Beaverton, LUBA No. 2005-0018 (8 pages)

This letter is regarding two previous annexations that are currently under appeal to the Land Use Board of Appeals. Barnes Road/Cedar Hill Annexation (ANX 2004-0013) and the Mobile Home Corral Annexation (ANX 2004-0014)

6. Robert B. Aylwin, Osborn V. Blanchard, Bill Tracy - Testimony Opposing Beaverton's "Forced Annexation" dated Feb. 7, 2005. Received 2/10/05. (35 pages)

These documents primarily relate to the South Beaverton Islands Annexation (ANX 2005-0001). A public hearing is scheduled for that annexation on March 7, 2005 in Council Chambers at 6:30 PM.

7. Mike Myles & Bryan Cluff, American Homes, Inc. - Letter dated and received Feb. 11, 2005 (1 page)

A letter in opposition to the annexation of the Merlo Station Townhomes, which are partially constructed and partly under construction. This is part of the Elmonica & Merlo Light Rail Stations Annexation (ANX 2004-0016)

8. Westside Economic Alliance Board - Letter dated Feb. 10, 2005. Received Feb. 11, 2005. (4 pages)

The Westside Economic Alliance is recommending a deferral of these annexations to allow for more study and coordination with various service providers.

9. NIKE - Julia Brim-Edwards - Written testimony from Feb. 7, 2005 hearing. Received Feb. 14, 2005. (4 pages)

A letter in opposition to annexation without the consent of the property owners.

10. NIKE - Julia Brim-Edwards - Supplemental Information Letter dated and received Feb. 14, 2005 (3 pages)

A letter objecting to the annexation of a portion of Jay Street as part of the Elmonica & Merlo Light Rail Stations Annexation (ANX 2004-0016)

11. James E. Lyons - Testimony Opposing Beaverton's "Forced Annexation" dated Feb. 7, 2005. Received Feb. 14, 2005. (1 page)

A letter opposed to "Island Annexations".

12. Henry Kane - Letter dated and received Feb. 14, 2005. Re. Henry Kane Motion and Exhibits in Support of Written Testimony. (1 page)

13. Henry Kane - Letter and attachments dated Feb. 13, 2005. Received Feb. 14, 2005. Re. Feb. 13, 2005 Written Testimony of Opponent Henry Kane (97 pages; note page 51 was missing from this packet)

14. Diana Daggett - Westside Alliance

15. Scott P. Brown - Wells Real Estate Funds- Letter and attachment dated February 4, 2005. (9 pages)

Letter in opposition to annexing their property.

16. Joseph S. Voboril, TonkonTorp, Letter dated February 7, 2005 (5 pages)

Letter in opposition to annexing Costco property.

17. Barbara Block, VP Tektronix, Letter dated February 3, 2005 (1 page)

Letter stating concern about the annexations in their area.

## II. SUMMARY OF ORAL TESTIMONY RECEIVED

During the public testimony portion of the February 7, 2005 Planning Commission Hearing, many issues were raised. The following is a paraphrased summary of those issues:

Dominic Biggi

Spoke regarding his property on the corner of Millikan and Shannon. He was opposed to this property being annexed at this time because the property taxes would increase by \$ 7,000 annually causing him to raise rents during a bad rental market. He would consider voluntarily annexing at a later time but did not want to be annexed now.

Mark Perniconi

Stated he represented the CE John Company. They were opposed to their property at Hocken and Millikan being annexed at this time because it would place them at an unfair competitive disadvantage compared to properties not being annexed in the Tektronix Business Park.

Barbara Block

Spoke for herself and John Kaye both of whom were representing Tektronix regarding ANX 2004-0018 (Millikan Way Station Area). Tektronix was opposed to annexation without the owners consent. They were happy with the services and the costs of those services provided by Washington County. They were opposed to increased taxes that would come from annexation to Beaverton.

Bob Frisbie

Speaking for Maxim Integrated Products stated they did not want to be annexed because their taxes would go up by \$237,000 and they are happy with their working relationship with Washington County. He asked that the City work with property owners. He stated that he was aware that Maxim was not part of the proposed annexation in response to a question from Mayor Drake.

George Kringelhede

He stated he owned property on Baseline and wanted to know how annexation would improve his services. He was opposed to his property being annexed.

Henry Kane

Read from his letter dated January 10, 2005 stating a belief that island annexations have not been upheld and do violate Constitutional rights. He referenced another letter he filed with the City on February 3, 2005. He requested that the record be kept open for seven days.

Joe Voboril

Represented Costco regarding ANX 2004-0016 (Elmonica & Merlo Light Rail Stations). He stated opposition to the City cherry picking high value properties to annex. He believed this process was legally flawed and bad public policy. He recommended that the City work with property owners.

John N. Neilsen

Stated he was speaking for his father Kaare M. Nielson who owned property at 640 SW 173rd Avenue that is part of ANX 2994-0016 (Elmonica & Merlo Light Rail Stations). His father has owned this property for over thirty years and operates a business there. He is opposed to having his property annexed at this time.

Bill Bugbee

He stated that he was a resident of Cooper Mountain and not affected by the proposed annexations. He expressed opposition to being annexed in the future because it would increase their taxes and might require them to connect to sanitary sewers. He recommended that people contact their legislators to amend ORS 195.

Janiece Staton

She stated that since nobody being proposed for annexation was allowed vote for City Council these annexations would be taxation without representation. Councilor Stanton pointed out that after annexation the residents would be able to vote for City Councilor's.

Julia Brim-Edwards

Represented NIKE. NIKE's property was not included in tonight's round of annexations. She stated the view that property owners should have the right to consent to being annexed. She stated that the City of Beaverton's change in policy toward annexation affected trust and the long term business climate of the area.

Robert Aylwin

Stated that he was from Tigard but would be subject to annexation next month. He stated a view that ORS 195 required the City and county to contact the Citizen Participation Organization (CPO) prior to initiating the interim services agreement.

Sheriff Rob Gordon

Expressed that both the Washington County Sheriff's Office and the Beaverton Police Department are fine organizations and any neighborhood would be well served by either of them.

Peter Stiven

Representing the owners of the Cornell West Office Building on NW Bethany, which is included in the Sunset Hwy/Cornell Road Annexation (ANX 2004-0017). He questioned whether the City had the authority, under ORS 222.750, to use non-City maintained streets to annex islands. ORS 222.750 does not seem to address who maintains property but whether it is within the City's boundaries. He expressed the view that there were no service deficiencies and annexation did not seem to offer any improvements. The higher tax rates created a problem for the property owners and tenants given the current high vacancy rates.

Scott Brown

Representing the Wells Real Estate Funds. He had submitted a letter that is in the record. He did not feel it was fair to annex a few commercial properties and this time and leave other areas for future study. He expressed opposition to his firm's property being annexed at this time.

### III. DISCUSSION OF ISSUES

#### LEGALITY OF ANNEXATION METHOD

Issues have been raised about the legality of the annexation method. The City of Beaverton is processing these annexations as what are commonly referred to as "Island Annexation". The Oregon Revised Statute section is as follows:

**ORS 222.750 Annexation of unincorporated territory surrounded by city.** When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore or a stream, bay, lake or other body of water, it is within the power and authority of that city to annex such territory. However, this section does not apply when the territory not within a city is surrounded entirely by water. Unless otherwise required by its charter, annexation by a city under this section shall be by ordinance or resolution subject to referendum, with or without the consent of any owner of property within the territory or resident in the territory.

The City Attorney has opined that this annexation method is valid. City staff is unaware of any previous court decisions that conflict with these proposed annexations. A general standard for annexations is that they have to be reasonable. It is very likely that as the legislature has seen fit to determine that island annexations can be completed without consent, that a reviewing court would find these types of annexations per se reasonable. If a reviewing court does not find these types of annexations per se reasonable, it will examine several factors, all of which are met here. The first factor is whether the contiguous territory represents the actual growth of the city beyond its city limits. As all of these properties are currently surrounded by the City, this factor is clearly met. The second factor is whether the property is valuable by reason of its adaptability for prospective town uses. All of these properties have zoning designations that will be matched with similar City zoning designations. The current and future uses will be adaptable to the City's approved comprehensive plan and zoning maps. The third factor is whether the land is needed for extension of streets or to supply utilities. As these properties are already surrounded, this factor is not relevant. The fourth factor is whether the property and City will mutually benefit from the annexation. The property will receive additional public services and the City will make its boundaries more conforming and receive additional tax revenue. The Court of

Appeals has found a "cherry stem" annexation of more than 1,500 feet of road way to reach a parcel of land was reasonable. Clearly, the proposed island annexations meet this standard.

Statements of intent to appeal two recent island annexations by the City have been filed, and until those appeals are resolved it will not be known with certainty whether those annexations will be upheld. The courts, however, have not stayed those annexations so they have been completed.

On a related issue, in his testimony, Peter Stiven questioned whether the City had the authority, under ORS 222.750, to use non-City maintained streets to annex islands. It should be noted that although the roadways referenced by Mr. Stiven, NW Cornell Road and NW Bethany Boulevard, are not maintained by the City, any sanitary or storm sewer lines less than 24" in diameter in the right-of-way are maintained by the City.

#### **SELECTION OF PROPERTIES TO BE ANNEXED**

Questions have been raised about why some properties are proposed for annexation at this time while others in the vicinity are not, and whether this is fair to the owners of properties proposed for annexation. The City of Beaverton has attempted to rationally add to the City's boundaries. In setting a policy on island annexation in November, 2004 the Council found that it is necessary to initiate the annexation of unincorporated islands within the City limits to:

- Minimize the confusion about the location of City boundaries for the provision of services;
- Improve the efficiency of city service provision, particularly police patrols;
- Control the development/redevelopment of properties that will eventually be within the City's boundaries;
- Create complete neighborhoods and thereby eliminate small pockets of unincorporated land; and
- Increase the City's tax base and minimize increasing the City's mill rate.

In interpreting this policy and determining how best to implement it, City staff have not recommended annexing some properties or areas for a variety of reasons, including:

- The need to study the impacts of annexing large, primarily residential, areas such as Cedar Hills before undertaking the large increase in services they will require. The City Council must determine whether assuming the responsibility of providing urban services to these areas is in the best long-term interests of its citizens.
- Some industrial properties, such as the Tektronix campus, cannot be annexed by the City without their approval under existing State law.

- The City has delayed the annexation of other large islanded industrial properties in the hope that an agreement for voluntary annexation can be achieved.

### **THE IMPACT OF ISLAND ANNEXATIONS ON COMPETITIVENESS**

Owners of some of the properties proposed for annexation that are developed with commercial or industrial buildings have argued that annexation will place their properties at a competitive disadvantage because they will need to increase their lease rates to cover the higher costs of property taxes levied by the City, while nearby properties will not be required to do so. Although it is true that the overall property tax rates in the City are higher than those in the unincorporated area, whether this will significantly affect the ability of those properties proposed for annexation to compete in the market is questionable. Many commercial and industrial properties now in the City have operated successfully without requesting a reduction in their taxes because nearby unincorporated properties, some of which are now proposed for annexation, could offer slightly lower lease rates. No clear evidence has been provided by those commercial and office property owners opposing this annexation that the higher property tax rates they would pay after annexation would significantly affect their ability to lease their properties or retain tenants.

### **THE QUALITY CITY VERSUS URBAN UNINCORPORATED AREA POLICE PROTECTION**

Sheriff Gordon indicated concern in his oral testimony that staff was implying in its communications to the Council that his department offered a lower quality of service than the Beaverton Police Department. He believed both departments offer a high quality of police protection. Staff agrees. Both operations are highly rated by their peers and provide a level of police protection that is deemed adequate by those being served. However, there is no dispute that the City has approximately 1.5 patrol officers per thousand population, versus a ratio of approximately 1.0 officers per thousand in the urban unincorporated area provided by the County Sheriff and the Enhanced Sheriff's Patrol District (ESPD). Lacking other agreed-upon indicators of quality of service, this difference in staffing ratios indicates that the City is capable of offering a higher level of police services than can be provided in the unincorporated area. Creating more contiguous boundaries and fewer isolated islands should allow more efficient service to be provided by both the Beaverton Police and the Washington County Sheriff's Office.

### **THE EFFECT OF ANNEXATION ON DEVELOPMENTS IN PROGRESS**

The developers of the Merlo Station Townhomes subdivision raised concerns about how annexation would affect their project, which is in progress with 99 of 128

planned townhomes under construction. They request that the remaining construction process be completed under Washington County's jurisdiction.

The City of Beaverton is open to allowing the County to complete its oversight of this project. This would require approval of an intergovernmental agreement between the City and the County. If the County is unwilling to enter into such an agreement, however, the City will do its best to ease and expedite the transition from County to City project oversight. Consistent with its Development Code and Urban Planning Area Agreement with Washington County, the City will honor all previous County development approvals and building permits.

CITY OF BEAVERTON, OREGON

AN ORDINANCE ANNEXING SEVERAL PARCELS LOCATED IN THE GENERAL VICINITY OF  
ELMONICA & MERLO LIGHT RAIL STATIONS TO THE CITY OF BEAVERTON: ANNEXATION  
2004-0016

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

STATE OF OREGON,  
COUNTY OF WASHINGTON, } ss CERTIFICATION  
CITY OF BEAVERTON.

I, Susan A Nelson, Recorder for  
City of Beaverton, Washington County, Oregon, certify  
that this instrument is a true copy of the original which is  
part of the official records of the City of Beaverton, Oregon.

Dated this 1 day of March, 2005

Susan A Nelson  
Beaverton City Recorder