

Final Documents

For

Annexation to the  
**City of Hillsboro**

WA0102  
DOR 34-1535-2002  
Ordinance #5089  
Sec. State: AN-2002-0026

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

Signature:

\_\_\_\_\_

Date of  
Mailing: 1/8/02

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

Signature:

\_\_\_\_\_

Date of  
Mailing: 1/24/02

WA0102

Sent

Received

DOR:

1/8/02

1/24/02

Sec. State:

1/24/02

3/7/02

Assessor:

1/24/02

Elections:

1/24/02

Mapped:

Yes

Posted to Web:

3/7/02

Addresses:

1S210AC01200

22960 SW Johnson Street

# Notice to Taxing Districts

ORS 308.225



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

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

**Description and Map Approved**  
**January 16, 2002**  
**As Per ORS 308.225**

Description     Map received from: METRO  
 On: 1/10/02

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

**ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM SEVERAL DIST.**

ORD. #5089

has been:     Approved            1/16/02  
                    Disapproved

Notes:

Department of Revenue File Number: 34-1535-2002

Prepared by: Jennifer Dudley, 503-945-8666

Boundary:     Change     Proposed Change  
 The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

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 3, 2002

Metro  
600 NE Grand Ave  
Portland, OR 97232-2736

Dear Mr. Martin:

Please be advised that we have received and filed on January 30, 2002 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
5101	Hillsboro	AN 2002-0025
5089	Hillsboro	AN 2002-0026

All the above Final Order(s) determination of the effective date is subject to ORS199.461 and/or ORS 222.180 and/or ORS 222.750

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

Sincerely,

Rita F. Mathews  
Official Public Documents

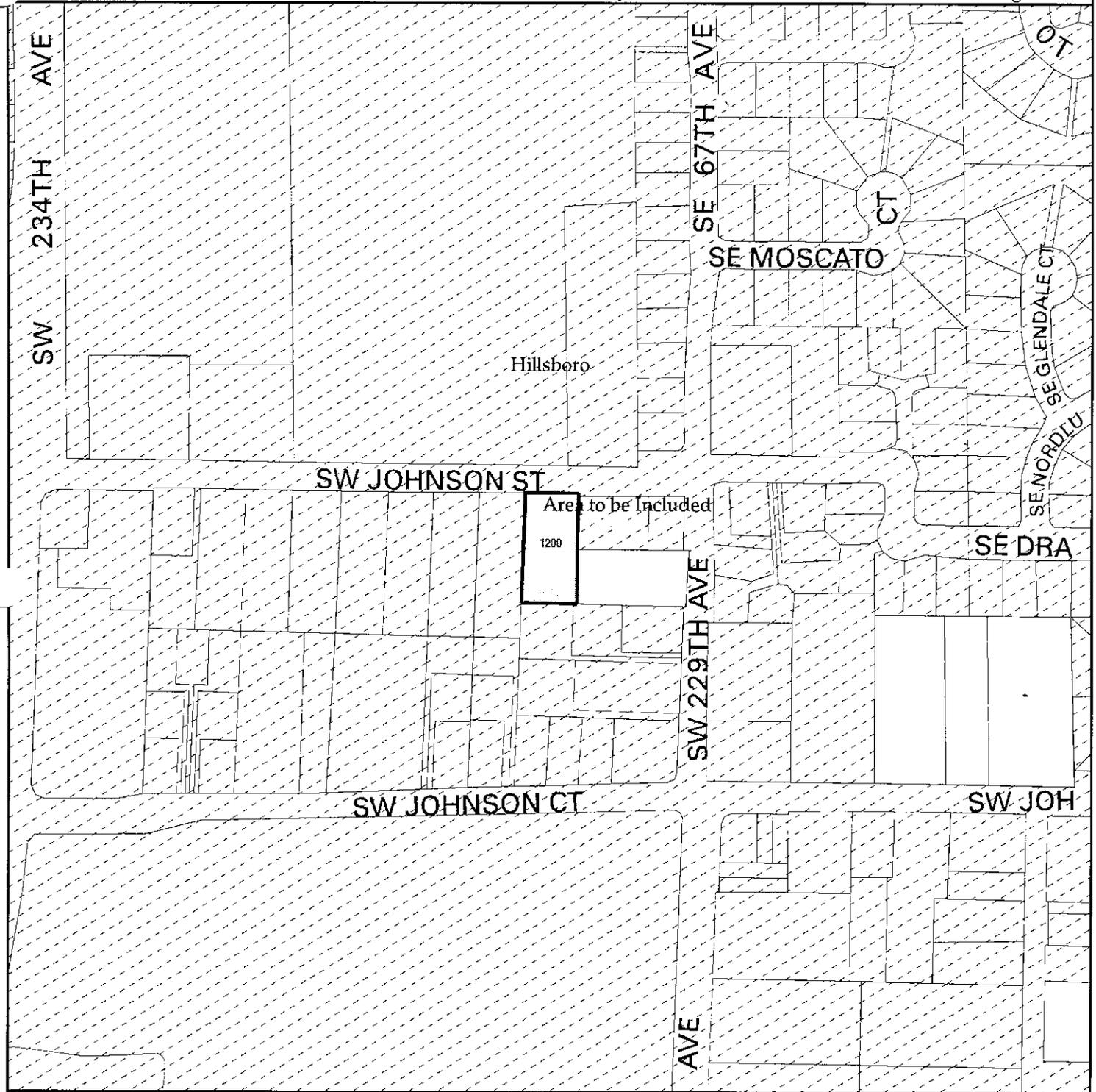
cc: Washington County  
ODOT/Highway Dept  
PSU/Population ResearchCtr.  
Revenue Cartography Section

# Proposal No. WA0102

1S2W10

Annexation to the City of Hillsboro

Washington Co.



REGIONAL LAND INFORMATION SYSTEM



**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.

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

County lines

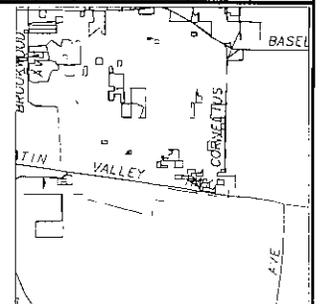
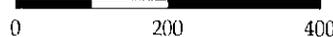
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA0102  
CITY OF HILLSBORO  
Figure 1

Scale: 1" = 250'



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City of Hillsboro  
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**ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM SEVERAL DIST.**

ORD. #5089

has been:     Approved            1/16/02  
                    Disapproved

Notes:

Department of Revenue File Number: 34-1535-2002

Prepared by: Jennifer Dudley, 503-945-8666

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- Transfer
- Merge

ORDINANCE NO. 5089  
AN 20-01: ULLRICH



AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO, WITHDRAWING THE TRACT FROM THE TERRITORIES OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2, WASHINGTON COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT, WASHINGTON COUNTY SERVICE DISTRICT FOR URBAN ROAD MAINTENANCE, AND WASHINGTON COUNTY SERVICE DISTRICT NO. 1 FOR STREET LIGHTS, AND DECLARING AN EMERGENCY.

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

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

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

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

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

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

WHEREAS, the tract of land lies within the following districts: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights;

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

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

WHEREAS, the City Council conducted a public hearing on this matter on November 6, 2001, and does hereby favor the annexation of the subject tract of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

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

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

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

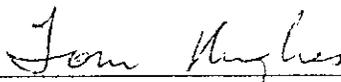
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights.

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

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

Passed by the Council this 4th day of December, 2001.

Approved by the Mayor this 4th day of December, 2001.

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Recorder

City of Hillsboro  
Annex 20-01: McCrow  
Proposed legal description  
NS, MF, October 16, 2001

## Exhibit 'A'

A tract of land in Section 10, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 2, Brockway Gardens, a duly recorded subdivision in said county;

thence North  $2^{\circ} 10'$  East, along the west boundaries of Lots 1 and 2, Brockway Gardens, a distance of 199.8 feet to the northwest corner of said Lot 1;

thence South  $89^{\circ} 03' 30''$  East, along the north boundary of said Lot 1, a distance of 96.25 feet to the northeast corner of that tract of land described in deed to Hartmut Ullrich, recorded 3/08/1995 as document number 95015196 in deed records of said county;

thence South  $2^{\circ} 15'$  West, along the east boundary of said tract, a distance of 199.87 feet to the southeast corner thereof;

thence North  $89^{\circ} 03' 30''$  West, along the south boundary of said tract, a distance of 96.25 feet to the place of beginning.

508  
70

QUITCLAIM DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

MARTHA W. UIRICH

Grantor,

releases and quitclaims to HARTMUT UIRICH

Grantee, all right, title and interest in and to the following described real property situated in WASHINGTON County, Oregon, to-wit:

Deed of Reconveyance # 93081081 Tax account number 8147064

A portion of Lots 1 and 2, BROCKWAY GARDENS, Washington County, Oregon, described as follows:

Beginning at an iron rod at the northwest corner of said Lot 1; and running thence South 89° 03' 30" East, on the north line of said Lot 1 and the south line of Southwest Johnson Street (County Road No. 1513) 96.25 feet to an iron rod; thence South 02° 15' West, 199.87 feet to an iron rod on the south line of Lot 2; thence North 89° 01' 30" West, on said south line to an iron rod at the southwest corner of said Lot 2; thence North 02° 15' East, on the west line of said Lots 1 and 2, 199.80 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

Dated this day of 19

Martha W. Uirich

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on March 8, 1995.

Martha W. Uirich



Notary Public for Oregon  
My commission expires 4-6-1998

QUITCLAIM DEED

GRANTOR

22960 S.W. JOHNSON ST.  
Hillsboro, ORE. 97123

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

HARTMUT UIRICH  
22960 S.W. JOHNSON ST.  
Hillsboro, ORE. 97123

NAME, ADDRESS, ZIP

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

HARTMUT UIRICH  
22960 S.W. JOHNSON ST.  
Hillsboro, ORE. 97123

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

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

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

J

APR 0 8 1995

STATE OF OREGON  
County of Washington

53

I, Jerry R. Hanson, Director of Assessment and Taxation and Clatsop County Clerk for said county, do hereby certify that the within instrument was received and recorded in the public records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-County Clerk

Doc : 95015196  
Rect: 139504 33.00  
03/08/1995 02:00:09PM

1-2

## EXHIBIT B

### FINDINGS IN SUPPORT ULLRICH ANNEXATION FILE NO. AN 20-01

#### I. BACKGROUND INFORMATION AND SITE DESCRIPTION

One petitioner representing one property requested City Council approval for annexation of approximately 0.44 acres into the City Limits of Hillsboro.

The property under consideration is located generally east of SW 234<sup>th</sup> Avenue, west of SW 229<sup>th</sup> Avenue, north of SW Johnson Court, and south of SW Johnson Street. The property can be specifically identified as Tax Lot 1200 on Washington County Tax Assessor's Map 1S2-10AC. The assessed value of the property is \$166,400.

The property is relatively flat with trees and shrubs scattered throughout the site. A single-family residence is located on Tax Lot 1200 and is addressed at 22960 SW Johnson Street.

#### II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owners constituted 100 percent of the property owners and at least 50 percent of the registered voters residing on the property. Notice of the proposed annexation was given as specified by Metro Code Chapter 3.09.030 and ORS 222.120. A staff report was prepared and available 15 days prior to the hearing as stipulated by Metro Code Chapter 3.09.050. A public hearing on the matter was conducted by the City Council on December 4, 2001.

#### III. APPLICABLE APPROVAL CRITERIA

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

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

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

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

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

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

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

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

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

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

Section 7. Air, Water and Land Resource Quality Policy (III)(B) The City shall design a storm sewer and sanitary sewer master plan and develop implementation measures necessary to assure that a storm sewer and sanitary system are provided to areas designated urban.

The plan shall be designed to accommodate the growth anticipated in undeveloped portions of the Hillsboro Planning Area.

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

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

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

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

**FINDING:** The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is RL – Low Density Residential which is consistent with the regional urban growth goals and objectives. The property will be rezoned to R-6 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945, unless the property owner applies for a different single family residential zone.

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

**FINDING:** Water is available to the property from a eight-inch City line currently located in the SW Johnson Street right-of-way. Sanitary sewer is available through an eight-inch City line also located in the SW Johnson Street right-of-way. Storm water disposal is available in a thirty-inch line adjacent to SW Johnson Street.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the following districts as of the effective date of the annexation:

Washington County Rural Fire Protection District No. 2  
Washington County Service District for Enhanced Law Enforcement  
Washington County Service District for Urban Road Maintenance  
Washington County Service District #1 for Street Lights

Annexation of the subject property would not interfere with the provisions of public facilities and services.

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

**FINDING:** Pursuant to ORS 222.524 has determined that withdrawal of the properties from the following districts is in the best interest of the City:

Washington County Rural Fire Protection District No. 2  
Washington County Service District for Enhanced Law Enforcement  
Washington County Service District for Urban Road Maintenance  
Washington County Service District #1 for Street Lights

#### **IV. TESTIMONY FROM NECESSARY PARTIES**

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

#### **V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS**

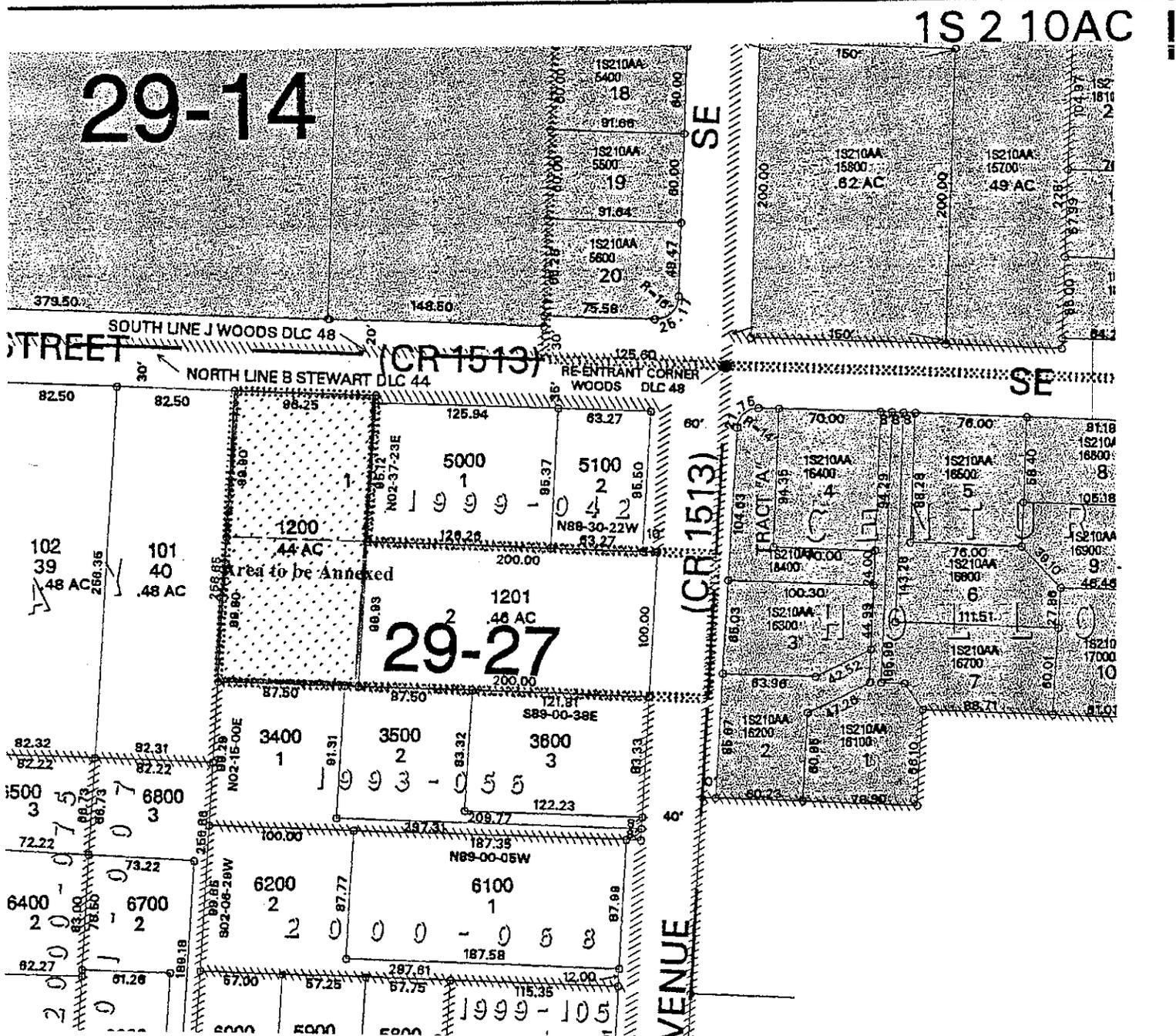
- Staff Report dated October 25 , 2001

# Proposal No. WA0102



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

Annexation to the City of Hillsboro  
Washington Co.  
Map 1S2W10



PROPOSAL NO. WA0102  
CITY OF HILLSBORO  
Figure 2