

Final Documents
for
Annexation to
Hillsboro

WA0507

Ordinance: 5719

Annexation: AN 22-06

DOR: 34-1843-2007

Secretary of State: AN 2007-0138

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

Description and Map Approved
February 9, 2007
As Per ORS 308.225

Description Map received from: METRO
 On: 2/8/2007

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

**ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS
 (TSOLAK)**

ORD. #5719 (AN 22-06)

has been: Approved 2/9/2007
 Disapproved

Notes:

Department of Revenue File Number: 34-1843-2007

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

FINAL BOUNDARY CHANGE SUBMISSION FORM

DATE: January 18, 2007

TO:

**Metro
Data Resource Center
Attn: Carol Hall
600 NE Grand Avenue
Portland, OR 97232-2736
Phone: (503) 797-1591**

FROM:

**City of Hillsboro
Planning Department
Attn: Evan MacKenzie
150 East Main Street
Hillsboro, OR 97123
Phone: (503) 681-6154
Fax: (503) 681-6245**

RE: File Number AN 22-06: Tsolak

ATTACHED PLEASE FIND:

- Final signed resolution, order or ordinance
- Final legal description
- Preliminary Approval from Department of Revenue
- Final maps
 - County Tax Assessor Map(s)
 - City Vicinity Map
- Filing fee

This is being sent to you as required by Metro Code 3.09.030(e).

ORDINANCE NO. 5719
AN 22-06: TSOLAK

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 Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all property owners in Urban Planning Area A interested in annexation are welcome to contact the City for information and assistance they need to initiate and complete the annexation process;

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, 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 January 16, 2007, 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.

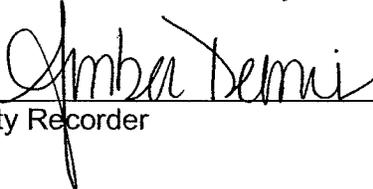
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owner and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage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

Passed by the Council this 16th day of January, 2007.

Approved by the Mayor this 16th day of January, 2007.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 22-06: Tsolak
Proposed legal description
NS, December 12, 2006

Exhibit 'A'

A tract of land in the northeast quarter of Section 34, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the northwest corner of Lot 2, Block 8 of Orenco Townsite, a duly recorded subdivision in said county;

thence South $89^{\circ}56'$ East, along the north line of said Block 8 and the easterly projection thereof, a distance of 160.0 feet to the northwest corner of Lot 6, Block 7 of said subdivision;

thence North $0^{\circ}04'$ East, along the northerly projection of the west line of said Lot 6, the west line of Lot 7, Block 6 of said subdivision and the northerly projection thereof, a distance of 217.5 feet to the intersection of said projection and the easterly projection of the centerline of the vacated alley in Block 5 of said subdivision;

thence North $89^{\circ}56'$ West, along said easterly projection and centerline, a distance of 160.0 feet to the intersection of said centerline and the northerly projection of the west line of Lot 11, Block 5 of said subdivision;

thence South $0^{\circ}04'$ West, along said northerly projection, said west line, and the southerly projection thereof, a distance of 217.5 feet to the Point of Beginning.

ANNEXATION CERTIFIED

BY JK
DEC 15 2006

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

10
11
181

Washington County, OR 2002-052421
05/02/2002 03:36:04 PM
D-DW Cnt=1 Btm=4 A DUYCK
\$10.00 \$8.00 \$11.00 \$181.00 - Total=\$208.00



00086277200200524210020028
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



Order No. 01012805
Escrow No. _____
Loan No. _____
WHEN RECORDED MAIL TO GRANTEE:
1125 NW 229th Ave.
Hillsboro, Oregon 97124

Taxes; same as above
1287354 State of Oregon
APN: _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Robert C. Redfield and Carolyn J. Redfield, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary Tsolak, Single, Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 180,247.50.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16 day of April, 2002; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: October 30, 2001

Robert C. Redfield
Robert C. Redfield
Carolyn J. Redfield
Carolyn J. Redfield

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 181.00 05-02-02
FEE PAID DATE

STATE OF COLORADO
COUNTY OF LARIMER SS.

On April 16th 2002 before me, Katherine Ashland, a notary public, personally appeared, Robert C. Redfield and Carolyn J. Redfield, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Katherine Ashland My Commission Expires: 9/25/2004

KATHERINE ASHLAND
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9-25-2004

Recorded By
First American Title Insurance Company of Oregon
941174-000
No.



2002-52421

Lots 11 and 12, Block 5, ORENCO TOWNSITE, in the County of Washington and State of Oregon. TOGETHER WITH that portion of vacated unnamed alley adjoining that would attach thereto by Ordinance/Order No. 84-173, recorded August 31, 1984 as Fee No. 84035090;

Return to:

Linda Wolf
22875 NW Chestnut St,
Hillsboro OR 97124

Washington County, Oregon 2003-155290

09/12 18:35 PM
D-DQ Int=1 Stn=21 RECORDS
\$10.00 \$6.00 \$11.00 - Total = \$27.00



00436133200301552900020020

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



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

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 11 day of September, 2003,
by first party, Grantor, Thomas M. Wolf
whose post office address is 22875 N.W. Chestnut St. Hillsboro OR 97124
to second party, Grantee, Linda J. Wolf
whose post office address is 22875 N.W. Chestnut St. Hillsboro OR 97124

WITNESSETH, That the said first party, for good consideration and for the sum of _____ Dollars (\$ 0)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Washington, State of Oregon to wit:

Lots 7 and 8, Block 6, Orengo Townsite

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness
Olga L. Acuña
Print name of Witness
[Signature]
Signature of Witness
Maria Brophy
Print name of Witness

[Signature]
Signature of First Party
Thomas M. Wolf
Print name of First Party

Signature of First Party

Print name of First Party

State of Oregon
County of Washington }
On 9/12/03 before me, Kathy L August

appeared Linda Wolf
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant Known Produced ID
Type of ID ODL 2154758
(Seal)

State of _____
County of _____
On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

[Signature]
Signature of Preparer
Linda Wolf
Print Name of Preparer
22875 N.W. Chestnut St.
Address of Preparer Hillsboro OR 97124

2561

KNOW ALL MEN BY THESE PRESENTS, That We
 Robert L. Davis and Margaret R. Davis, husband and wife
 in consideration of Ten and no/100 Dollars
 to them paid by Clifford G. Force and Doris W. Force
 husband and wife
 do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all
 the following real property, with the tenements, hereditaments and appurtenances, situated in the County
 of Washington and State of Oregon, bounded and described as follows, to-wit:
 Lots 1 and 2, Block 8, Oreoco Townsite, as shown on
 the duly recorded map and plat



To Have and to Hold the above described and granted premises unto the said grantees, their
 heirs and assigns forever.
 And the grantor, do covenant that they are lawfully seized in fee simple of the
 above granted premises free from all encumbrances,
 and that they will and their heirs, executors and administrators, shall warrant and forever
 defend the above granted premises, and every part and parcel thereof, against the lawful claims and
 demands of all persons whomsoever.
 Witness my hand and seal, this 17th day of JANUARY, 1953.

Robert L. Davis (SEAL)
 Mrs. Margaret R. Davis (SEAL)

STATE OF OREGON,
 County of Washington } ss. On this 17th day of January, 1953,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
 within named Robert L. Davis and Margaret R. Davis
 who are known to me to be the identical individual described in and who executed the within
 instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.
 Lucille D. Sessman
 Notary Public for Oregon
 My Commission expires AUGUST 9, 1955



Doc 2561

WARRANTY DEED

INDEXED

STATE OF OREGON,
County of Washington

I certify that the within instru-
 ment was received for record on the
 17th day of JANUARY, 1953, at
 1953, at 1:30 o'clock P. M.,
 and recorded in book 3441
 on page _____ Record of Deeds
 of said County.

Witness my hand and seal of
 County affixed
 R. N. TORRELL, COUNTY CLERK
 County Clerk

By _____
 Deputy Notary Public

Returned to
 Office of F. J. S.
 1001 1/2 Oregon
 Eugene

93046407
Washington County

STATUTORY WARRANTY DEED
(Corporation)



5
20
23

JUN 14 1993

WA-LAND-CO., INC., an Oregon corporation

conveys and warrants to
ANTONIUS BASTIANUS DIRRIWACHTER

the following described real property in the State of Oregon and County of Washington
free of encumbrances, except as specifically set forth herein:
Lot 6, Block 7, according to the duly filed plat of ORENCO TOWNSITE, filed April 29,
1908, in Plat Book 2, Page 44, Records of the County of Washington and State of Oregon.

SUBJECT TO an easement reserved in Deed from Ricky M Walton to WA-Land-Co., Inc.,
described as follows:
"Grantor reserves unto herself, her heirs, successors and assigns, an easement for the
use and benefit of Lots 4 and 5, Block 7, ORENCO TOWNSITE, for the purpose of main-
taining the septic system drainfield serving said Lots 4 and 5, Block 7. Said easement
shall expire not later than 90 days from the date hereof, or on September 7, 1993,
whichever shall first occur."

Tax Account Number(s): R726334 IN234AD-04700

This property is free of encumbrances, EXCEPT:
Statutory powers and assessments of Unified Sewerage Agency and statutory powers and
assessments of Tualatin Valley Water District.

The true consideration for this conveyance is \$22,500.00
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 10th day of June, 1993, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

WA-LAND-CO., INC.

By: Mary C. Walton
Mary C Walton
President

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 23.00 61493
FEE PAID DATE

STATE OF OREGON, COUNTY OF Washington)ss.
The foregoing instrument was acknowledged before me this 10th day of June, 1993, by Mary
C Walton, as President, of WA-LAND-CO., INC., an Oregon corporation, on behalf of the
corporation.

Jerry R. Hanson
Notary Public for Oregon
My Commission Expires: December 7, 1993

VIRGINIA GORMAN
NOTARY PUBLIC - OREGON
My Commission Expires 12-07-93

Order No.: 453553w

After Recording Return To:
Antonius Bastianus Dirriwachter
16320 SW Estuary Drive - #101
Beaverton OR 97006

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

same as above

STATE OF OREGON } SS
County of Washington }
I, Jerry R. Hanson, Director of Assessment
and Taxation and Ex-Officio Recorder of Con-
veyances for said county, do hereby certify
that the within instrument of writing was
received and recorded in book of records of
said county.
Jerry R. Hanson, Director of
Assessment and Taxation, Ex-
Officio County Clerk

Doc : 93046407
Rect: 101783
06/14/1993 11:31:54AM 56.00

EXHIBIT B

FINDINGS IN SUPPORT TSOLAK ANNEXATION FILE NO. AN 22-06

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

One petitioner representing one property requested City Council approval for annexation of approximately 0.36 acres into the City Limits of Hillsboro.

The property under consideration is located generally north of NW Chestnut Street, west of NW 229th Avenue, south of NW Birch Street and east of NW 230th Avenue. The property can be specifically identified as Tax Lot 2500 on Washington County Tax Assessor's Map 1N2-34AD. The assessed value of the property is \$154,310. The Measure 50 Base Value is \$149,820.

The property is generally flat with scattered trees. A single family residence is located on Tax Lot 2500, which is addressed at 1125 NW 229th Avenue.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owner 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 January 16, 2007.

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 is currently a Hillsboro Urban Service Provider Agreement in place for this area, dated April 2, 2003, as required by ORS 195.065 (Senate Bill 122). The units of local government which have entered into this agreement are as follows: Washington County; City of Hillsboro; City of Beaverton; Metro; Clean Water Services; TriMet; Tualatin Valley Park and Recreation District; Tualatin Valley Fire and Rescue District; Tualatin Valley Water District; and Washington County Fire District No. 2. The annexation is consistent with the applicable provisions of the Agreement, specifically Section 1 Roles and Responsibilities(C) and (E).

- 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 petitioners 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)(G) 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 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)(1)(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 (G), 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 SCPA – Station Community Planning Area, which is consistent with the regional urban growth goals and objectives. The property has been recommended for SCR-OTC – Station Community Residential-Orencia Townsite Conservation zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (Casefile No. ZC 29-06).

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

FINDING: A six-inch City water line is located in the NW Chestnut Street right-of-way. An eight-inch City sanitary sewer line is located in both the NW Chestnut Street and NW 229th Avenue rights-of-way. There are no City storm water lines located in the vicinity.

Fire and police protection would be provided by the City of Hillsboro and the properties would be withdrawn from the 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 as of the effective date of the annexation.

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.*

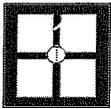
FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights is in the best interest of the City.

IV. TESTIMONY FROM NECESSARY PARTIES

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

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated December 29, 2006



AN 22-06 & ZC 29-06: TSOLAK



REQUEST FOR ANNEXATION OF ONE PROPERTY APPROXIMATELY 0.34 ACRES IN SIZE (PLUS ASSOCIATED RIGHT-OF-WAY) AND CITY-INITIATED ZONE CHANGE FROM COUNTY R-5 (FIVE UNITS PER ACRE) TO CITY SCR-OTC STATION COMMUNITY RESIDENTIAL - ORENCO TOWNSITE CONSERVATION.

