

Final Documents

For

Annexation to the
City of Hillsboro

WA1606

Ordinance 5622

DOR: 34-1790-2006

Sec. State: AN-2006-0150

Property Information:

22950 NW Chestnut Street(1N234AD05200)



May 3, 2006

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

Dear Mr. Knight:

Please be advised that we have received and filed, as of May 3, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
06-62 (Clean Water Services District)	SD 2006-0046
06-63 (Tualatin Valley Water District)	SD 2006-0047
06-38 (Clean Water Services District)	SD 2006-0048
5606 (City of Hillsboro)	AN 2006-0147
5610 (City of Hillsboro)	AN 2006-0148
5620 (City of Hillsboro)	AN 2006-0149
5622 (City of Hillsboro)	AN 2006-0150

For your records please verify the effective date through the application of ORS 199.519.

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

Sincerely,

Linda Bjornstad
Official Public Documents

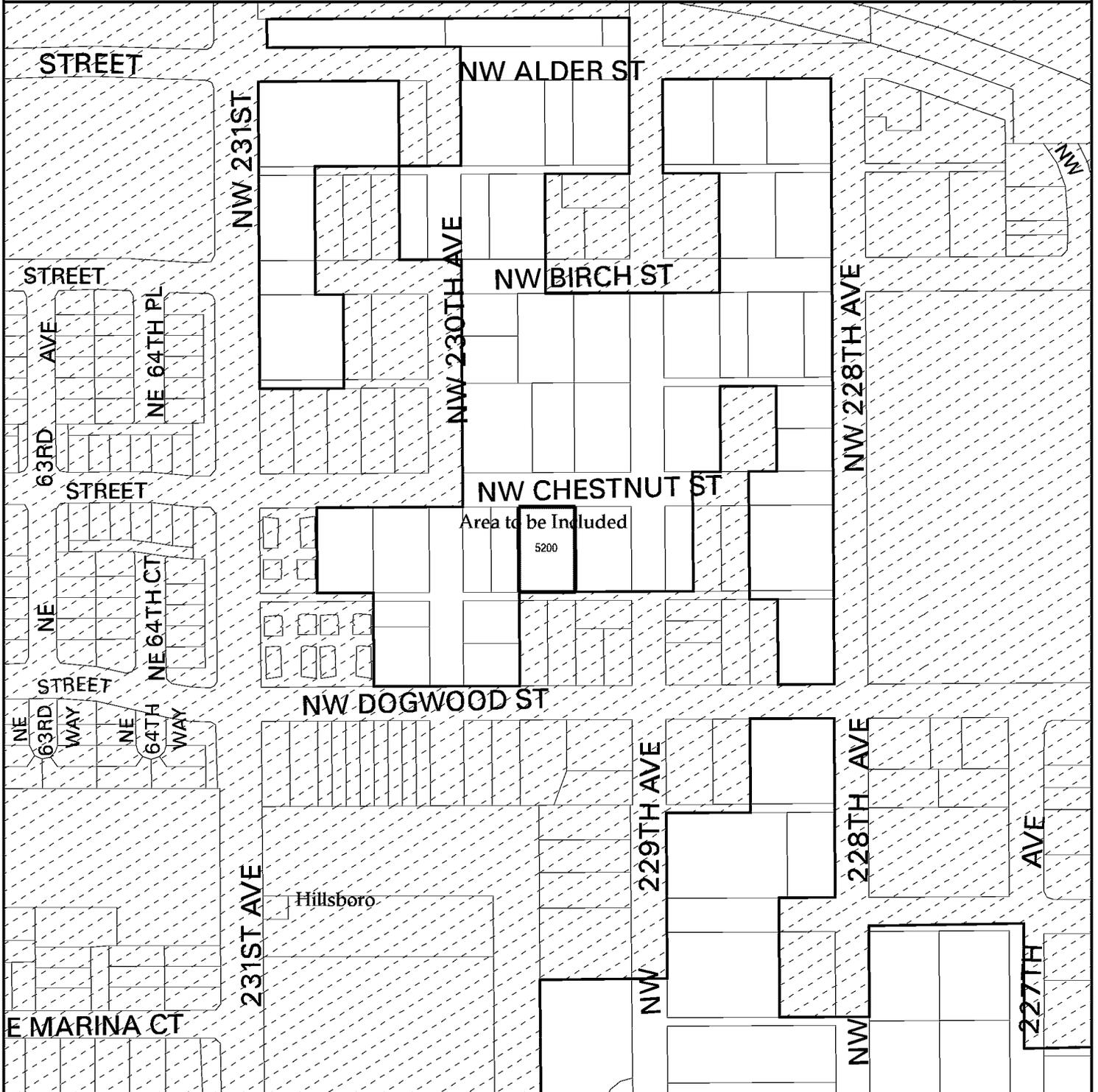
cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center

Proposal No. WA1606

1N2W34

Annexation to the City of Hillsboro

Washington Co.



REGIONAL LAND INFORMATION SYSTEM



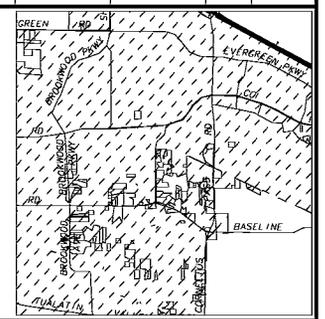
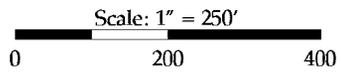
600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email drc@metro-region.org

METRO

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

-  County lines
-  City
-  Annexation boundary
-  Urban Growth Boundary

Proposal No. WA1606
CITY OF HILLSBORO
Figure 1



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
April 21, 2006
As Per ORS 308.225

Description Map received from: METRO
 On: 4/14/2006

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS AN 5-06

ORD. #5622 (WA1606)

has been: Approved 4/21/2006
 Disapproved

Notes:

Department of Revenue File Number: 34-1790-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: Change Proposed Change
 The change is for:

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

ORDINANCE NO. 5622
AN 5-06: BEERBOWER

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 March 21, 2006, 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 21st day of March, 2006.

Approved by the Mayor this 21st day of March, 2006.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 4-06: Beerbower
Proposed legal description
NS, February 8, 2006

Exhibit 'A'

A tract of land in 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 4, Block 8 of Orenco Townsite, a duly recorded subdivision in said county;

thence South $89^{\circ}56'$ East, along the north line of Lot 4 and Lot 3, Block 8 of said subdivision, a distance of 100 feet to the northeast corner of said Lot 3;

thence South $00^{\circ}04'$ West, along the east line of said Lot 3, a distance of 150 feet to the southeast corner thereof;

thence North $89^{\circ}56'$ West, along the south line of said Lot 3 and Lot 4, a distance of 100 feet to the southwest corner of said Lot 4;

thence North $00^{\circ}04'$ East, along the west line of said Lot 4, a distance of 150 feet to the point of beginning.

ANNEXATION CERTIFIED

BY AK

FEB 15 2006

WASHINGTON COUNTY A & T
CARTOGRAPHY



00782163200500663220030034

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Office 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-Office County Clerk

Return Address

Monte Beerbower
1330 NW 95th ave
Portland OR 97229.

Old tax statement
Address

1860 NW 119th ave
Port OR 97229.

New tax Statement
address

Monte Beerbower
1330 NW 95th ave
Portland OR 97229.



Quitclaim Deed

THIS QUITCLAIM DEED, executed this 11 day of June, 2005,
 by first party, Grantor, Nathan + Julie Sheuchuk
 whose post office address is 1860 NW 119th ave Portland OR 97229,
 to second party, Grantee, Monte Beerbower,
 whose post office address is 1330 NW 95th ave Port OR 97229.

WITNESSETH, That the said first party, for good consideration and for the sum of Twenty
Nine Thousand Dollars (\$29,000)
 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 OReagon to wit:

Property Address: 22950 NW Chestnut st
Hillsboro, OR 97124.

Legal Description:
Lots 3+4, Block 8
ORenco Townsite.



2005-66322

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 of Witness: Mante Beerbower

Print name of Witness: MANTE BEERBOWER

Signature of Witness: _____

Print name of Witness: _____

Signature of First Party: Julie Shewchuk & Nathan Shewchuk

Print name of First Party: Julie Shewchuk & Nathan Shewchuk

Signature of Second Party: Mante Beerbower

Print name of Second Party: MANTE BEERBOWER

Signature of Preparer: Nathan Shewchuk

Print Name of Preparer: Nathan Shewchuk

Address of Preparer: 1860 NW 119th ave Portland OR 97229

State of Oregon
County of Washington

On June 11, 2005 before me, Kelly Garrity
appeared Julie & Nathan Shewchuk and Mante Beerbower
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.
Kelly Garrity
Signature of Notary

Affiant Known Produced ID X
Type of ID OID
(Seal)



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SURVEYED LINE OF

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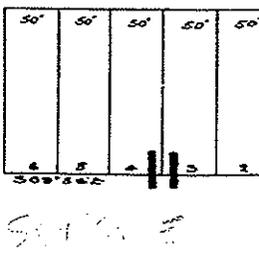
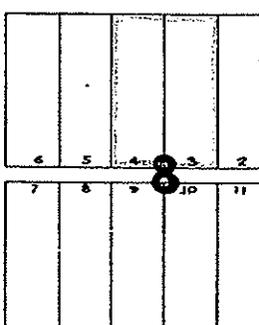
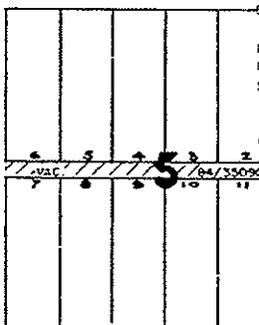
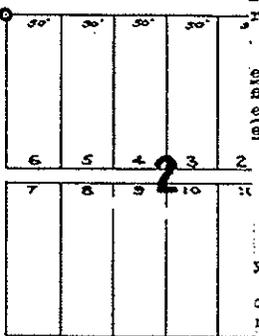
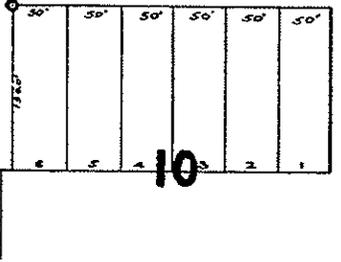
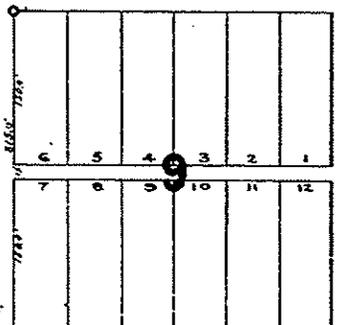
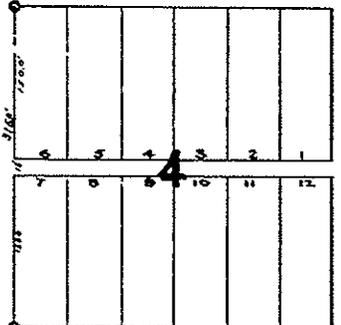
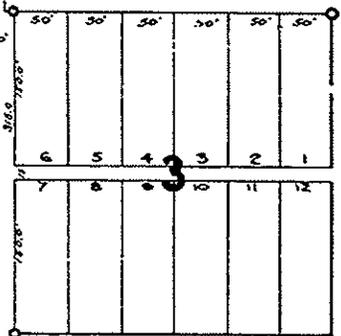
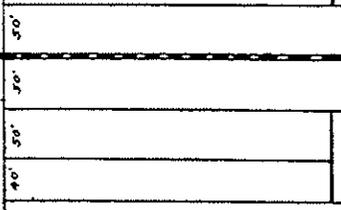
STREET

ALPHA

To Hillsboro

EAST LINE OF SCHARTZ'S SUBDIVISION
EAST LINE OF COUNTY ROAD

To Keedville



SURVEY

EXHIBIT B

FINDINGS IN SUPPORT BEERBOWER ANNEXATION FILE NO. AN 5-06

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

One petitioner representing one property requested City Council approval for annexation of approximately 0.34 acres into the City Limits of Hillsboro.

The property under consideration is located generally south of NW Chestnut Street, east of NW 230th Avenue, west of NW 229th Avenue and north of NW Dogwood Street. The property can be specifically identified as Tax Lot 5200 on Washington County Tax Assessor's Map 1N2-34AD. The assessed value of the property is \$121,170. The Measure 50 Base Value is \$117,650.

The property is generally flat and has scattered treed. A single family residence is located on Tax Lot 5200, which is addressed at 22950 NW Chestnut Street.

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 March 21, 2006.

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)(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 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 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 – Orenco Townsite Conservation zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (Casefile No. ZC 6-06).

- 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 the NW Chestnut Street right-of-way. A twelve-inch City storm water lines is located in the NW 231st Avenue right-of-way.

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.*

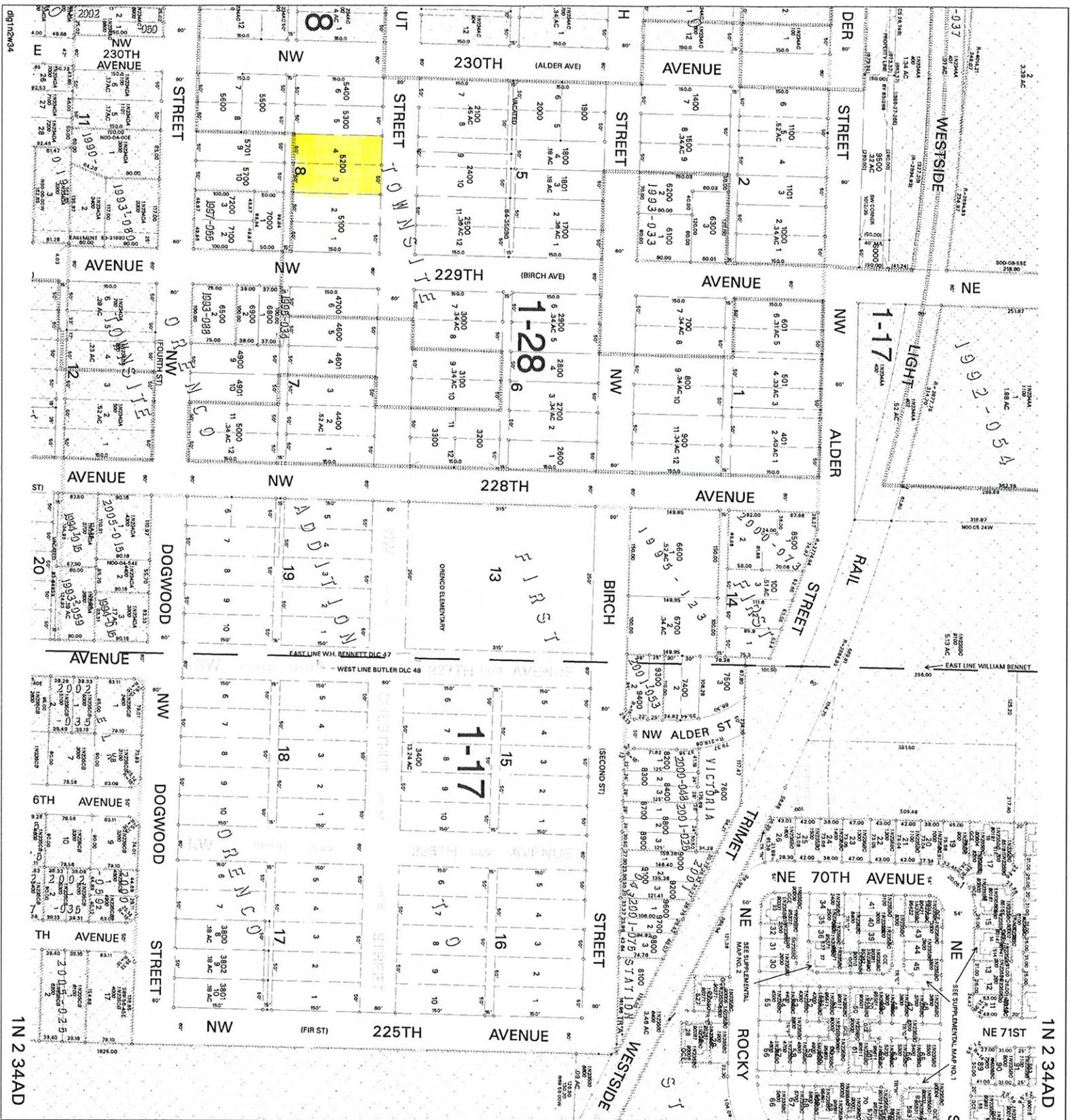
FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington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

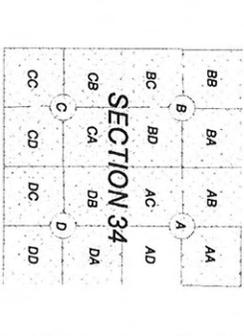
V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated March 6, 2006



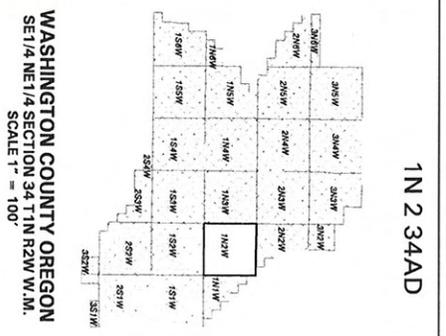
WASHINGTON COUNTY
 CARROGRAPHY
 I X A D I O N
 PLOT DATE: January 27, 2006
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE
 Map areas delineated by other gray shading are cross-referenced
 plat maps and for reference only and may not indicate the most
 current property boundaries. Please consult the appropriate map
 for the most current information.

CANCELLED TAXES FOR: 1N234AD
 1200, 1300, 2200, 2300, 3500, 3600, 3700, 2800, 4000,
 4000, 4500, 5000, 4100, 4200, 2000, 2500, 2600, 4800,
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FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

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HILLSBORO
1N 2 34AD

1N 2 34AD



AN 5-06, ZC 6-06: BEERBOWER

Request for Annexation of One Property Approximately 0.34 Acres in Size and a Request for Zone Change Approval from County R-5 Residential (5 Units per Acre) to City SCR-OTC, Station Community Residential - Orenco Townsite Conservation

