

Final Documents

For

Annexation to the
City of Hillsboro

WA1702
Ordinance #5116
DOR 34-1549-2002
Sec. State: AN-2002-0063

Final to DOR: _____

Signature:

Date of

Mailing: 3/5/02

Final to Secretary of State _____

Signature:

Date of

Mailing: 4/4/02

WA1702

Sent

Received

DOR:

3/5/02

4/3/02

Sec. State:

4/3/02

4/29/02

Assessor:

4/3/02

Elections:

4/3/02

Mapped:

Yes

Posted to Web:

5/8/02

Addresses:

1N2340000603

1N2340001000

365 NW 242nd Ave

No site address

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

April 24, 2002

Metro
600 NE Grand Ave
Portland, OR 97232-2736

Dear Mr. Martin:

Please be advised that we have received and filed on April 9, 2002 the following Annexation(s).

| Ordinance(s): | City of: | Our File Number(s): |
|---------------|-----------|---------------------|
| 1095-02 | Tualatin | AN 2002-0062 |
| 5116 | Hillsboro | AN 2002-0063 |
| 5117 | Hillsboro | AN 2002-0064 |
| 5118 | Hillsboro | AN 2002-0065 |
| 5119 | Hillsboro | AN 2002-0066 |
| 5120 | Hillsboro | AN 2002-0067 |

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

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
Planning Department
123 W. Main St., Room 250
Hillsboro, OR 97123

Description and Map Approved
April 3, 2002
As Per ORS 308.225

Description Map received from: METRO
On: 3/29/02

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

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

ORD. #5116

has been: Approved 4/3/02
 Disapproved

Notes:

Department of Revenue File Number: 34-1549-2002

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

Proposal No. WA1702

1N2W34

Annexation to the City of Hillsboro

Washington Co.



R L I S
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

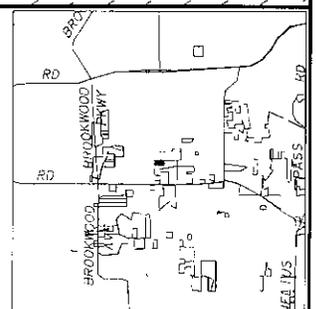
Annexation boundary

Urban Growth Boundary

Proposal No. WA1702
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'

0 200 400



ORDINANCE NO. 5116
AN 23-01: STICKNEY ET AL

Jail Wankel

AN ORDINANCE ANNEXING A CERTAIN TRACTS OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACTS 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.

WHEREAS, the City received a complete petition from the property owners of certain tracts of land, described in Exhibit A to this ordinance, requesting that the properties 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 tracts of land are 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 tracts of land are 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 tracts of land lie 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 5, 2002, and does hereby favor the annexation of the subject tracts 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 tracts of land, described in Exhibit A, are declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tracts of land annexed by this ordinance and described in Section 1 are 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.

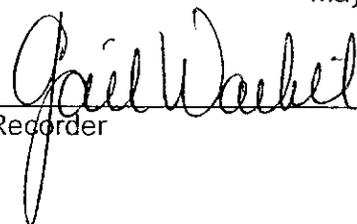
Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180, after the primary election on May 21, 2002, pursuant to ORS 222.040.

Passed by the Council this 5th day of March, 2002.

Approved by the Mayor this 5th day of March, 2002.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annex 23-01: Stickney et. al.
Proposed legal description
NS, MF December 6, 2001

Exhibit 'A'

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

Beginning at the northwest corner of Lot 7, Alexander Acres, a duly recorded subdivision in said county;

thence South $89^{\circ} 06'$ East, along the north boundary of said lot, a distance of 229.5 feet to the northeast corner of that tract of land described in deed to Beverly A. Anker and John L. Anker, recorded 1/24/1989 as document 89003356, in deed records of said county;

thence South $0^{\circ} 28'$ East, along the east boundary of said Anker tract, a distance of 110.0 feet to the southeast corner thereof;

thence North $89^{\circ} 06'$ West, along the south boundary of said tract, a distance of 209.5 to the east right-of-way line of a 20.0 foot wide road as dedicated by Alexander Acres;

thence South $0^{\circ} 28'$ East, along said east right-of-way line, a distance of 129.80 feet to the easterly projection of the south boundary of that tract of land described in deed to Gene Stickney and Sally Stickney, recorded Aug 31, 1965 in Book 566, Page 663 in deed records of said county;

thence West, along said projection and south boundary, a distance of 228.0 feet to the southwest corner thereof;

thence North $0^{\circ} 28'$ West, along the west boundary of said tract, a distance of 209.5 feet to the northwest corner thereof;

thence East, along the north boundary of said tract, a distance of 208.0 feet to the northeast corner thereof and a point on the west boundary of said Lot 7;

thence North $0^{\circ} 28'$ West, along said right-of-way line, a distance of 30.30 feet to the place of beginning.

4975

KNOW ALL MEN BY THESE PRESENTS, That
 BEN G. HEINECK and JOSEPHINE HEINECK, husband and wife,
 hereinafter called the grantor,
 in consideration of TEN and no/100 (\$10.00)----- Dollars,
 and other good and valuable consideration-----
 to grantor paid by GENE STICKNEY and SALLY STICKNEY, husband and wife,
 hereinafter called the grantee,
 does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

Part of Section 34, T1N, R2W, W.M., Washington County, Oregon, described as follows:

Beginning at a point on the East line of that tract conveyed to Ben G. Heineck and wife by Deed Book 161, Page 537 (b), Northerly measured along said East line 874. feet from the Southeast corner thereof; thence West parallel with the South line of said Heineck tract 208.0 feet; thence North parallel with the East line of said Heineck tract 209.5 feet; thence East parallel with said South line 208.0 feet to the East line thereof; thence South on said East line 209.5 feet to the place of beginning.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand and seal this 24th day of August, 1965.

Ben G. Heineck (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

10RS 93 4901
 STATE OF OREGON, County of Washington) ss. August 24, 1965
 Personally appeared the above named Ben G. Heineck and Josephine Heineck.

and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
Ben G. Heineck
 Notary Public for Oregon
 My commission expires 12/27/1965

WARRANTY DEED

BEN G. HEINECK ET UX

TO

X GENE STICKNEY ET UX

AFTER RECORDING RETURN TO

220 NW 242nd
 Hillsboro

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED)

STATE OF OREGON } INDEXED
 County of Washington } *Heineck*

I, Roger Thomassen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book 566 in the Records of said County.

Witness my hand and seal aforesaid.
 ROGER THOMASSEN, Director
R. Thomassen
 Deputy

BOOK 566 PAGE 663

AUG 31 1 34 PM '65

4975

No.

113

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Seal)

W. G. Hare
Notary Public for Oregon
My commission expires Sept. 11th 1932

Filed for record Feb. 9th, 1937, at 1 p.m.

W. A. Tupper, Co. Clerk

By James H. Davis, Deputy.

694 Mike Zall, et ux to Fred E. Cusick, et ux

(Deed)

KNOW ALL MEN BY THESE PRESENTS, That We, Mike Zall and Sofia Zall, husband and wife, in consideration of One (\$1.00) Dollars, and other good and valuable consideration to us paid by Fred E. Cusick and Daisy Cusick, husband and wife, do hereby grant, bargain, sell and convey unto said Fred E. Cusick and Daisy Cusick, husband and wife, 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:

All of blocks 28, 29, 30, 31, 33, 34 and all of block 32 except Lot 7, and all of lots 4 to 14 Inc. in Block 27, the south 1/2 of lots 1 and 2 and all of lots 4 to 16 Inc. in Block 25, all in North Plains, according to the duly recorded map and plat thereof on file and of record in the office of the recorder of conveyances of Washington County, state of Oregon.

\$4.00 I.R.S. Att'd. & Can.

To Have and to Hold, the above described and granted premises unto the said Fred E. Cusick and Daisy Cusick, husband and wife, their heirs and assigns forever

And we the grantors above named do covenant to and with the above named grantees their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our 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 Our hands and seals this 9th day of February, 1937

Executed in the presence of

E. B. Eump

Mike Zall Seal

Luby Hargrove

Sofia Zall Seal

STATE OF OREGON,

County of Washington.....ss.

BE IT REMEMBERED, That on this 9th day of February A.D. 1937, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mike Zall and Sofia Zall, husband and wife, who are known to me to be the identical individuals 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 official seal the day and year last above written.

(Seal)

M. B. Eump
Notary Public for Oregon.
My Commission Expires Feb. 12, 1937

Filed for record Feb. 9, 1937, at 1 p.m.

W. A. Tupper, County Clerk

By James H. Davis, Deputy.

695 Neal W. Bush to Ben G. Heineck, et ux

(Deed)

KNOW ALL MEN BY THESE PRESENTS That I, NEAL W. BUSH, a single man, hereinafter designated grantor, of the County of Washington, State of Oregon, in consideration of \$10.00 and other valuable considerations to me paid by BEN G. HEINECK and JOSEPHINE HEINECK,

~~Book 161~~
161

husband and wife, hereinafter designated grantees, of the County of Washington, State of Oregon, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto said BEN G. HEINECK and JOSEPHINE HEINECK, husband and wife, their heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, to-wit:

Beginning 33.1 ft. east of the southwest corner of Sec. 34, and running east 797.1 ft. to the southwest corner of Alexander Acres, a regularly recorded subdivision in Washington County, Oregon, thence N. 1°25' W., 835.36 ft., to the corner of Lots 6 and 7 of said Alexander Acres, thence N. 0°28' W., 1050.9 ft. to the northwest corner of same, thence West 737.1 ft. to an iron pipe, thence S. 1°10' E., 1086.0 ft. to the place of beginning, all of said land being in Section 04, of Township 1 North, Range 2 West, of Will. Mer., containing 38.00 acres, more or less.

TO HAVE AND TO HOLD the above described and granted premises unto the said BEN G. HEINECK and JOSEPHINE HEINECK, husband and wife, grantees, their heirs and assigns forever. And the grantor above named does covenant to and with the above named grantee, their heirs and assigns that he is the owner in fee simple of the above granted premises, that they are free from all incumbrances; and the grantor will, and his 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.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 8th day of February, A.D., 1937.

Signed, Sealed and Delivered in the presence of us as Witnesses

Neal W. Fush (Seal) - - -

STATE OF OREGON, }
County of Washington, } ss.

THIS CERTIFIES That on this 8th day of February, A.D., 1937, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NEAL W. FUSH, a single man, who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Seal) E. J. McAlear
Notary Public for Oregon
My commission expires Dec. 17, 1938.

Filed for record Feb. 9, 1937, at 1:55 p.m.
W. A. Tupper, Co. Clerk
By James H. Davis, County.

696 Washington County to E. C. Steele, et ux (Deed)

THIS INDENTURE made this 8th day of February, 1937, between Washington County, a body politic and corporate of the state of Oregon, as party of the first part, and E. C. Steele and Lena M. Steele, husband and wife, as parties of the second part.

WITNESSETH, WHEREAS, the real property hereinafter described has been duly acquired by Washington County, a body politic and corporate of the State of Oregon, pursuant to a certain tax foreclosure proceedings commenced and prosecuted to final determination in the Circuit Court of the State of Oregon for Washington County and said property has been duly sold to said Washington County for delinquent taxes, pursuant to the judgment and Decree of said Court; and

WHEREAS, said County has heretofore duly received a deed for such property; and

WHEREAS, the County Court of said Washington County, Oregon, has deemed it for the best interest of said county to sell the said property; and

JAN 24 1989

OK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. ANKER and BEVERLY A. ANKER, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto BEVERLY A. ANKER and JOHN L. ANKER, Trustees of Anker Family Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to-wit:

Part of Tract 7, ALEXANDER ACRES, Washington County, Oregon, described as follows:

BEGINNING at the Northwest corner of said lot, running thence East on the North line of said lot 229.5 feet to a point; thence South parallel with the West line of said lot 110 feet; thence West parallel with the North line of said lot 229.5 feet to the West line thereof, thence North on the West line of said lot to the place of beginning.

Including all improvements located thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$... affection.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of JAN, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

John L. Anker
JOHN L. ANKER
Beverly A. Anker
BEVERLY A. ANKER

STATE OF OREGON,

County of Washington

Personally appeared the above named John L. Anker and Beverly A. Anker

and acknowledged the foregoing instrument to be their voluntary act and deed.

Frank Porcelli, Jr.
Notary Public for Oregon
My commission expires: 4/26/90

STATE OF OREGON, County of Washington

Personally appeared

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(SEAL)
If executed by a corporation, affix corporate seal

JOHN L. ANKER and BEVERLY A. ANKER
Box 247
Manzanita, OR 97130

JOHN L. ANKER and BEVERLY A. ANKER
Box 247
Manzanita, OR 97130

After recording return to:
Frank Porcelli, Jr.
10700 SW Beaverton-Hillsdale, Ste. 414
Beaverton, OR 97005

Until a change is requested all tax statements shall be sent to the following address:
no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and County Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Notary Public for Oregon
Director of Assessment and Taxation, Ex-County Recorder

Doc : 89003356
Rect: 2977
01/24/1989 01:32:14PM 11.00

EXHIBIT B

FINDINGS IN SUPPORT STICKNEY ET AL ANNEXATION FILE NO. AN 23-01

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Four petitioners representing two properties requested City Council approval for annexation of approximately 1.53 acres into the City Limits of Hillsboro.

The properties under consideration are located generally east of NE 53rd Avenue, west of NE 60th Avenue, north of West Baseline Road, and south of NE Hidden Creek Drive. The properties can be specifically identified as Tax Lots 1100 and 603 on Washington County Tax Assessor's Map 1N2-34. The total assessed value of the properties is \$358,810.

The properties are relatively flat with trees and shrubs scattered throughout the site. Single-family residences are located on both Tax Lots 1100 and 603, and are respectively addressed at 400 NW 242nd Avenue and 365 NW 242nd Avenue.

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 March 5, 2002.

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 properties are 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 these properties would be consistent with the UPAA, and allow the petitioners the ability to further develop the properties.

- 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 properties is RL – Low Density Residential which is consistent with the regional urban growth goals and objectives. The properties will be rezoned to R-7 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 properties from a sixteen-inch City line currently located in the NW West Baseline Road right-of-way. Sanitary sewer is available through a 24-inch City line located in the Rock Creek streambed. Storm water disposal is available in a 24-inch line adjacent to NE 53rd Avenue.

Fire and police protection would be provided by the City of Hillsboro and the properties 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 properties 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 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

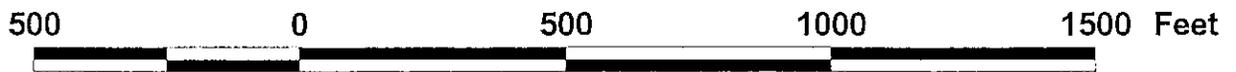
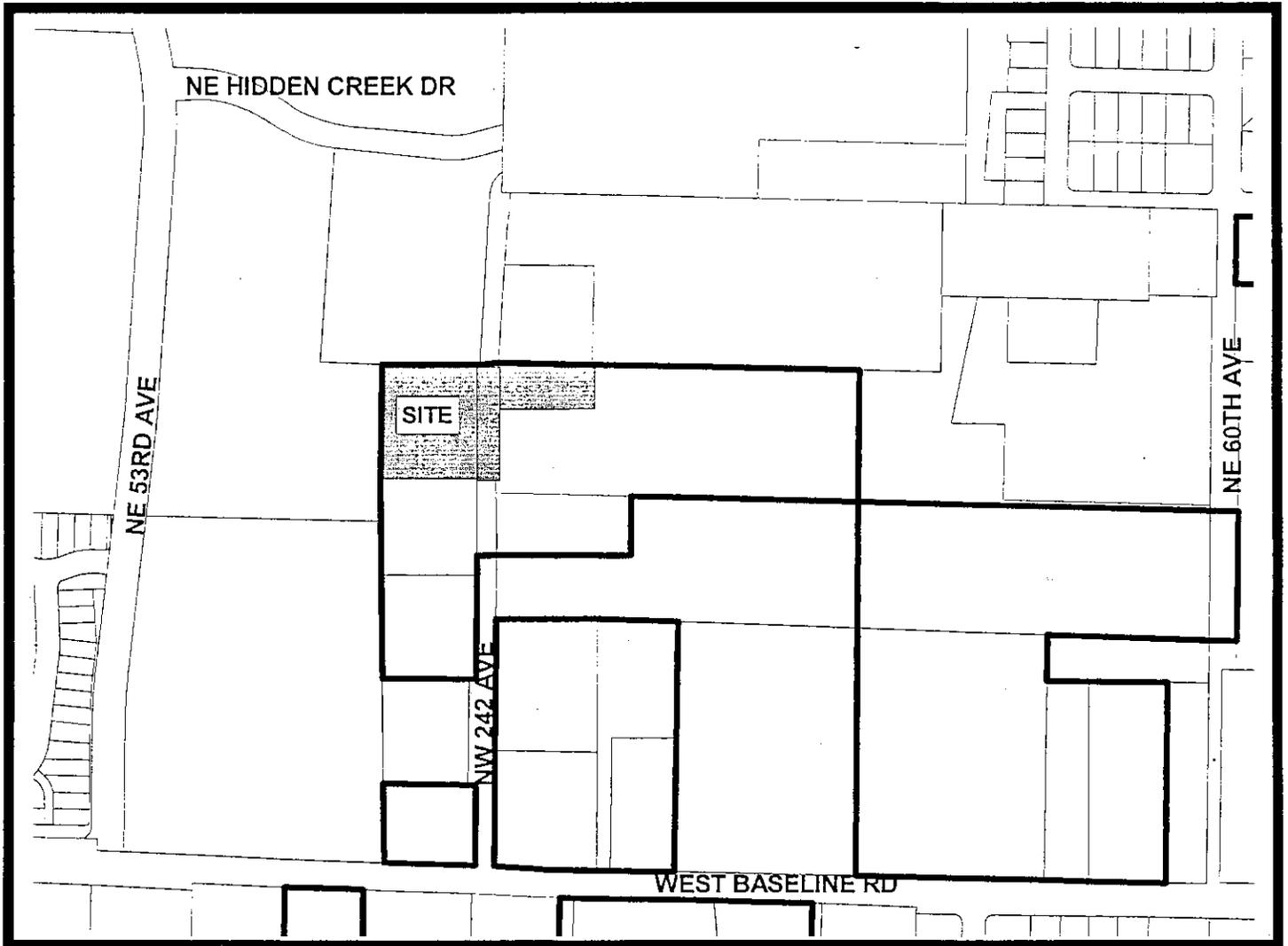
IV. TESTIMONY FROM NECESSARY PARTIES

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.

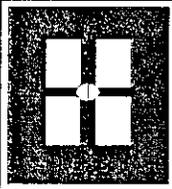
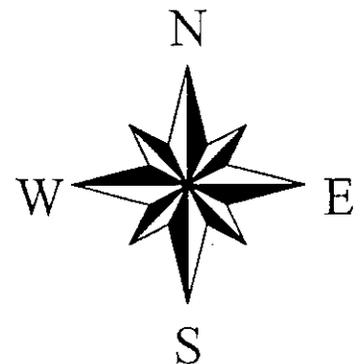
V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated February 19, 2002

ANNEXATION 23-01 STICKNEY ET AL



-  Hillsboro City Limits
-  Site



**CITY OF
HILLSBORO**

PLANNING DEPARTMENT (503) 681-6153