

Final Documents

For

Annexation to the
City of Hillsboro

WA1703
Ordinance #5240
DOR 34-1602-2003

Final to DOR: _____

Signature:

Date of
Mailing: 3/26/03

Final to Secretary of State _____

Signature:

Date of
Mailing: 4/15/03

WA1703

Sent

Received

DOR:

3/26/03

4/1/03

Sec. State:

4/15/03

Assessor:

4/15/03

Elections:

4/15/03

Mapped:

Yes

Posted to Web:

Yes

Addresses:

1N234DC00700

23295 W Baseline Rd

1N234DC00600

No Site Address

1N234DC00300

23435 W Baseline Rd

Proposal No. WA1703

2W34

Annexation to the City of Hillsboro

Washington Co.



R L S
REGIONAL LAND INFORMATION SYSTEM



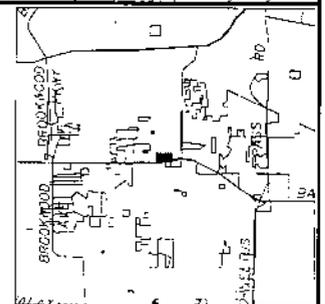
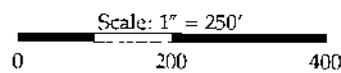
600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email dro@metro-region.org

METRO

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

Proposal No. WA1703
CITY OF HILLSBORO
Figure 1



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
April 1, 2003
As Per ORS 308.225

Description Map received from: METRO
On: 3/27/2003

This is to notify you that your boundary change in Washington County for
ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM SEVERAL DIST.

ORD. #5240

has been: Approved 4/1/2003
 Disapproved

Notes:

Department of Revenue File Number: 34-1602-2003

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

ORDINANCE NO. 5240
AN 1-03: WORD/KLEVE

Amber Denny

AN ORDINANCE ANNEXING 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, AND DECLARING AN EMERGENCY.

WHEREAS, the City received a complete petition from the property owners of certain tracts of land, described in Exhibit A and Exhibit B 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 18, 2003, 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 C;

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 and Exhibit B, 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 C 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.

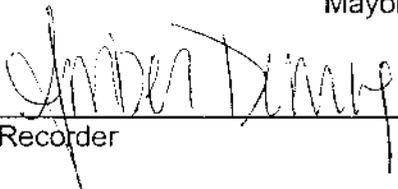
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owners and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage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

Passed by the Council this 18th day of March, 2003.

Approved by the Mayor this 18th day of March, 2003.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annex 1-03: Kleve/Word
Proposed legal description
NS, March 3, 2003

Exhibit 'A' Kleve Tract

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

Commencing at the quarter corner of the south line of said Section 34;

thence west, along said south line, a distance of 2.0 feet;

thence North $0^{\circ}44'00''$ West a distance of 30.0 feet to an iron pipe, said pipe being the TRUE POINT OF BEGINNING;

thence North $0^{\circ}44'00''$ West, parallel with the west line of Bohart's Subdivision, a duly recorded plat in said county, a distance of 207.0 feet to an iron pipe;

thence North $86^{\circ}59'00''$ East a distance of 222.2 feet to an iron pipe;

thence South $0^{\circ}44'00''$ East a distance of 183.0 feet to an iron pipe on the north line of Baseline Road;

thence South $80^{\circ}51'00''$ West, along said north line, a distance of 224.44 feet to the POINT OF BEGINNING.

Exhibit 'B' Word Tract

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

Commencing at the initial point of Dereck Acres, a duly recorded subdivision in said county;

thence South $89^{\circ}57'22''$ East, along the north line of said subdivision, a distance of 417.91 feet to a 2" iron pipe at the northwest corner of the east half of Lot 13, Bohart's Subdivision, a duly recorded subdivision in said county;

thence South $0^{\circ}45'00''$ East a distance of 59.0 feet to the TRUE POINT OF BEGINNING;

thence South 0°45'00" East a distance of 200.6 feet to the northwest corner of that tract of land conveyed to Leighton E. Cornell and wife by deed recorded October 7, 1967 in Book 719, Page 476 of Deed Records in said county;

thence North 89°54'00" East, along the north line of said Cornell Tract, a distance of 127.5 feet to the northeast corner thereof;

thence South 0°45'00" East, along the east line of said Cornell Tract, a distance of 101.68 feet to a point on the north line of Baseline Road;

thence North 80°40'30" East, along said north line, a distance of 121.07 feet to the east line of that tract of land conveyed to Steve E. Word and wife by deed recorded as Document No. 82031438 in Deed Records of said county;

thence North 0°45'00" West, along said east line, a distance of 282.95 feet to an iron rod at the northeast corner of said Word Tract;

thence South 89°54'00" West a distance of 247.3 feet to the POINT OF BEGINNING.

550

WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

82031438

JIM WORD and BETTY D. WORD, husband and wife

Grantor, conveys and warrants to STEVE E. WORD and JEVENA K. WORD, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Beginning at an iron rod set on the east line of that certain tract of land in Lots 13 and 14, of Bohart's Subdivision in Section 34, Township 1 North, Range 2 West, of the Willamette Meridian, in Washington County, Oregon conveyed to Arthur R. and Clara L. Nelson by deed recorded in Book 304, Page 461, Deed Records, and which iron rod is South 0°45' East 59.0 feet from a 2 inch iron pipe at the northwest corner of the east half of said Lot 13; thence South 0°45' East along the east line of the Nelson tract for a distance of 372.5 feet to a point in the center of the Baseline Road (County Road No. 1778); thence North 80°40'30" East along the center line of said road for a distance of 250.0 feet; thence North 0°45' West 332.5 feet to an iron rod; thence South 89°54' West 247.3 feet to the point of beginning.

Excepting therefrom that tract of land conveyed to Leighton E. Cornell, at ux, by deed recorded October 7, 1967, in Book 719, Page 476, Washington County Deed Records.

1-2

31230 W 21246

SAFECO TITLE INSURANCE COMPANY 38-31230

Encumbrances: Rights of the Public in and to West Baseline Road

The true consideration for this conveyance is \$ 43,000.00 (Here comply with the requirements of ORS 93.030*)

Dated this 1st day of December 1982; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Jim D. Word
JIM WORD

Betty D. Word
BETTY D. WORD

STATE OF OREGON,)
County of Washington) ss.
Dec. 1 19 82)

STATE OF OREGON, County of) ss.
19

Personally appeared the above named
Jim Word and Betty D. Word

Personally appeared and 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 the

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

a corporation, and that said instrument was signed 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.

Before me:
Timberly Alexander
Notary Public for Oregon
My commission expires: 1-20-85

Before me:
Notary Public for Oregon
My commission expires:

* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (Indicate which)"

WORD
Grantor's Name and Address

WORD
Grantee's Name and Address

After recording return to:
Steve E. Word and Jeyena K. Word
23295 W. Baseline Rd.
Hillsboro, OR 97123
Name, Address, Zip

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

Name, Address, Zip

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
FEE PAID \$ 43.00
DATE 12-3-82

STATE OF OREGON
County of Washington ss.
I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio 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.
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk
WASHINGTON COUNTY, OREGON

INDEXED

1982 DEC -3 AM 9:19

461

1976

KNOW ALL MEN BY THESE PRESENTS, That LOU H. WEATHERS AND RUTH C. WEATHERS, husband and wife

grantors in consideration of TEN AND NO/100 Dollars, and other valuable considerations to them paid by

grantee do hereby grant, bargain, sell and convey unto the said grantee S., 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:

Part of lots 13 and 14, Kohart's Subdivision, Washington County, Oregon, more particularly described as follows, to-wit: Beginning at a point on the north line of said Lot 13, 243.2 feet east of the northwest corner of said lot; thence east along the north line of said lot 419.67 feet to the division line between the east and west halves of lots 13 and 14, Kohart's Subdivision; thence south along said division line 6.57' change to a point on the center of the county road; thence south 60° 51' west along the center of said county road 193.93 feet, more or less, to the southeast corner of the tract of land shown as an exception in that certain deed recorded in Book 287 page 621, deed records of Washington County, Oregon; thence north 0° 44' west 213.3 feet; thence south 60° 59' west 222.2 feet to a point on the line that is 243.2 feet east and parallel to the west line of lots 13 and 14, Kohart's Subdivision thence north to the point of beginning.

To Have and to Hold the above described and granted premises unto the said grantee S., their heirs and assigns forever.

And the grantor S. do covenant that they are lawfully seized in fee simple of the above granted premises free from all incumbrances,

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 OUR hand S and seals this 21st day of March, 1950

Lou H. Weathers (SEAL)

Ruth C. Weathers (SEAL)

STATE OF OREGON,

County of Washington } On this 21st day of March, 1950,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Lou H. Weathers and Ruth C. Weathers

who are known to me to be the identical individual S. 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.

M. Hoffman Notary Public for Oregon



Commission expires 12-1-1952

TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS That JIM WORD and BETTY D. WORD, husband and wife

hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by LEIGHTON K. CORNELL and DOLLIE G. CORNELL, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantor and grantor'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

Beginning at a point in the East line of that certain tract of land in Lots 13 and 14, BOHART'S SUBDIVISION, in Washington County, Oregon, conveyed to Arthur R. and Clara L. Nelson by deed recorded in Deed Book 304, Page 461, and which point is South 0°45' East 259.6 feet from a 2 inch iron pipe at the Northwest corner of the East half of said Lot 13; thence North 89°54' East parallel with the North line of that tract conveyed to Jim Word and wife by Deed Book 440, Page 621, a distance of 127.5 feet; thence South 0°45' East parallel with the West line of said Word tract 150.0 feet, more or less, to the center of Baseline Road (County Road No. 1778; thence South 80°40'30" West along the center line of said road 129.5 feet, more or less, to the East line of said Nelson tract; thence North 0°45' West 171.9 feet to the place of beginning. Except that portion lying within Baseline Road.

To Have and to Hold the same 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

The whole

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 4th day of October, 1968.

Jim Word
Betty D. Word

STATE OF OREGON, County of Washington, ss. Personally appeared the above named JIM WORD and BETTY D. WORD

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

Before me:

Jane Rasmussen

Notary Public for Oregon

My commission expires 10-22-71

(OFFICIAL SEAL)

Note: The space between the symbols () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

JIM WORD and BETTY D. WORD

TO

LEIGHTON K. CORNELL and DOLLIE

G. CORNELL

AFTER RECORDING RETURN TO



TITLE INSURANCE COMPANY
12012 S. W. CANYON ROAD
P. O. BOX F
BEAVERTON, OREGON 97005
ATTN: JANE BOHRBACH

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

STATE OF OREGON
County of Washington

Roger Thomssen, 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 of records

No. 719 of said County

Witness my hand and seal this 17th day of October, 1968.
ROGER THOMSSON, Director of Records & Elections

H. Lewis
Deputy

BOOK 719 PAGE 476 Oct 17, 68 2:20 PM

313861
Pt. A 1NA 34 2606

3305
1150
TITLE INSURANCE COMPANY
No.

Words, Jim & Betty D.

Beginning at an iron rod set on the east line of that certain tract of land in lots 13 and 14, Bohart's Subdivision in Section 34, Township 1 North of Range 2 West of the Willamette Meridian, Washington County, Oregon, conveyed to Arthur R. and Clara L. Nelson by deed recorded in book 304, page 461, deed records, and which iron rod is south $0^{\circ} 45'$ east 59.0 feet from a 2" iron pipe at the northwest corner of the east half of said lot 13; running thence from said true point of beginning south $0^{\circ} 45'$ east a distance of 200.6 feet; thence N. $89^{\circ} 54'$ east parallel with the north line of that tract conveyed to Jim Word and wife by deed book 440 page 621, a distance of 123.6 feet; thence north $0^{\circ} 45'$ W. parallel with the west line of said Word tract a distance of 200.6 feet, more or less, to the north line of said Word tract; thence south $89^{\circ} 54'$ west 123.6 feet to the place of beginning.

WARRANTED

Set up at owners request for Mtg.
By Srd Olsen

JV 32950

CF # 754

EXHIBIT C

FINDINGS IN SUPPORT WORD/KLEVE ANNEXATION FILE NO. AN 1-03

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Four petitioners representing three properties requested City Council approval for annexation of approximately 2.39 acres into the City Limits of Hillsboro.

The properties under consideration are located generally west of NW 312th Avenue, north of NW Padgett Road, and south of NW Hertel Street. The properties can be specifically identified as Tax Lots 300, 600 and 700 on Washington County Tax Assessor's Map 1N2-34DC. The total assessed value of the properties is \$379,720.

The properties have a downward slope to the south and there are a few scattered trees on both sites. Tax Lot 300 has a single-family house with associated accessory buildings addressed at 23435 West Baseline Road. Tax Lot 700 has a single-family house with associated accessory buildings addressed at 23295 West Baseline Road.

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 18, 2003.

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 the 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 owners apply for a different zoning designation.

- 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 located in the West Baseline Road right-of-way. Sanitary sewer is available through an eight-inch City line located in the West Baseline Road right-of-way. Storm water disposal is available through a twelve-inch City line located in the NE 63rd 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 #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 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 Washington County Rural Fire Protection District #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.

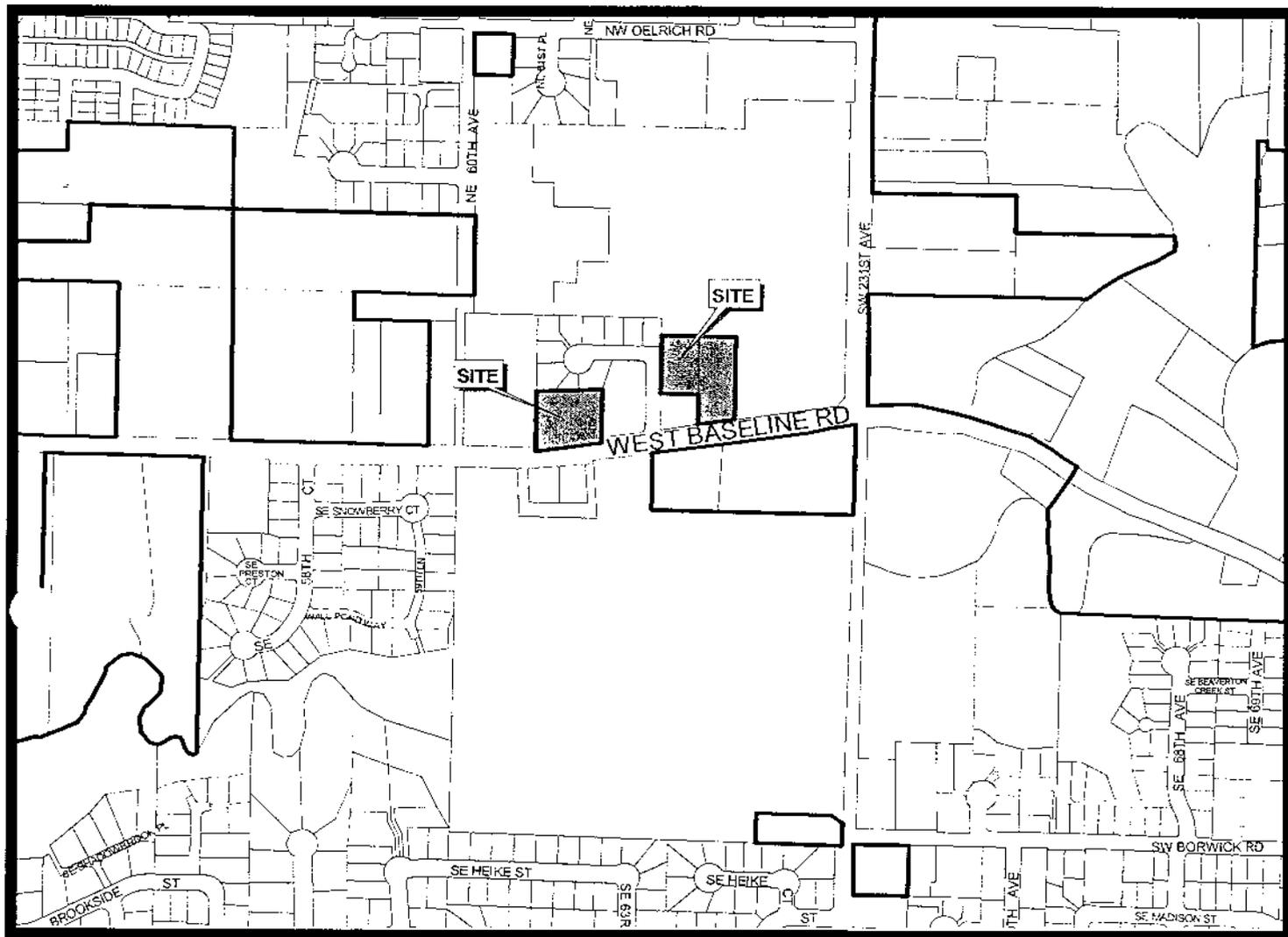
IV. TESTIMONY FROM NECESSARY PARTIES

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

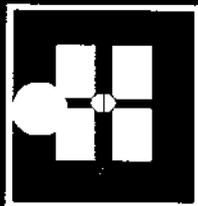
- Staff Report dated February 18, 2003

AN 1-03: WORD / KLEVE



-  Hillsboro City Limits
-  Site

1" = 441 feet



**CITY OF
HILLSBORO**

PLANNING DEPARTMENT (503) 681-6153

