

Final Documents

for
Annexation to
Tualatin

WA2207

Ordinance: 1233-07

Annexation: ANN-06-06

DOR: 34-1858-2007

Secretary of State: AN 2007-0202



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574

April 17, 2007

Ms. Carol Hall
Metro Data Resource Center
600 NE Grand Avenue
Portland, OR 97232

Subject: ANN-06-06—AN ORDINANCE ANNEXING GRACE COMMUNITY CHURCH PROPERTY AT 23370 SW BOONES FERRY ROAD AND ABUTTING RIGHTS-OF-WAY OF SW BOONES FERRY ROAD AND SW NORWOOD ROAD INTO THE CITY OF TUALATIN AND WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT

Dear Ms. Hall:

On March 12, 2007, Tualatin's City Council passed Ordinance No. 1233-07 annexing territory located at 23370 SW Boones Ferry Road (Tax Map 2S135D, Tax Lot 106) and abutting rights-of-way of SW Boones Ferry Road and Norwood Road into the City of Tualatin and withdrawing the territory from the Washington County enhanced Sheriff Patrol District and the County Urban Road Maintenance District, effective April 12, 2007.

We have enclosed a \$300.00 check for Metro's fee, Ordinance No. 1233-07, a legal description (Exhibit "A"), a Vicinity Map provided by the City, the Notice to Taxing Districts from the Oregon Dept. of Revenue (DOR) and an assessor's map provided by the applicant. The property annexed, described in the "Exhibit A", is approximately 37.91 acres and located at Tax Map 2S1 35D, Tax Lot 106, Tualatin, Oregon.

Please include this letter when forwarding Ordinance No. 1233-07 to taxing districts and others on your notification list.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Hahn".

Cindy Hahn
Assistant Planner

enc: Check
Ordinance 1233-07 & Exhibit "A" (legal description)
Vicinity Map
Oregon Dept. of Revenue - Notice to Taxing Districts
Assessor's Map

cc: Lee Leighton, Westlake Consultants 1511 SW Sequoia Parkway, Suite 150, Portland, OR 97224
John Pries, Grace Community Church PO Box 1183, Tualatin, OR 97062

file: ANN-06-06

Office of the Secretary of State

BILL BRADBURY
Secretary of State



Archives Division
MARY BETH HERKERT
Director

800 Summer St. NE
Salem, Oregon 97310
(503) 373-0701

Facsimile (503) 373-0953

April 30, 2007

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of April 30, 2007, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
1233-07 (Tualatin)	AN 2007-0202

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

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 Tualatin
Planning Department
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

Description and Map Approved
April 16, 2007
As Per ORS 308.225

Description Map received from: CITY
On: 3/19/2007, 3/28/2007, 4/16/2007

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

ANNEX TO CITY OF TUALATIN; WITHDRAW FROM WASH. CO. ESPD AND CO
URMD(GRACE COM/HORIZON CHURCH)

ORD. #1233-07 (ANN-06-06)

has been: Approved 4/16/2007
 Disapproved

Notes:

MAKE SURE THIS DESCRIPTION IS AMENDED INTO THE ORDINANCE AND FILED
WITH THE ASSESSOR.

Department of Revenue File Number: 34-1858-2007

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

AN ORDINANCE ANNEXING GRACE COMMUNITY CHURCH PROPERTY AT 23370 SW BOONES FERRY ROAD AND ABUTTING RIGHTS-OF-WAY OF SW BOONES FERRY ROAD AND SW NORWOOD ROAD (ANN-06-06).

WHEREAS upon the petition of Lee Leighton (Westlake Consultants, Inc.), on behalf of the property owner, Grace Community Church, a public hearing was held before the City Council of the City of Tualatin on February 26, 2007, relating to annexing territory comprising 37.91 acres located at 23370 SW Boones Ferry Road, identified as Tax Map 2S1 35D, Tax Lot 106, and abutting rights-of-way of SW Boones Ferry Road and SW Norwood Road; and

WHEREAS notice of public hearing was given as required by mailing to property owners within 300 feet of the subject property, which is evidenced by the Affidavit of Mailing marked "Exhibit A," attached and incorporated by this reference; and by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting, marked "Exhibit B," attached and incorporated by this reference, and

WHEREAS the City of Tualatin is authorized to annex territory by ORS Chapter 222; and

WHEREAS the subject territory qualifies for annexation under ORS 222.125; and

WHEREAS the annexation of the subject territory has been requested by 100 percent of the property owners; and

WHEREAS the annexation of the subject territory has been requested by 100 percent of the electors; and

WHEREAS the applicant has requested an Expedited Annexation process in accordance with Metro Code Chapter 3.09.045; and

WHEREAS Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City of Tualatin; and

WHEREAS Metro does not oppose the annexation; and

WHEREAS the annexation is consistent with the regional urban growth goals and objectives, functional plans, and regional framework plan adopted by Metro; and

WHEREAS the subject property as described in the property description which is marked as "Exhibit C," attached and incorporated by this reference, is consistent with the Tualatin Community Plan; and

WHEREAS the subject territory is indicated on the map of the annexation which is marked as "Exhibit D," attached and incorporated by this reference; and

WHEREAS the subject territory is in the Washington County Enhanced Sheriff Patrol District and the jurisdiction of the County Urban Road Maintenance District; and

WHEREAS ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision; and

WHEREAS the annexation implements the extension of public facilities; and

WHEREAS the Council conducted a public hearing on February 26, 2007, and heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council vote resulted in approval of the application by a vote of 7-0; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report dated February 26, 2007, which is marked "Exhibit E," attached and incorporated by this reference; and

WHEREAS based upon the foregoing Findings of Fact, the City Council finds that it is in the best interest of the residents and inhabitants of the City and the public; the public interest will be served by annexing the subject territory at this time; and the annexation conforms to the Tualatin Community Plan; and therefore, the subject property should be annexed. Therefore,

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The property described in "Exhibit C," together with the abutting rights-of-way of SW Boones Ferry Road and SW Norwood Road, as reflected on "Exhibit D," (the "Property") is annexed to the City of Tualatin.

Section 2. The annexation to the City of Tualatin is effective 30 days after the Ordinance is adopted.

Section 3. The Property is withdrawn from the Washington County Enhanced Sheriff Patrol District.

Section 4. The withdrawal of the Property is effective 30 days after the Ordinance is adopted.

Section 5. The property is withdrawn from the County Urban Road Maintenance District.

Section 6. The withdrawal of the Property is effective 30 days after the Ordinance is adopted.

Section 7. The City Recorder is directed to forward copies of this Ordinance to Metro within five days of receipt of the required information from the Oregon State Department of Revenue.

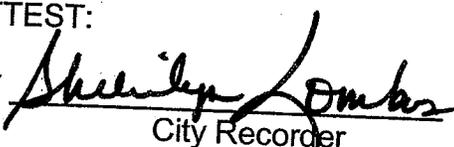
Section 8. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

INTRODUCED AND ADOPTED this 12TH day of March, 2007.

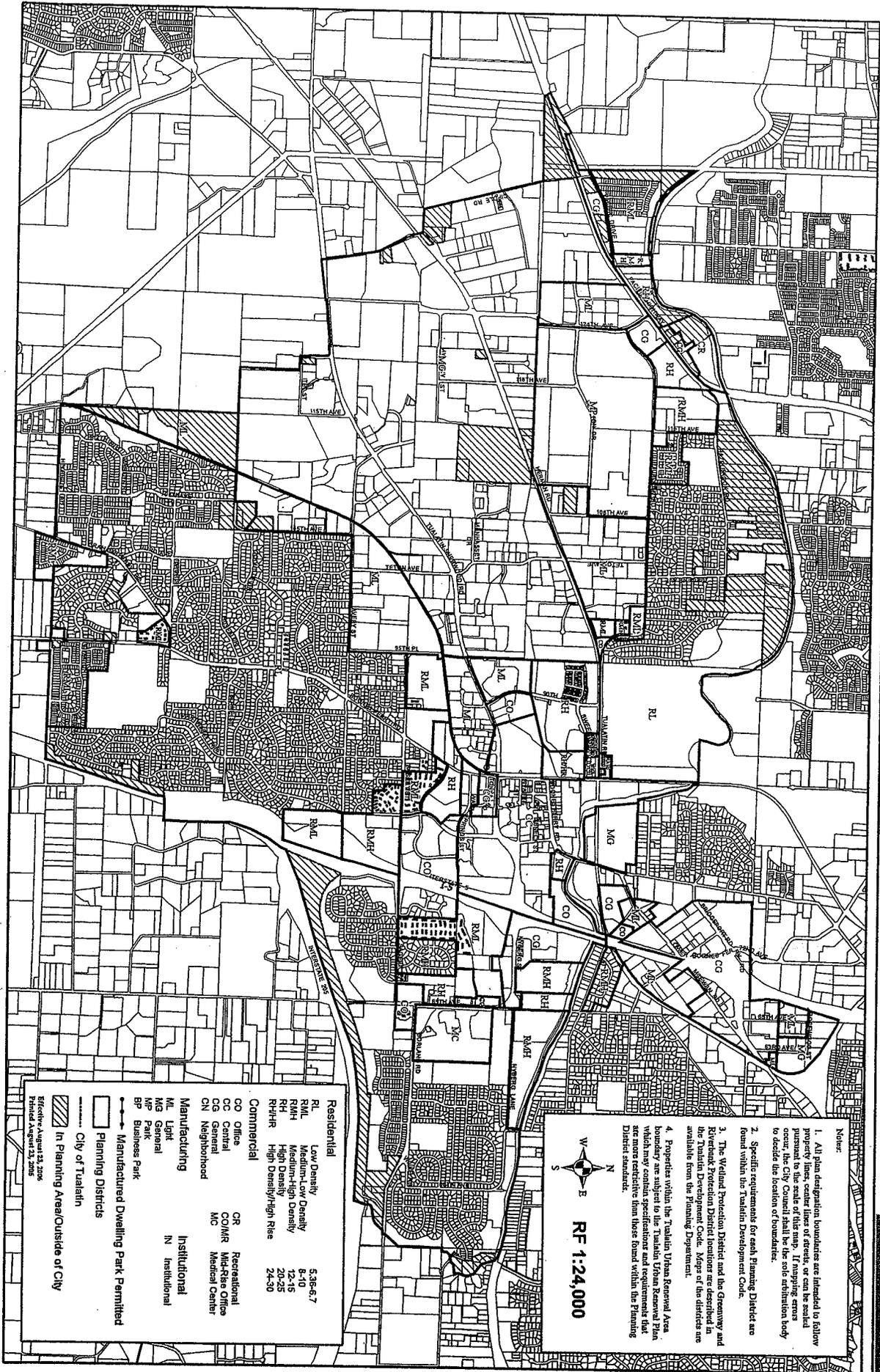
CITY OF TUALATIN, Oregon

BY 
Mayor Pro tem

ATTEST:

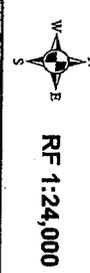
BY 
City Recorder

Map 9-1 Community Plan Map



Notes:

1. All plan designation boundaries are intended to follow property lines, center lines of streets, or can be scaled pursuant to the scale of this map. If mapping errors occur, the City Council shall be the sole arbitrator body to decide the location of boundaries.
2. Specific requirements for each Planning District are found within the Tualatin Development Code.
3. The Wetland Protection District and the Greenway and Riverbank Protection District locations are described in the Tualatin Development Code. Maps of the districts are available from the Planning Department.
4. Properties within the Tualatin Urban Renewal Area boundary are subject to the Tualatin Urban Renewal Plan which contains specific requirements and requirements that are more restrictive than those found within the Planning District standards.



Residential		
RL	Low Density	5.3-6.7
RLM	Medium-Low Density	8-10
RMH	Medium-High Density	12-15
RH	High Density	20-25
RDH/R	High Density/High Rise	24-30
Commercial		
CO	Office	OR
CC	Center	CO/MR
CG	General	Wide-Rise Office
CN	Neighborhood	MC
		Medical Center
Manufacturing		
ML	Light	IN
MG	General	Institutional
MP	Park	
BP	Business Park	
		Manufactured Dwelling Park Permitted
		City of Tualatin
		In Planning Area/Outside of City

Effective August 23, 2006
 Revised August 23, 2006

Property Description
Project No. 1892-01
May 4, 2006
Annexation to the City of Tualatin
Page 1 of 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott F. Field

OREGON
JUNE 30, 1987
SCOTT F. FIELD
2844

Renewal 12/31/2007

PROPERTY DESCRIPTION

A tract of land located in southwest $\frac{1}{4}$ and southeast $\frac{1}{4}$ of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of the southeast $\frac{1}{4}$ of said Section 35;

Thence along the northerly line of said southeast $\frac{1}{4}$, North $89^{\circ}41'31''$ East a distance of 30.00 feet to a point on the Tualatin City Limits line;

Thence along said City Limits line and parallel with and 30.00 feet easterly of the centerline of SW Boones Ferry Road, when measured at right angles there from, South $00^{\circ}05'17''$ East a distance of 330.00 feet, more or less, to a point on the northerly line of that property conveyed to Paul J. Dionne and Norma F. Dionne by Warranty Deed recorded June 6, 1986 as Document No. 86-023829, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Dionne property and the Tualatin City Limits line North $89^{\circ}41'31''$ East a distance of 10.00 feet to the northeast corner of that property dedicated to the public by Dedication Deed recorded October 11, 1984 as Document No. 84-040292, Deed Records of Washington County, Oregon, said point on the easterly right-of-way line of SW Boones Ferry Road;

Thence departing the Tualatin City Limits Line and along the easterly line of that property dedicated by said Document No. 84-040292, being also the easterly right-of-way line of SW Boones Ferry Road, South $00^{\circ}05'17''$ East a distance of 165.00 feet to the southeast corner of that property dedicated by said Document No. 84-040292, said point being also on the northerly line of that property conveyed to Diane M. Yackey and Tod C. Gannett, wife and husband, by Deed recorded May 31, 2002 as Document No. 2002-062462, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Yackey property South $89^{\circ}41'31''$ West a distance of 10.00 feet to a point on the easterly right-of-way line of SW Boones Ferry Road that is 30.00 feet from the centerline thereof when measured at right-angles.

Thence along said easterly right-of-way line South $00^{\circ}05'17''$ East a distance of 181.44 feet, more or less, to a point on the southerly line of said Yackey property;

Thence departing said easterly right-of-way line and along the southerly line of said Yackey property North $89^{\circ}38'45''$ East a distance of 264.00 feet to the southwest corner of that property conveyed to Grace Community Church Non-Profit Corporation by Warranty Deed recorded October 7, 2005 as Document No. 2005-124105, and re-recorded May 3, 2006 as Document No. 2006-052495, Deed Records of Washington County, Oregon;

Property Description
Project No. 1892-01
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Page 2 of 3

Thence along the westerly line of said Grace Community Church property North 00°05'17" West a distance of 661.23 feet to the most easterly southeast corner of that property conveyed to the public by Warranty Deed of Dedication recorded September 6, 1974 in Book 991, Page 609, Deed Records of Washington County, Oregon, said point being also on the Tualatin City Limits line;

Thence continuing along the westerly line of said Grace Community Church property and the Tualatin City Limits Line North 00°05'17" West a distance of 15.00 feet to the northwest corner of said Grace Community Church property, said point being on the southerly right-of-way line of SW Norwood Road and the northerly line of said southeast ¼;

Thence along said southerly right-of-way line and the Tualatin City Limits line North 89°41'31" East a distance of 85.00 feet, more or less, to the northwest corner of that property conveyed to Tom K. Williams by Warranty Deed recorded August 22, 1989 as Document No. 89-038984, Deed Records of Washington County, Oregon;

Thence departing the Tualatin City Limits line and along the westerly line of said Williams property South 00°05'17" East a distance of 215.00 feet to a point;

Thence along the southwesterly line of said Williams property South 53°03'42" East a distance of 77.67 feet to the most southerly southwest corner thereof;

Thence along the southerly line of said Williams property North 89°41'40" East a distance of 110.00 feet to the southeast corner thereof, being also a point on the westerly line of Parcel II of that property conveyed to Grace Community Church of the Assemblies of God, Inc. by Warranty Deed recorded June 12, 2001 as Document No. 2001-055727, Deed Records of Washington County, Oregon;

Thence along the westerly line of said Parcel II, North 00°05'17" West a distance of 262.00 feet to the northwest corner thereof, said point being on said southerly right-of-way line and the Tualatin City Limits line;

Thence along the northerly line of said Parcel II and the Tualatin City Limits line North 89°41'31" East a distance of 748.98 feet, more or less, to the northeast corner thereof;

Thence departing the Tualatin City Limits line along the easterly line of said Parcel II and the southerly extension thereof South 00°09'07" East a distance of 1647.78 feet to a point on the northerly line of that property conveyed to Kimball Hill Homes Oregon, Inc. by Warranty Deed recorded October 3, 2005 as Document No. 2005-121808, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Parcel I South 89°36'05" West a distance of 1365.65 feet, more or less, to a point on the easterly right-of-way line of SW Boones Ferry Road;

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Page 3 of 3

Thence North 72°53'43" West a distance of 60.00 feet to a point on the westerly right-of-way line of SW Boones Ferry Road 30.00 feet from the centerline thereof, when measured at right angles;

Thence along said westerly right-of-way line North 17°06'17" East a distance of 176.90 feet to a point;

Thence continuing along said westerly right-of-way line 260.91 feet through the arc of a 869.50 foot radius curve to the left, said curve having a central angle of 17°11'34", a chord bearing of North 08°30'30" East and a chord length of 259.93 feet to a point;

Thence continuing along said westerly right-of-way line North 00°05'17" West a distance of 1206.33 feet, more or less to the northerly line of the southwest ¼ of said Section 35;

Thence along the northerly line of said southwest ¼, North 89°41'31" East a distance of 30.00 feet to the Point of Beginning.

EXCEPTING THEREFROM a tract of land located in the southwest and southeast ¼ of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being that portion of the property conveyed to Thomas J. Re and Kathryn S. Re, Husband and Wife by Warranty Deed recorded September 15, 2003 as Document No. 2003-156709, Deed Records of Washington County, Oregon, lying easterly of the easterly right-of-way line of SW Boones Ferry Road and more particularly described as follows:

Commencing at the northwest corner of said southeast ¼; thence along the westerly line of said southeast ¼, South 00°05'17" East a distance of 1024.86 feet, more or less to the northwest corner of said Re property; thence along the northerly line of said Re property North 89°36'07" East a distance of 30.00 feet to a point on said easterly right-of-way line and the Point of Beginning.

Thence continuing along the northerly line of said Re property North 89°36'07" East a distance of 349.92 feet, more or less, to the northeast corner thereof;

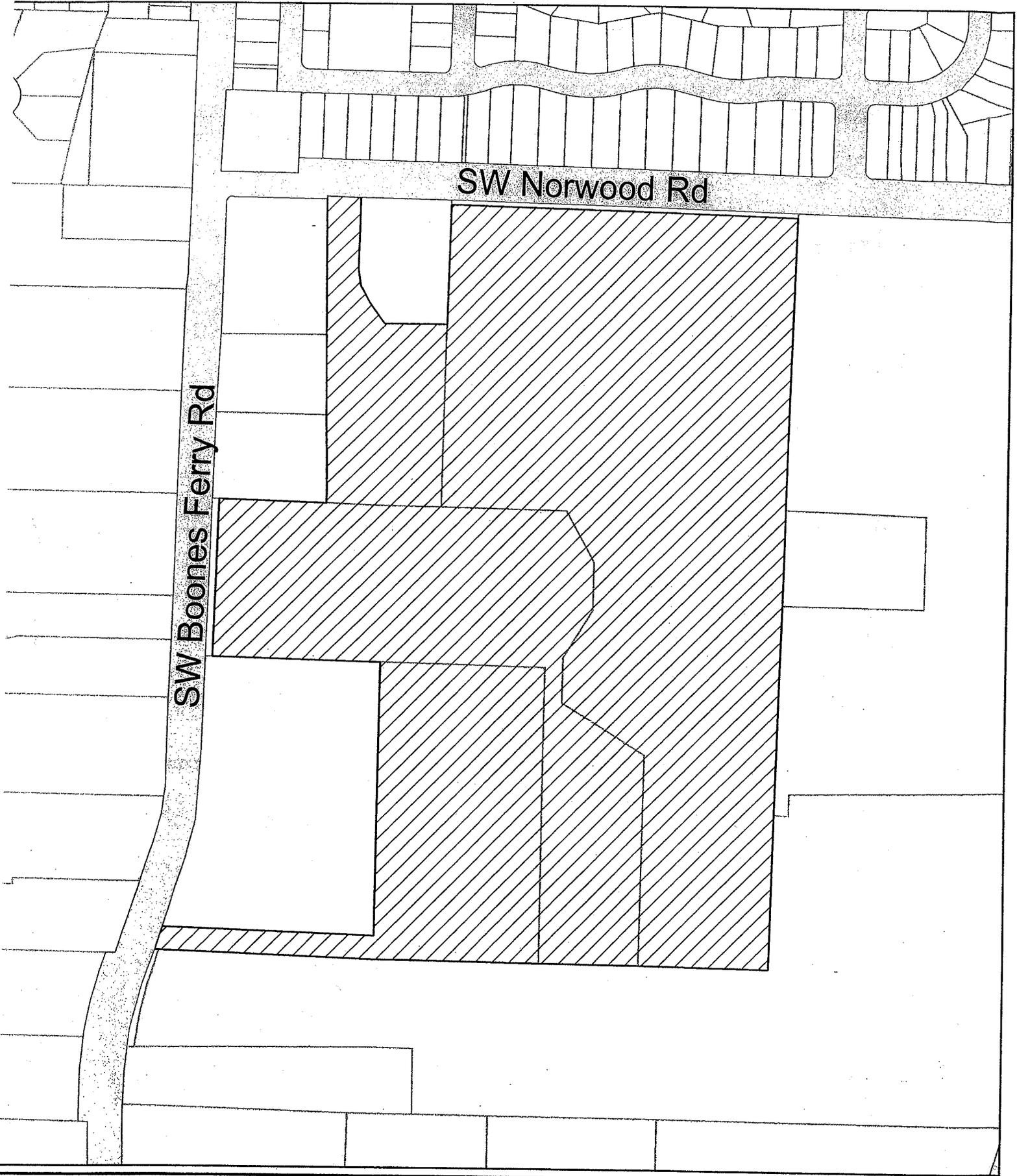
Thence along the easterly line of said Re property South 00°06'08" East a distance of 574.95 feet, more or less, to the southeast corner thereof;

Thence along the southerly line of said Re property South 89°36'05" West a distance of 428.38 feet, more or less, to its intersection with said easterly right-of-way line;

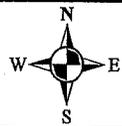
Thence along said easterly right-of-way line North 17°06'17" East a distance of 124.44 feet to a point;

Thence continuing along said easterly right-of-way line 278.92 feet through the arc of a 329.50 foot radius circular curve to the left, said curve having a central angle of 17°11'34", a chord bearing of North 08°30'30" East and a chord length of 277.87 feet to a point;

Thence continuing along said easterly right-of-way line North 00°05'17" West a distance of 181.75 feet to the point of beginning.



Proposed ANN 06-06



RF 1:3,200

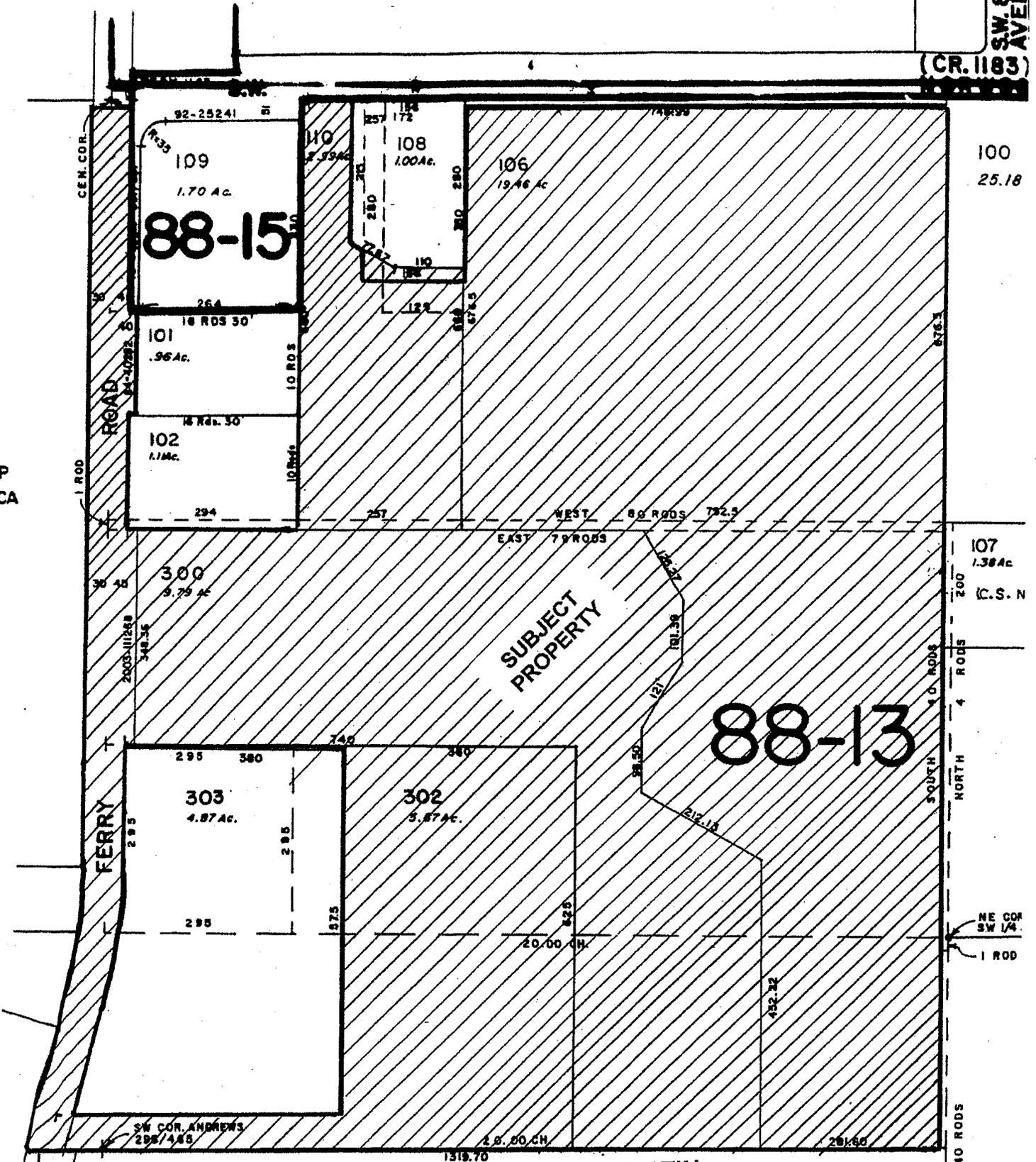
This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. Plotted 6/2/2006

Exhibit 'A': Proposed Annexation Area

S.W. 89TH AVENUE

(CR. 1185)

MAP
35CA



Scale: 1 inch = 200 feet

MAY 05 2006



COMMUNITY DEVELOPMENT
PLANNING DIVISION

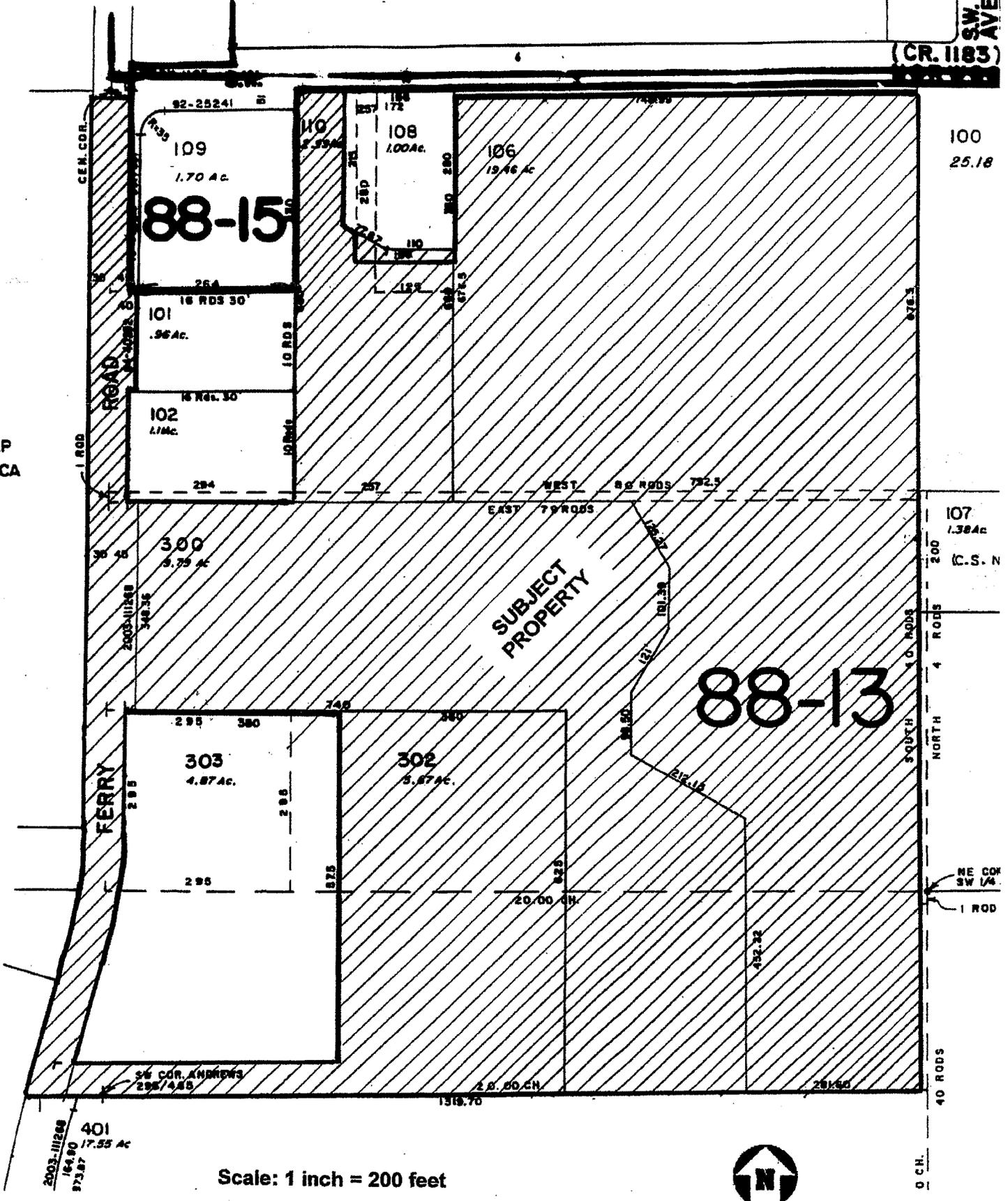
CITY OF TUALATIN
RECEIVED

Exhibit 'A': Proposed Annexation Area

S.W. 69TH AVENUE

(CR. 1183)

MAP
35CA



Scale: 1 inch = 200 feet

