Final Documents

For

Annexation to the
City of Beaverton

WA2902
Ordinance: 4209
DOR: 34-1565-2002
SOS: AN-2002-0146

Final to DOR:

Signature:

Date of Mailing: 6/18/02

Final to Secretary of State:

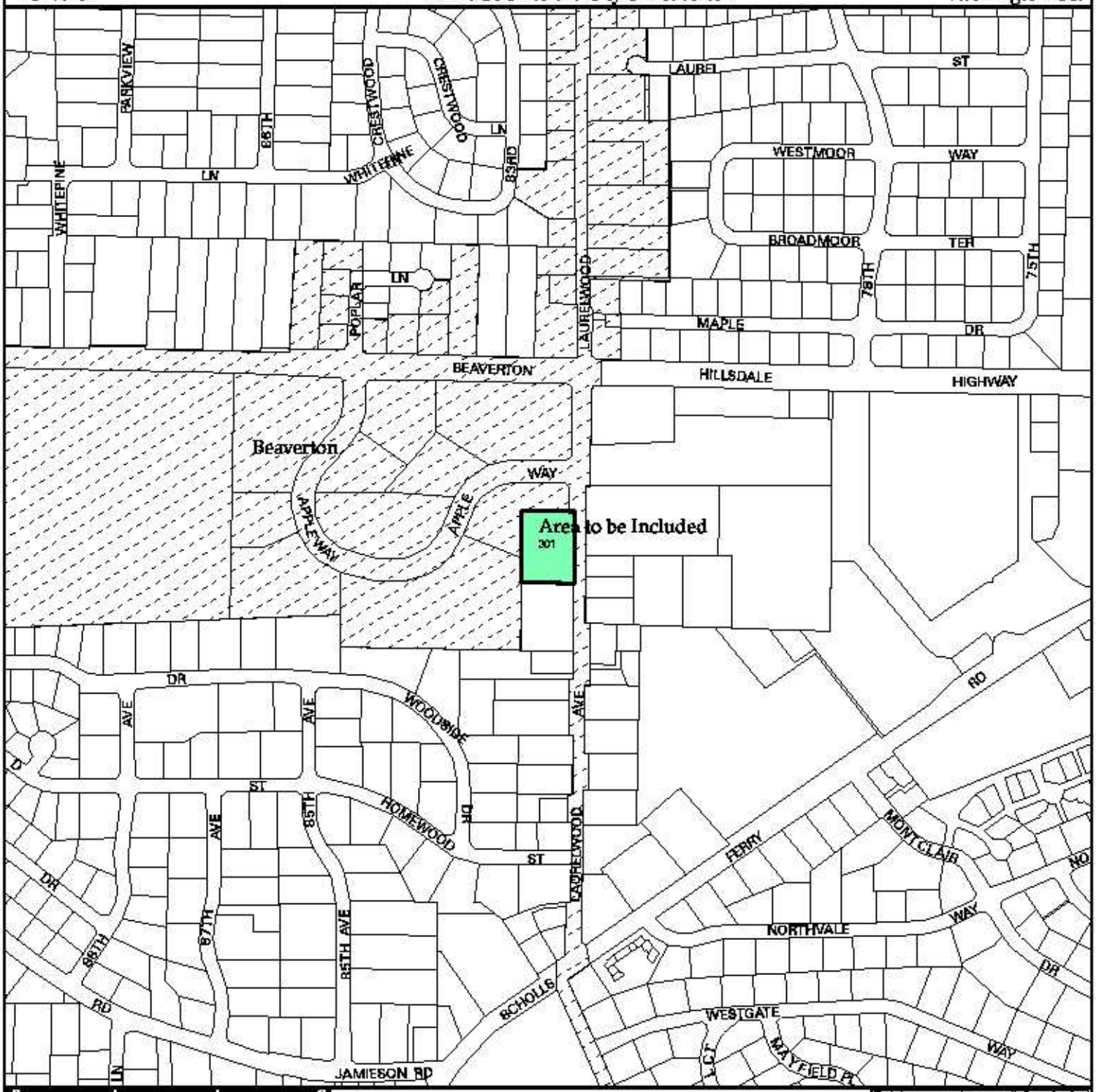
Signature:

Date of Mailing: 8/5/02

WA2902	Sent	Received
DOR:	6/18/02	7/17/02
Sec. State:	8/5/02	9/16/02
Assessor:	8/5/02	
Elections:	8/5/02	
Mapped:	Yes	
Posted to Web:	9/16/02	
Addresses:	1S113BC00301	4885 SW Laurelwood Ave

Proposal No. WA2902

1S1W13 | Annexation to the City of Beaverton | 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 dro@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. WA2902
CITY OF BEAVERTON
Figure 1

Scale: 1" = 500'

0 500 1000

/ldy/admin/plots/plotjob/begin.aml, plot date: June 18, 2002

Please recycle with colored office grade paper

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

September 13, 2002

Metro
600 NE Grand Ave
Portland, OR 97232-2736

Dear Sir or Madam:

Please be advised that we have received and filed on August 8, 2002 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
4209	Beaverton	AN 2002-0146
1114-02	Tualatin	AN 2002-0147
4216	Beaverton	AN 2002-0148
5162	Hillsboro	AN 2002-0149
5162	Hillsboro	AN 2002-0150
4219	Beaverton	AN 2002-0152

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

Rita F. Mathews
Official Public Documents

cc: Washington County
ODOT/Highway Dept
PSU/Population ResearchCtr.
Revenue Cartography Section

DOR 34-1565-2002

Notice to Taxing Districts

ORS 308.225

OREGON DEPARTMENT OF REVENUE
Cartographic Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Beaverton
% Sue Ann Koniak
P.O. Box 4755
Beaverton, OR 97076

Description and Map Approved
July 17, 2002
As Per ORS 308.225

☒ Description ☒ Map received from: METRO
On: 6/20/2002

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

ANNEX TO THE CITY OF BEAVERTON & TUALATIN VALLEY FIRE & RESCUE DIST & WITHDRAWAL FROM SEVERAL DIST.

ORD. #4209

has been: ☒ Approved 7/17/2002
☐ Disapproved

Notes:

Department of Revenue File Number: 34-1565-2002

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

ORDINANCE NO. 4209

AN ORDINANCE ANNEXING A SINGLE PARCEL LYING GENERALLY OUTSIDE OF THE EXISTING CITY LIMITS TO THE CITY OF BEAVERTON; ANX 2002-0004 (4885 SW LAURELWOOD EXPEDITED ANNEXATION).

WHEREAS, This expedited annexation was initiated under authority of ORS 222.125; and

WHEREAS, City policy as adopted in Resolution No. 2660, Sections 2 and 4 is to extend City services to properties through annexation; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

Section 2. Pursuant to Beaverton Code Section 9.06.035A, the vacant parcel shall be added to the Raleigh West Neighborhood Association boundaries.

Section 3. The Council accepts the staff report, dated April 19, 2002, attached hereto as Exhibit C, and finds that:

a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
b. This annexation is consistent with the City-Agency agreements between the City and Clean Water Services, in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

Section 3. The Council finds that this annexation will promote and not interfere with the timely, orderly and economic provision of public facilities and services, in that:

a. The part of the territory that lies within Washington County Urban Road Maintenance District will be withdrawn from the district; and
b. The part of the territory that lies within Washington County Street Lighting District #1 will be withdrawn from the district; and
c. The part of the territory that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the territory to be annexed by this Ordinance shall be annexed to or remain within that district; and
e. The territory will remain under jurisdiction of Clean Water Services.

Section 4. The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

Section 5. The City Recorder shall place a certified copy of this Ordinance in the City's permanent records and forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the authentication date.

Section 6. The City Recorder shall transmit 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.

First reading this 13 day of May, 2002.

Passed by the Council this 3rd day of June, 2002.

Approved by the Mayor this 4th day of JUNE, 2002.

ATTEST:

SUE NELSON, City Recorder

APPROVED:

ROB DRAKE, Mayor

STATE OF OREGON,
COUNTY OF WASHINGTON, } ss. **CERTIFICATION**
CITY OF BEAVERTON.

I, SUSAN A NELSON, Recorder for City of Beaverton, Washington County, Oregon, certify that this instrument is a true copy of the original which is part of the official records of the City of Beaverton, Oregon.

Dated this 14 day of June, 2002

Susan A Nelson

ANNEXATION MAP

ORDINANCE NO. 4209
Exhibit A

City of Beaverton

4885 SW Laurelwood Avenue
Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

4/15/02

Map Number
1s113bc00301

Application #
ANX 2002-0004

N

EXHIBIT B

ORDINANCE NO. 4209

LEGAL DESCRIPTION
ANX 2002-0004
4885 SW LAURELWOOD AVENUE EXPEDITED ANNEXATION

A parcel of land situated in the Northwest 1/4 of Section 13, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; being the entirety of tax lot 1S 1 13BC 00301, more particularly described as follows:

Beginning at the northerly most Southeast corner of Lot 1, OFFICE PARK IN THE MEADOW, a plat of record, Washington County, Oregon; thence
South 88° 13′ 07″ East, a distance of 13.01 feet, to a point on the West line of S.W. 82nd Ave.; thence southerly along said West line, a distance of 254 feet; thence North 88° 13″ 07″ West, a distance of 207.51 feet, to a point on the East line of Lot 2, said plat; thence northerly along the East lines of said Lots 1 and 2, to a Northwest corner of said Lot 1; thence
South 88° 13′ 07″ East, a long a South line of said Lot 1, a distance of 194.50 feet, to the point of beginning.

EXHIBIT C

ORDINANCE NO. 4209

CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT

TO: City Council **DATE:** April 19, 2002

AGENDA DATE: May 13, 2002

FROM: Community Development Department
Alan Whitworth, Senior Planner

SUBJECT: 4885 SW Laurelwood Expedited Annexation (ANX2002-0004)

ACTIONS: (1) Annexation to the City of Beaverton of one vacant parcel at 4885 SW Laurelwood Avenue and identified as tax lot 1S1 13BC 00301, which is shown on the attached map and more particularly described by the attached legal description; and (2) addition of the subject parcel to the Raleigh West NAC. This request is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.

AREA: Approximately 1.2

TAXABLE ASSESSED VALUE: $ 196,720 (Real Market Value)
$ 47,220 (Real Market Building Value)
(even though there currently is no building on the site)
$ 161,100 (BM50 Assessed Value)

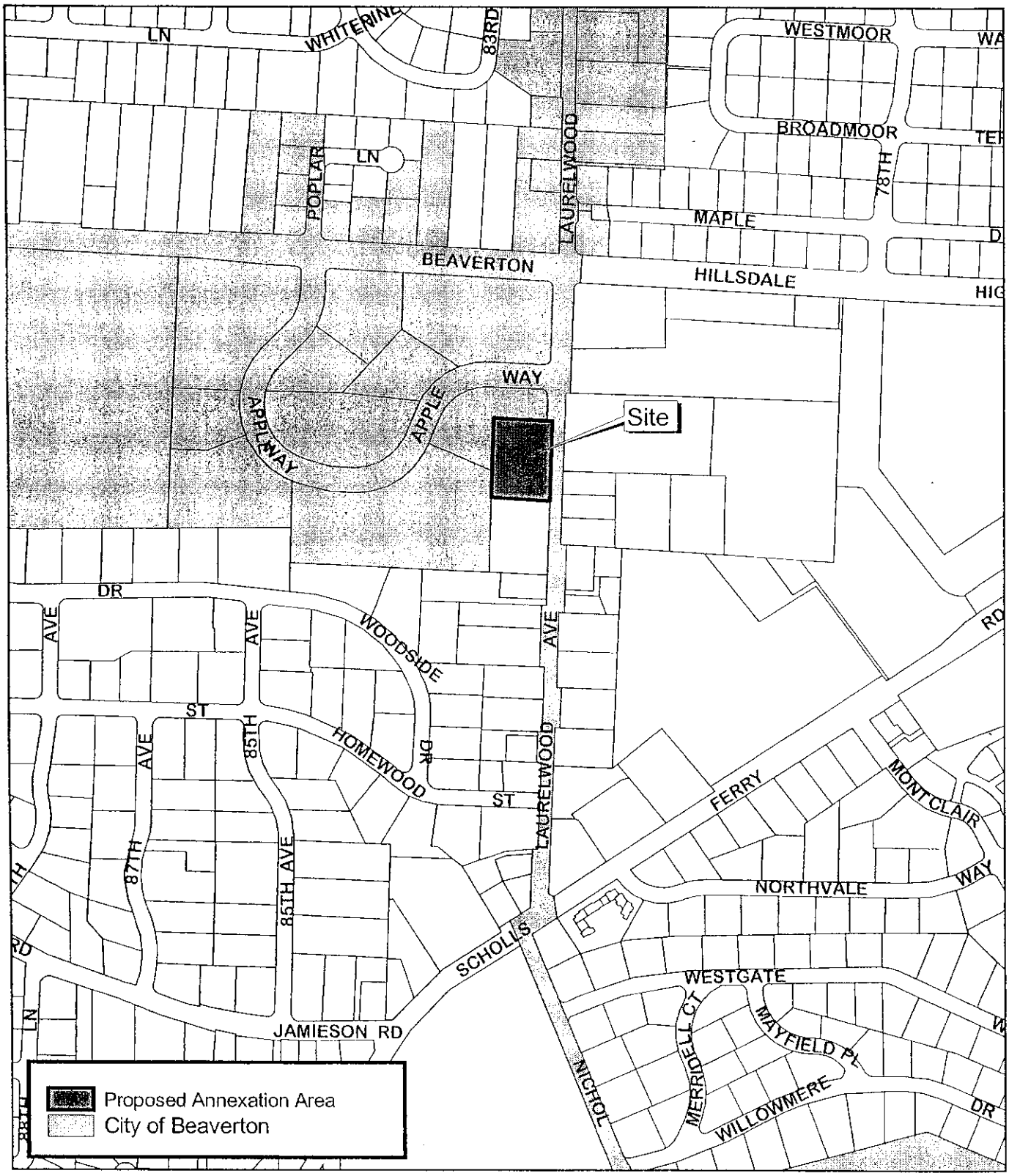
NUMBER OF LOTS: 1 **POPULATION:** 0

SUMMARY AND RECOMMENDATION

This is a request to annex one parcel to the City of Beaverton and add it to the Raleigh West Neighborhood Association Committee area (NAC). The parcel is shown on the attached map, identified as tax lot 1S1 13BC 00301, and more particularly described in the attached legal description.

Staff recommends the City Council adopt an ordinance annexing the referenced parcel, effective thirty (30) days after the Mayor's signature, and adding it to the Raleigh West NAC.

ANNEXATION MAP



City of Beaverton

4885 SW Laurelwood Avenue
Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

4/15/02

Map Number
1s113bc00301

Application #
ANX 2002-0004

N

EXISTING CONDITIONS

The parcel is an approximately 1.2 acre vacant parcel. The parcel is not now in a Neighborhood Association Committee (NAC) area, but Section 9.06.035.A of the City Code provides the City Council the option of adding this parcel to an appropriate NAC at the time of annexation. In consultation with the Neighborhood Office, staff recommends this parcel be added to Raleigh West NAC.

SERVICE PROVISION:

The following analysis details the various services available to the property to be annexed. Any cooperative and intergovernmental agreements affecting service provision are also noted. The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Valley Water District, Tualatin Hills Parks and Recreation District and Clean Water Services. This action is consistent with those cooperative agreements. No ORS Chapter 195 Urban Service agreements have been executed that would affect this decision.

POLICE: The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. The City and the County have a First Responder agreement, which specifies that in emergencies the agency able to respond first will do so.

FIRE: Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the ten properties. The City annexed to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER: Sanitary sewer is available by way of a City owned 8-inch pipe in SW Laurelwood Avenue. Upon annexation the City will be responsible for billing.

WATER: Raleigh Water District (RWD) currently provides water service to the area. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. However, the City does not anticipate withdrawing the District's service from the property. RWD will continue to provide service, maintenance and perform billing.

STORM DRAINAGE: Storm water currently drains to the northwest to Beaverton Creek. Future storm water drainage will be addressed in the development review process. Upon annexation billing responsibility for the annexed parcel will transfer to the City.

STREETS and ROADS: Access to this parcel is available from SW Laurelwood Avenue, which is classified as a Neighborhood Route and maintained by the City.

PARKS and SCHOOLS: The proposed annexation is within both Beaverton School District and the Tualatin Hills Parks and Recreation District. This proposed annexation will not affect either district boundary. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.

PLANNING, ZONING and BUILDING: Washington County currently provides long-range planning, development review and building inspection for the properties. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to these parcels in a separate action within six months of annexation.

PUBLIC INVOLVEMENT: The City will send notice of the proposed annexation to:

- the property owner,
- Raleigh West Neighborhood Association Committee and the West Slope/Raleigh Hills/Garden Home Citizen Participation Organization,
- Metro,
- affected special districts, and
- affected County service districts

on or before April 24, 2002(20 days prior to the agenda date).

Notices of the proposed annexation will also be posted in the Beaverton Post Office, City Library and City Hall.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:
In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro code Section 3.09.050 includes the following minimum criteria for annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

> **(1)** Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

Findings: This staff report addresses the provision of services in detail on pages 3 and 4 and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers.

(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;

Findings: This proposed annexation is consistent with agreements between the City of Beaverton and Clean Water Services. The acknowledged Washington County – Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address actions to be taken by the City after annexation, including annexation related Land Use Map amendments and rezones. These actions will occur through a separate process.

(3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Findings: There are no specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan or Public Facilities Plan and, therefore, this criterion is not applicable.

(4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Findings: The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.

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

Findings: This staff report addresses this criterion in more detail on pages 3 and 4. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.

(6) If the proposed boundary change is for annexation of territory to Metro, a determination by the Metro Council that the territory should be included in the Urban Growth Boundary shall be the primary criteria for approval;

Findings: This criterion is not applicable to this application.

(7) Consistency with other applicable criteria for the boundary change in question under state and local law.

Findings: There are no other criteria applicable to this boundary change in State Law or local ordinances and, therefore, this criterion is not applicable.

3.09.050 (g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Findings: This criterion is not applicable to this application because the territory in question has been inside of the Portland Metro Urban Growth Boundary since it was created.

Exhibits: Annexation Petition
Legal Description

CITY OF BEAVERTON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES
4755 S.W. GRIFFITH DRIVE
P.O. BOX 4755
BEAVERTON, OR 97076-4755
PHONE: (503) 350-4039

PETITION FOR A CONSENT ANNEXATION

PURSUANT TO ORS 222.125

PLEASE USE ONE PETITION PER TAX LOT

FOR OFFICE USE

FILE NAME: 4885 SW Laurelwood

FILE NUMBERS: ANX2002-0004 CPA2002-0002 RZ2002-0013

MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.

PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1S1-13BC-301	4885 SW Laurelwood Avenue	1	0	0

CONTACT PERSON

☐ USE MAILING ADDRESS FOR NOTIFICATION

PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
Malcolm McIver	Commerce Investment, Inc.	503-224-3315

ADDRESS: 1000 SW Vista Avenue, Portland, OR 97205

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

PRINT OR TYPE NAME	SIGNATURE	DATE	
Malcolm McIver, President	Malcolm K McIver	April 4, 2002	☐ OWNER ☐ ELECTOR

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS: 1000 SW Vista Avenue, Portland, OR 97205

☐ OWNER
☐ ELECTOR

PRINT OR TYPE NAME | SIGNATURE | DATE

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

☐ OWNER
☐ ELECTOR

PRINT OR TYPE NAME | SIGNATURE | DATE

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