

Final Documents

For

Annexation to the
City of Tualatin

WA2906

Ordinance 1209-06

DOR 34-1800-2006

Sec. State: AN-2006-0177

Property Information:

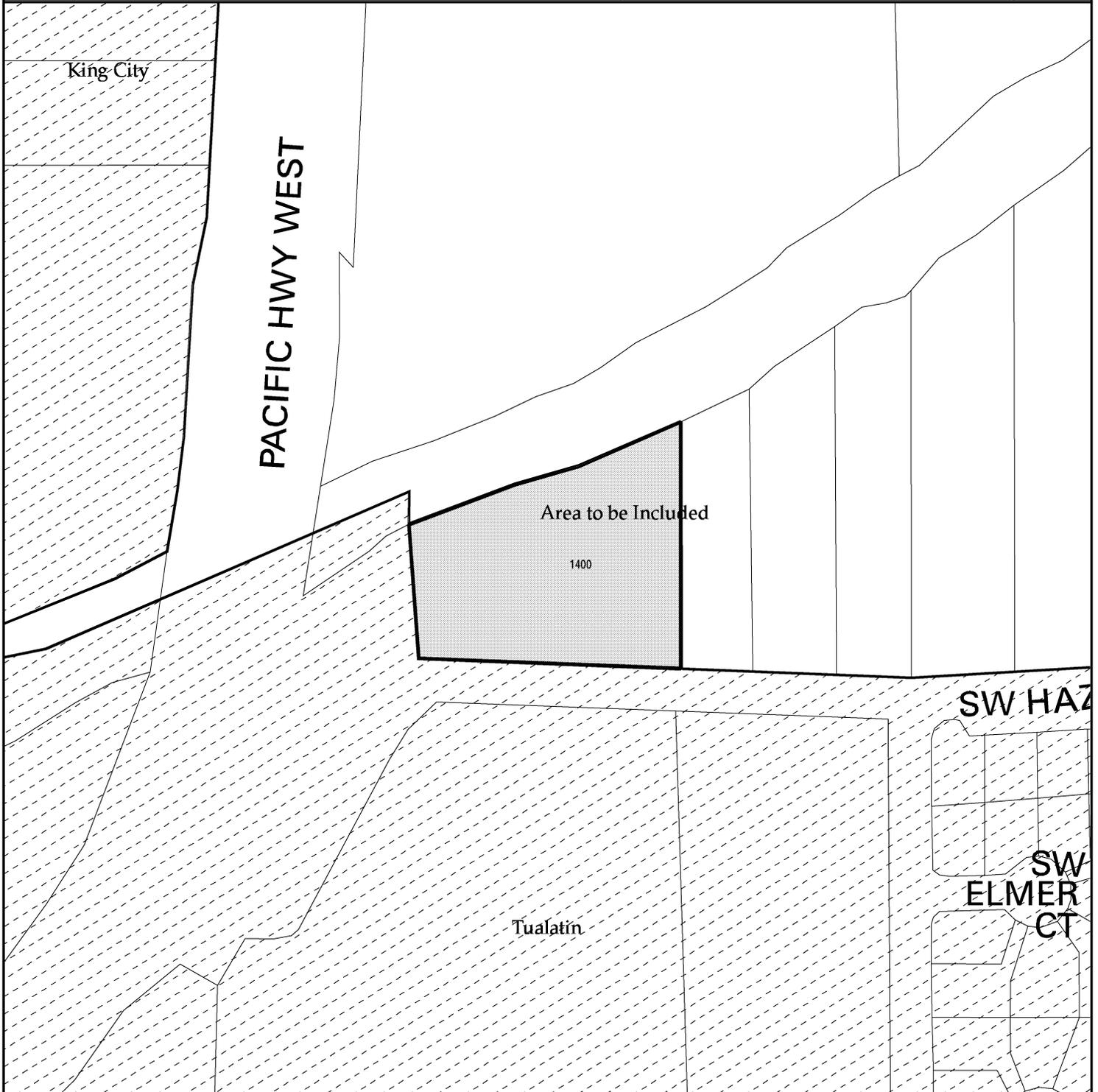
2S115C 01400 11675 SW Hazelbrook Road

Proposal No. WA2906

2S1W15

Annexation to the City of Tualatin

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

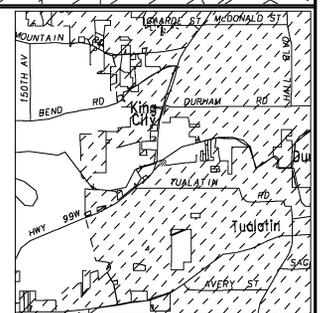
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA2906
CITY OF TUALATIN
Figure 1

Scale: 1" = 200'





June 9, 2006

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

Dear Mr. Knight:

Please be advised that we have received and filed, as of June 2, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
4391 (Beaverton)	AN 2006-0176
1209-06 (Tualatin)	AN 2006-0177
06-04 (Tigard)	AN 2006-0178

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
Finance Director
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7099

Description and Map Approved
May 9, 2006
As Per ORS 308.225

Description Map received from: CITY
On: 5/1/2006

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

ANNEX TO CITY OF TUALATIN; WITHDRAW FROM WASH. CO. ESPD AND COUNTY
URBAN ROAD MAINTENANCE DISTRICT

ORD. #1209-06 (AN-06-02)

has been: Approved 5/9/2006
 Disapproved

Notes:

PLEASE CORRECT TYPO IN FIRST PARAGRAPH. THIS IS IN RANGE 2 WEST, NOT
RANGE 2 EAST.

Department of Revenue File Number: 34-1800-2006

Prepared by: Carolyn Sunderman, 503-945-8882

CITY OF TUALATIN
RECEIVED
MAY 12 2006

Boundary: Change Proposed Change
The change is for:

FINANCE

- 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
- Establishment of Tax Zone



City of Tualatin

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

May 24, 2006

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

Subject: ANN 06-02 -- ANNEXING TERRITORY COMPRISING 1.82 ACRES LOCATED AT 11675 SW HAZELBROOK ROAD (TAX MAP 2S1 15C, TAX LOT 1400) AND ABUTTING PORTIONS OF RIGHT-OF-WAY 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 April 24, 2006, Tualatin's City Council passed Ordinance No. 1209-06 annexing territory located at 11675 SW Hazelbrook Road (Tax Map 2S115C, Tax Lot 1400) and abutting portions of right-of-way 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 May 24, 2006.

We have enclosed a \$250.00 check for Metro's fee, Ordinance No. 1209-06, 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 1.82 acres and located at Tax Map 2S1 15C, Tax Lot 1400, Tualatin, Oregon.

Please include this letter when forwarding Ordinance No. 1209-06 to taxing districts and others on your notification list.

Sincerely,

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

Cindy Hahn
Assistant Planner

enc: Check
Ordinance 1209-06 & Exhibit "A" (legal description)
Vicinity Map
Oregon Dept. of Revenue - Notice to Taxing Districts
Assessor's Map

c: Alexander Hurley, PE, PLS, Principal, AKS Engineering & Forestry, 13910 SW Galbreath Drive, Suite 100, Sherwood, OR 97140
Debbie Wightman, Broker, Certified Residential Specialist, Wright Properties, Inc., 15685 SW 116th, Box 159, Tigard, OR 97224

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ORDINANCE NO. 1209-06

ANN-06-02 – AN ORDINANCE ANNEXING TERRITORY COMPRISING 1.82 ACRES LOCATED AT 11675 SW HAZELBROOK ROAD, IDENTIFIED AS TAX MAP 2S1 15C, TAX LOT 1400 AND ABUTTING PORTIONS OF RIGHT-OF-WAY INTO THE CITY OF TUALATIN AND WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT

WHEREAS upon the application of Paul Hennon, Community Services Director of the City of Tualatin, a public hearing was held before the City Council of the City of Tualatin on April 10, 2006, relating to annexing territory comprising 1.82 acres located at 11675 SW Hazelbrook Road, identified as Tax Map 2S1 15C, Tax Lot 1400, and abutting portions of right-of-way into the City Of Tualatin and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District; 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 territory has been requested by 100 percent of the property owners; and

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

WHEREAS the subject territory is in the Washington County Enhanced Sheriff Patrol District and 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 April 10, 2006, 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 5 - 0, with Councilors Gillespie and Barhyte absent; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report dated April 10, 2006, which is marked "Exhibit D," attached and incorporated by this reference and which; and

WHEREAS the City staff report supports the annexation of the subject territory into the Clean Water Services District and requests the City Council's endorsement of the applicants' petition to annex the subject territory into this district; 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 property at this time; and the annexation conforms with the Tualatin Community Plan; and therefore, the property should be annexed. Therefore,

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The property described in "Exhibit C" is annexed to the City of Tualatin.

Section 2. The annexation to the City of Tualatin is effective May 24, 2006.

Section 4. The property described in "Exhibit C" is withdrawn from the Washington County Enhanced Sheriff Patrol District.

Section 5. The withdrawal of the territory is effective May 24, 2006.

Section 6. The property described in "Exhibit C" is withdrawn from the County Urban Road Maintenance District.

Section 7. The withdrawal of the territory is effective May 24, 2006.

Section 8. 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 9. 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.

Section 10. The City of Tualatin endorses the annexation of the subject territory into the Clean Water Services District.

INTRODUCED AND ADOPTED THIS 24th day of April, 2006.

CITY OF TUALATIN, Oregon

By 
Mayor Pro Tem

ATTEST:

By 
City Recorder

EXHIBIT A

A tract of land located in the southwest One-Quarter of Section 15, Township 2 South, Range 1 East, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at a 2 inch brass disk at the South One-Quarter corner of Section 15; thence along the centerline of SW 115th Avenue North 00°05'00" East 1393.52 feet to a 5/8 inch iron rod at the centerline of SW Hazelbrook Road; thence along said centerline of SW Hazelbrook Road North 87°00'00" West 333.42 feet to the True Point of Beginning; thence South 03°00'00" West 30.00 feet to a point on the southerly right-of-way of said SW Hazelbrook Road; thence along said southerly right-of-way of SW Hazelbrook Road and along the city of Tualatin City Limits North 87°00'00" West 408.54 feet to a point; thence continuing along said City Limits North 17°57'25" West 32.13 feet to an angle point in the centerline of said SW Hazelbrook Road; thence continuing along said City Limits North 04°15'00" West 155.31 to the centerline of the Tualatin River; thence along said centerline of the Tualatin River North 65°41'19" East 473.46 feet to a point on the easterly line of Document Number 89-19624; thence along the said easterly line of Document Number 89-19624 South 00°10'39" East 341.83 feet to a point on the northerly right-of-way of SW Hazelbrook Road; thence South 03°00'00" West 30.00 feet to the True point of Beginning.

The above described tract contains 2.87 acres, more or less. The Basis of Bearings is per the plat of "Hazelbrook Farm", Book 2 Page 66 Washington County Plat Records

ANNEXATION CERTIFIED

BY JFA

FEB 22 2006

WASHINGTON COUNTY A & T
CARTOGRAPHY

2-14-06
REGISTERED
PROFESSIONAL
LAND SURVEYOR

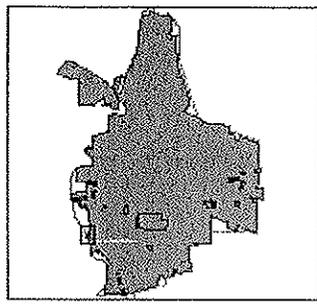
Alexander H. Hurley
OREGON
JULY 15, 2003
ALEXANDER H. HURLEY
56539LS

RENEWAL DATE: 6-30-07

CITY OF TUALATIN
RECEIVED

MAR 06 2006

COMMUNITY DEVELOPMENT
PLANNING DIVISION

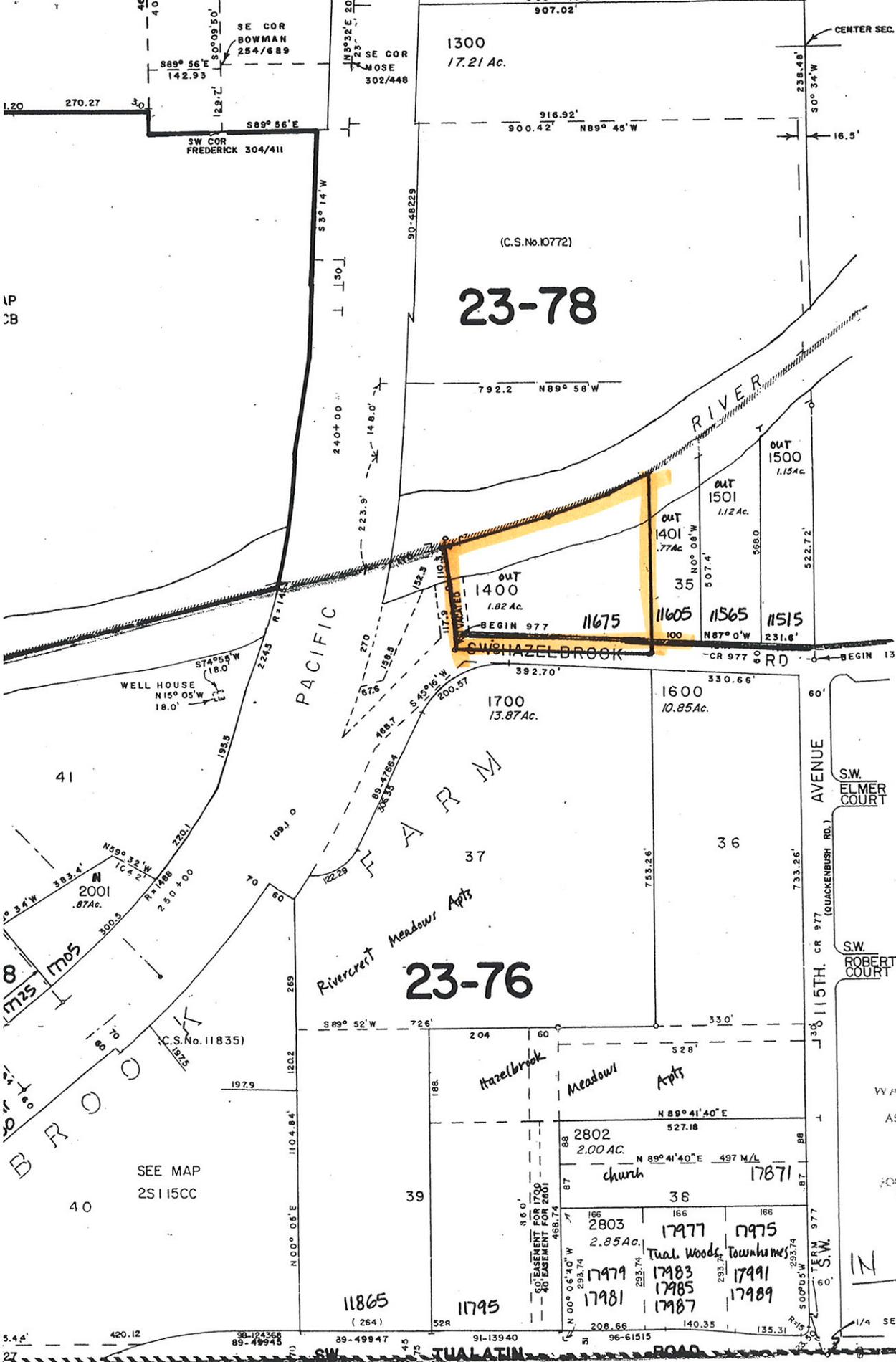


14-Mar-06 11:04 AM

Legend

Attachment 1
Vicinity Map
ANN-06-02

Scale 1:2,500
1 in = 208 ft



SEE MAP.
2S 1 15D

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
2S 1 15DC

WASHINGTON COUNTY
ASSISTANT CLERK

FEB 27 2006

CITY OF TUALATIN
RECEIVED

MAR 22 2006

COMMUNITY DEVELOPMENT
PLANNING DIVISION

SEE MAP
2S 1 22B

TUALATIN
2S 1 15C