Final Documents

For

Annexation to the
City of Hillsboro

WA5802
Annexation: AN-11-02
Ordinance: #5209
DOR: 34-1591-2002
Sec. State: AN-2002-0239

Final to DOR: _____

Signature:

_____

Date of Mailing: 12/11/02

Final to Secretary of State: _____

Signature:

_____

Date of Mailing: 12/24/02

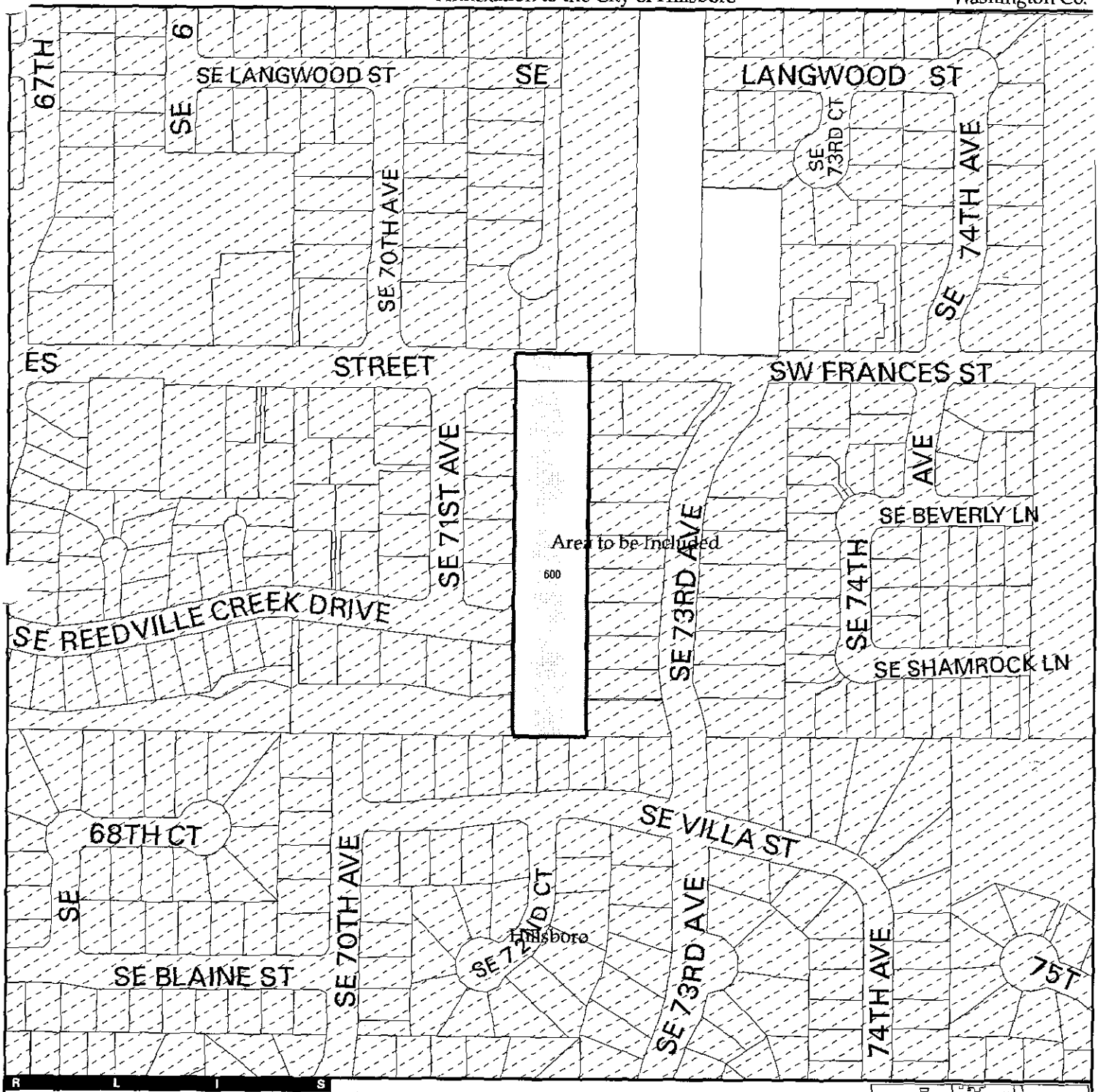
WA5802	Sent	Received
DOR:	12/11/02	12/17/02
Sec. State:	12/24/02	1/15/03
Assessor:	12/24/02	
Elections:	12/24/02	
Mapped:	Yes	
Posted to Web:	2/5/03	

Addresses: The following list of addresses is intended for the use of interested parties to identify properties included in this annexation and is not a part of the Ordinance.

1S202CC00600	22450 SW Frances Street

Proposal No. WA5802

1S2W02 | 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

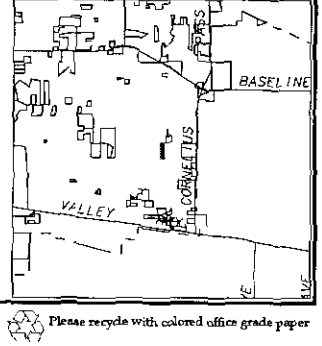
METRO

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. WA5802
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'
0 200 400



/bdyadmin/plots/plotjur/begin.aml, plot date: December 11, 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

January 14, 2003

Metro
Att. Bob Knight
600 NE Grand Ave
Portland, OR 97232-2736

Dear Sir or Madam:

Please be advised that we have received and filed on December 31, 2002 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
2329	Lake Oswego	AN 2002-0237
5208	Hillsboro	AN 2002-0238
5209	Hillsboro	AN 2002-0239

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:

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

DOR 34-1591-2002

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

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

☒ Description ☒ Map received from: METRO
On: 12/12/2002

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

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

ORD. #5209

has been: ☒ Approved 12/17/2002
☐ Disapproved

Notes:

Department of Revenue File Number: 34-1591-2002

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

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL
Jail Warbell
Recorder, City of Hillsboro

ORDINANCE NO. 5209
AN 11-02: BRISBIN

AN ORDINANCE ANNEXING A TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACT FROM TUALATIN VALLEY FIRE AND RESCUE, 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 owner of a certain tract of land, described in Exhibit A to this ordinance, requesting that the property 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 tract of land is 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 tract of land is 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 tract of land lies within the following districts: Tualatin Valley Fire and Rescue; 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, 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 December 3, 2002, and does hereby favor the annexation of the subject tract 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 tract of land, described in Exhibit A, is declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the Tualatin Valley Fire and Rescue; 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 upon the effective date of the annexation.

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.

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

Approved by the Mayor this 3rd day of December, 2002.

Tom Hughes
Mayor

ATTEST: Paul Waterhouse
City Recorder

City of Hillsboro
Annex 11-02: Brisbin
Proposed legal description
NS, October 24, 2002

Exhibit 'A'

A tract of land in Section 2, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, being a portion of Lot 59 Block 7, Reedville Homes, more particularly described as follows:

Beginning at the intersection of the northerly projection of the west boundary of Partition Plat 1992-032 with the north right-of-way line of SE Frances Street, said point being 25.0 feet northerly of the centerline of said street;

thence South 0° 07' 02" East, along said northerly projection and west boundary, a distance of 153.0 feet to the southwest corner of parcel 2, said Partition Plat, said point being the northwest corner of Lot 106, Lexington Village #4;

thence continuing South 0° 07' 02" East, along the west boundary , Lexington Village #4, a distance of 541.79 feet to the southwest corner thereof, said corner also being a point on the north boundary of Lexington Village #6;

thence North 88° 48' 53" West, along said north boundary, a distance of 165.0 feet to the southeast corner of Tract A, Reedville Meadows #2;

thence North 0° 38' 54" East, along the east boundary of Reedville Meadows #2, a distance of 195.91 to the northeast corner thereof, said corner also being the southeast corner of Reedville Meadows;

thence continuing North 0° 38' 54" East, along the east boundary of Reedville Meadows and the northerly projection thereof a distance of 500.17 feet to a point which is 25.0 feet northerly of the centerline of SE Frances Street;

thence North 89° 53' East, 25.0 feet northerly of and parallel with said centerline, a distance of 165.0 feet to the place of beginning.

EXHIBIT B

FINDINGS IN SUPPORT
BRISBIN ANNEXATION
FILE NO. AN 11-02

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

One petitioner representing one property requested City Council approval for annexation of approximately 2.40 acres into the City Limits of Hillsboro.

The property under consideration is located generally east of SE 71st Avenue, west of SE 73rd Avenue, north of SE Villa Street and south of SW Frances Street. The property can be specifically identified as Tax Lot 600 on Washington County Tax Assessor's Map 1S2-02CC. The total assessed value of the property is $453,450.

The property has a downward slope to the south and there are trees scattered throughout the site. Tax Lot 600 has a single-family house addressed at 22450 SW Frances Street.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owner 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 December 3, 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 property is 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 this property would be consistent with the UPAA, and allow the petitioner the ability to further develop the property.

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 property is RL – Low Density Residential, which is consistent with the regional urban growth goals and objectives. The property will be rezoned to R-6 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945, unless the property owner applies 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 property from a ten-inch City line located in the SW Frances Street right-of-way. Sanitary sewer is available through an eight-inch City line located in the SW Frances Streeet right-of-way. Storm water disposal is available through a ten-inch City line located in the SW Frances Street right-of-way.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the Tualatin Valley Fire and Rescue; 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 property 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 property from the Tualatin Valley Fire and Rescue; 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.

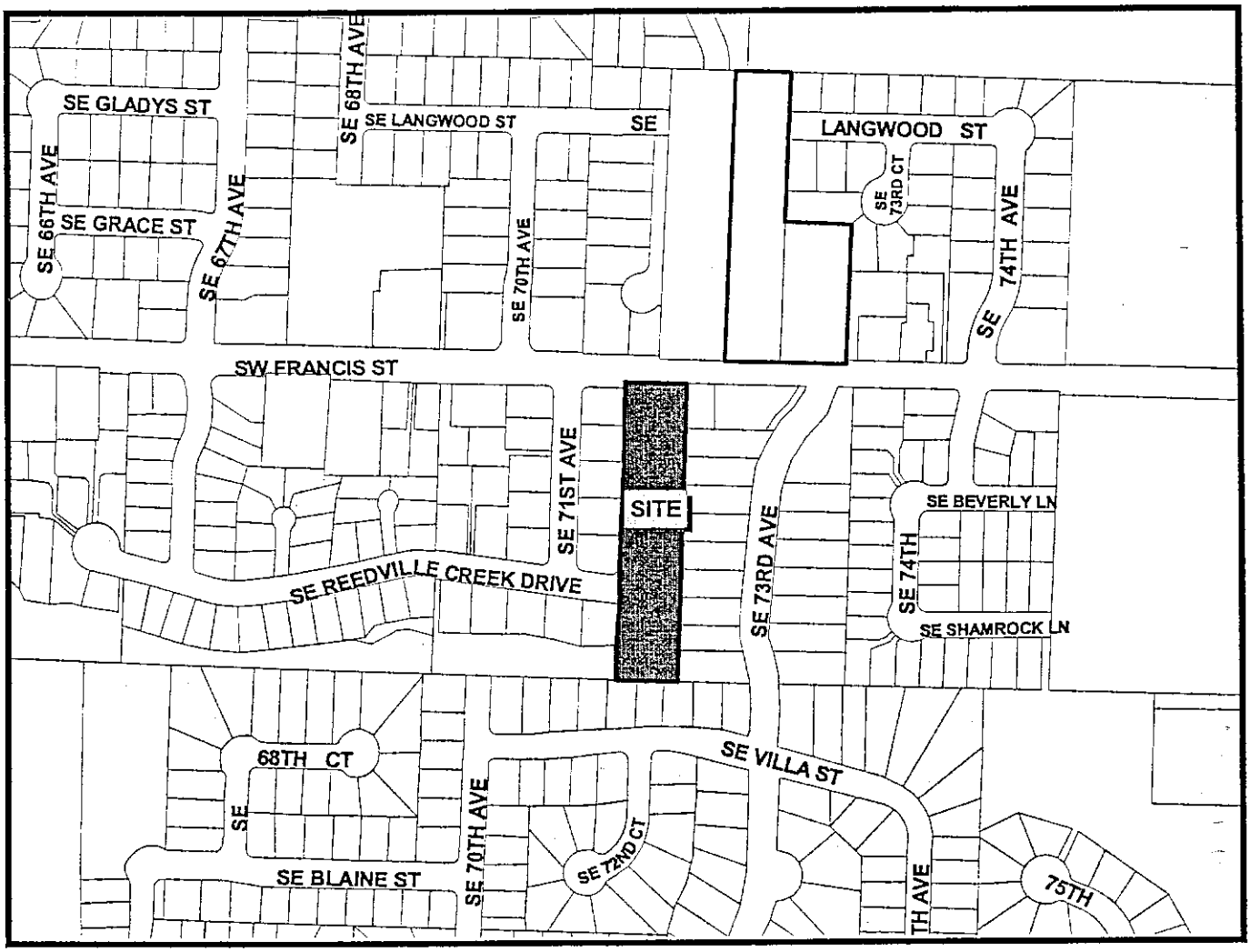
IV. TESTIMONY FROM NECESSARY PARTIES

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 November 19, 2002

AN 11-02: BRISBIN



600 0 600 1200 1800 Feet

Hillsboro City Limits

Site

CITY OF HILLSBORO

PLANNING DEPARTMENT (503) 681-6153

N W E S