

Final Documents  
for  
Annexation to  
**Tualatin Hills Parks & Recreation**

WA5906  
Ordinance: 07-17/07-4  
Annexation:  
DOR: 34-1848-2007  
Secretary of State: SD 2007-0027



February 15, 2007

Metro  
Carol Hall, Data Resource Center  
600 NE Grand Ave.  
Portland, OR 97232-2736

**Re: Notice of Decision WA-5906 (DOR 34-1848-2007)**

Dear Ms. Hall,

On January 9, 2007, the Washington County Board of Commissioners approved the annexation of 23 properties into Tualatin Hills Park and Recreation District. The Board held a second meeting on February 6, 2007 to determine whether an election needed to be held. The county did not receive the minimum number of comments required to hold an election. Therefore, the annexation is considered final per the Board's January 9, 2007 decision.

The Oregon Department of Revenue approved the final review on February 12, 2007. I enclosed the mapping fee, DOR Final and Preliminary Reviews, Notice of Decision, and Signed Resolution and Order. The legal description and maps of the subject properties are attached to the R&O, exhibits B and C, respectively.

If you have any questions on this request please contact me at 503-846-3963 or via e-mail at [laurie\\_harris@co.washington.or.us](mailto:laurie_harris@co.washington.or.us).

Sincerely,

Laurie Harris  
Planning Assistant



March 9, 2007

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

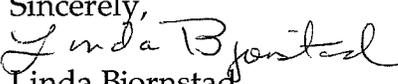
Dear Ms. Martin:

Please be advised that we have received and filed, as of March 9, 2007, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
06-19 (Tigard)	AN 2007-0135
5713 (Hillsboro)	AN 2007-0136
5711 (Hillsboro)	AN 2007-0137
5719 (Hillsboro)	AN 2007-0138
5717 (Hillsboro)	AN 2007-0139
5715 (Hillsboro)	AN 2007-0140
07-03 (Clean Water Services District)	SD 2007-0028
07-02 (Clean Water Services District)	SD 2007-0029
07-17/07-4 (Tualatin Hills Parks & Rec)	SD 2007-0027

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

**Description and Map Approved**  
**February 12, 2007**  
**As Per ORS 308.225**

Tualatin Hills Park and Rec. Dis  
 Budget Officer  
 15707 SW Walker Road  
 Beaverton, OR 97006

Description     Map received from: COUNTY  
 On: 2/9/2007

This is to notify you that your boundary change in Washington County for  
 ANNEX TO TUALATIN HILLS PARK AND RECREATION DISTRICT (WA-5906)  
 RES AND ORDER #07-17/07-4

has been:     Approved            2/12/2007  
                    Disapproved

Notes:

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Department of Revenue File Number: 34-1848-2007

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



WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE AND TRANSPORTATION  
 PLANNING DIVISION  
 ROOM 350-14  
 155 NORTH FIRST AVENUE  
 HILLSBORO, OREGON 97124  
 (503) 846-3519 fax: (503) 846-4412

# BOARD OF COUNTY COMMISSIONERS NOTICE OF DECISION

CASE FILE NO.: WA-5906

**APPLICANT:**

Tualatin Hills Park & Recreation District  
 5500 SW Arctic Drive, Suite #2  
 Beaverton, OR 97005  
 Phone: (503) 629-6305 ext. 2940  
 CONTACT: Steve Gulgren

**PROCEDURE TYPE III**

**CPOS:** 1, 6, and 7

**PROPERTY DESCRIPTIONS:** See case file

**SITE SIZE:** 3.95 total acres (23 properties)

**PROPOSED MINOR BOUNDARY CHANGE:**

*Voluntary Annexation of 23 properties to Tualatin Hills Park & Recreation District (THPRD) encompassing 3.95 acres of land located throughout THPRD's long term urban service boundary and within the Urban Growth Boundary.*

**ASSESSOR MAP NOS:** See case file

**TAX LOT NOS:** See case file (23 properties)

**ADDRESSES:** See case file

**LOCATIONS:** See Attachment A for site maps

Notice is hereby given that the County Board of Commissioners affirmed and established the **APPROVED** above-stated Minor Boundary Change at a public hearing on **February 6, 2007** effective immediately.

ORS 198.810 requires that the Board of County Commissioners (Board) conduct two public hearings on the proposed annexation. The first hearing held on January 9, 2007 determined the annexation should be approved. The Board held the second required public hearing on **February 6, 2007 at 10:00 AM**. The board determined there were not a sufficient number of written requests to require an election. All hearings were held in the Shirley Huffman Auditorium, Washington County Public Services Building, 155 North First Avenue, Hillsboro, Oregon.

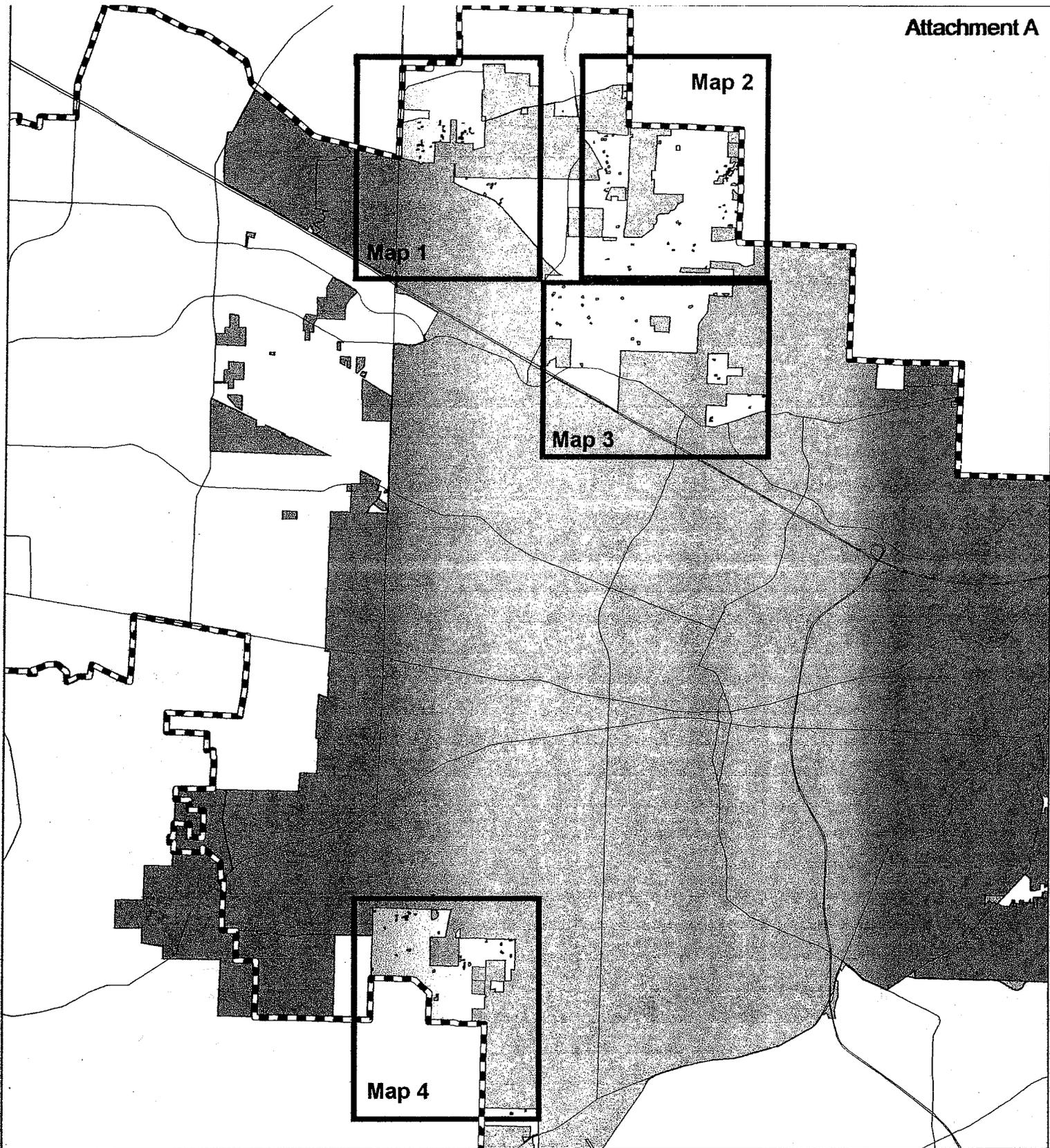
**THIS DECISION IS FINAL**

THE APPROVED MINOR BOUNDARY CHANGE DOES NOT AUTHORIZE OR PREVENT ANY SPECIFIC USE OF LAND. CURRENT COUNTY PLANNING DESIGNATIONS WILL NOT BE AFFECTED BY THIS PROPOSED CHANGE.

THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW.

TO REVIEW OR OBTAIN COPIES OF THE APPLICATION OR STAFF REPORTS OR TO INQUIRE ABOUT THE ANNEXATION REVIEW PROCESS PLEASE CONTACT: **PAUL SCHAEFER, SENIOR PLANNER**  
 WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION - (503) 846-8817 OR E-MAIL AT  
[PAUL\\_SCHAEFER@CO.WASHINGTON.OR.US](mailto:PAUL_SCHAEFER@CO.WASHINGTON.OR.US)

**(SEE REVERSE SIDE FOR SITE MAP)**



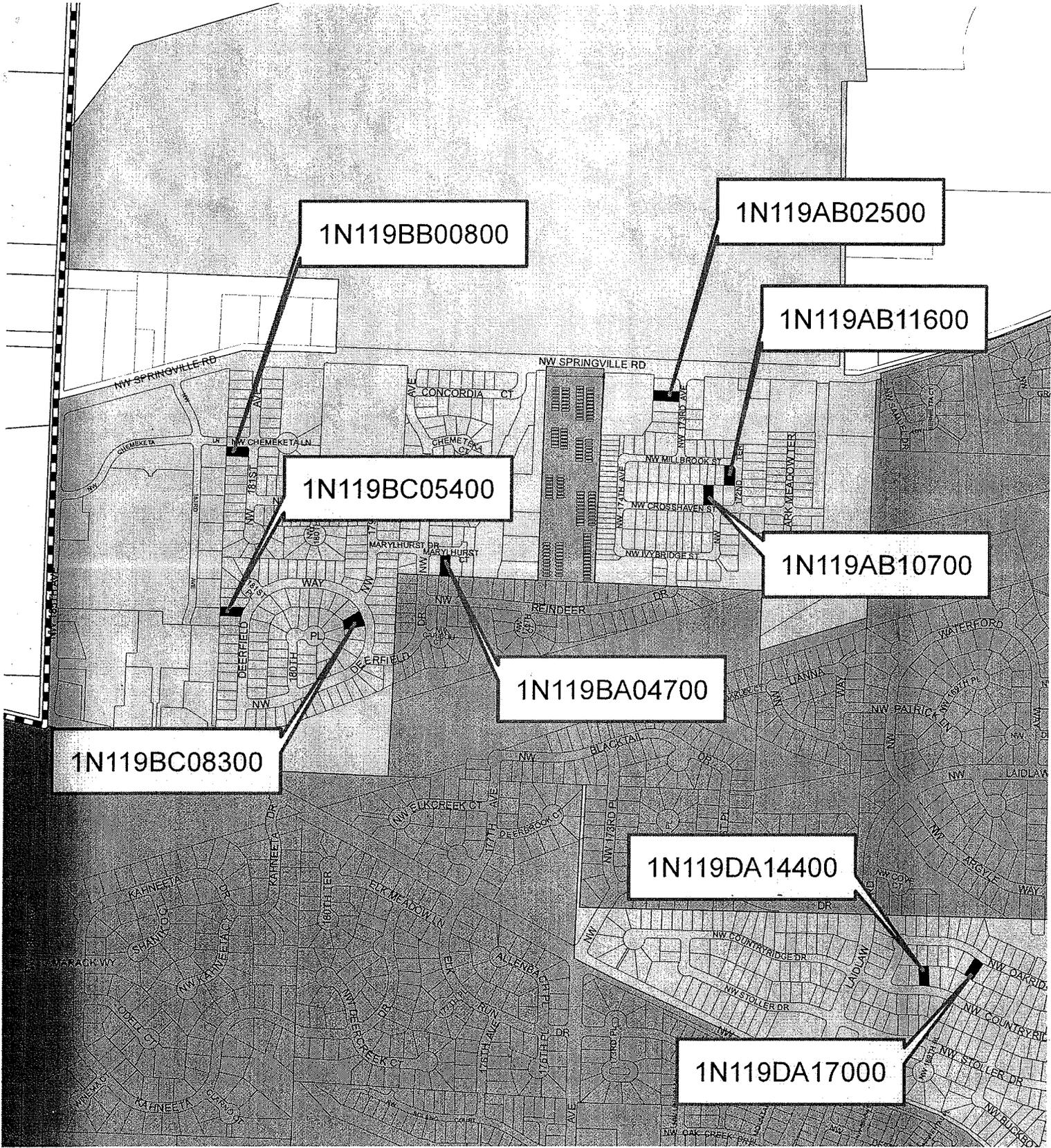
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# WA-5906 Map Index

-  Properties Seeking to Annex to THPRD
-  Properties Within THPRD's Current Jurisdictional Boundary
-  Properties Outside THPRD's Current Jurisdictional Boundary
-  Urban Growth Boundary



3,200 1,600 0 3,200 Feet



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**WA-5906**

**Map Detail - Page 1 of 4**



Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary



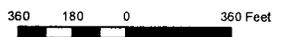
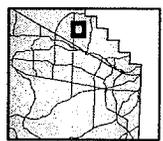
Properties Within THPRD

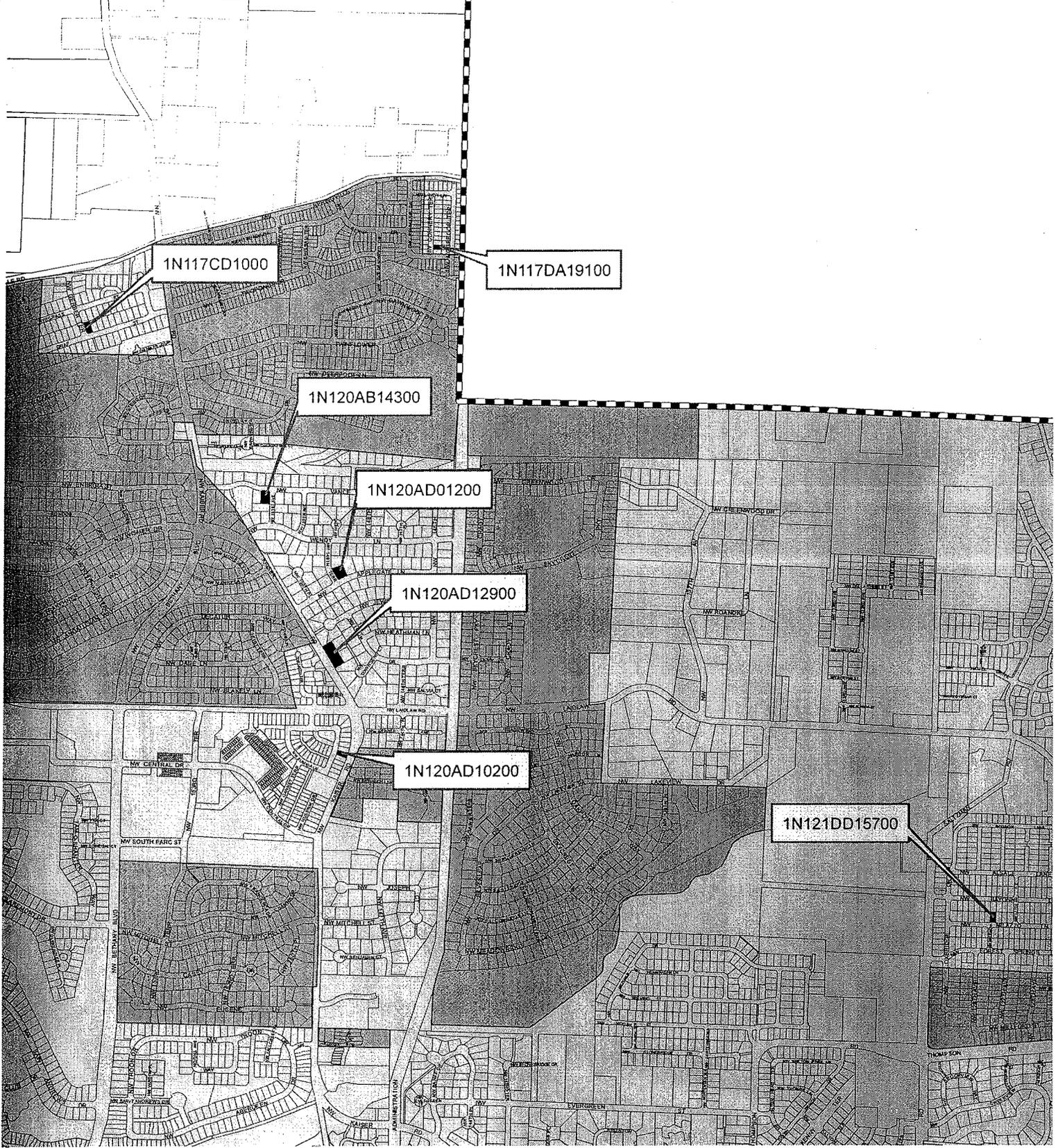


Properties outside THPRD but within the THPRD Service Provider Boundary



Urban Growth Boundary





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**WA-5906**

**Map Detail - Page 2 of 4**



Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary



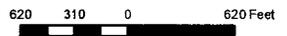
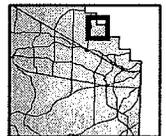
Properties Within THPRD

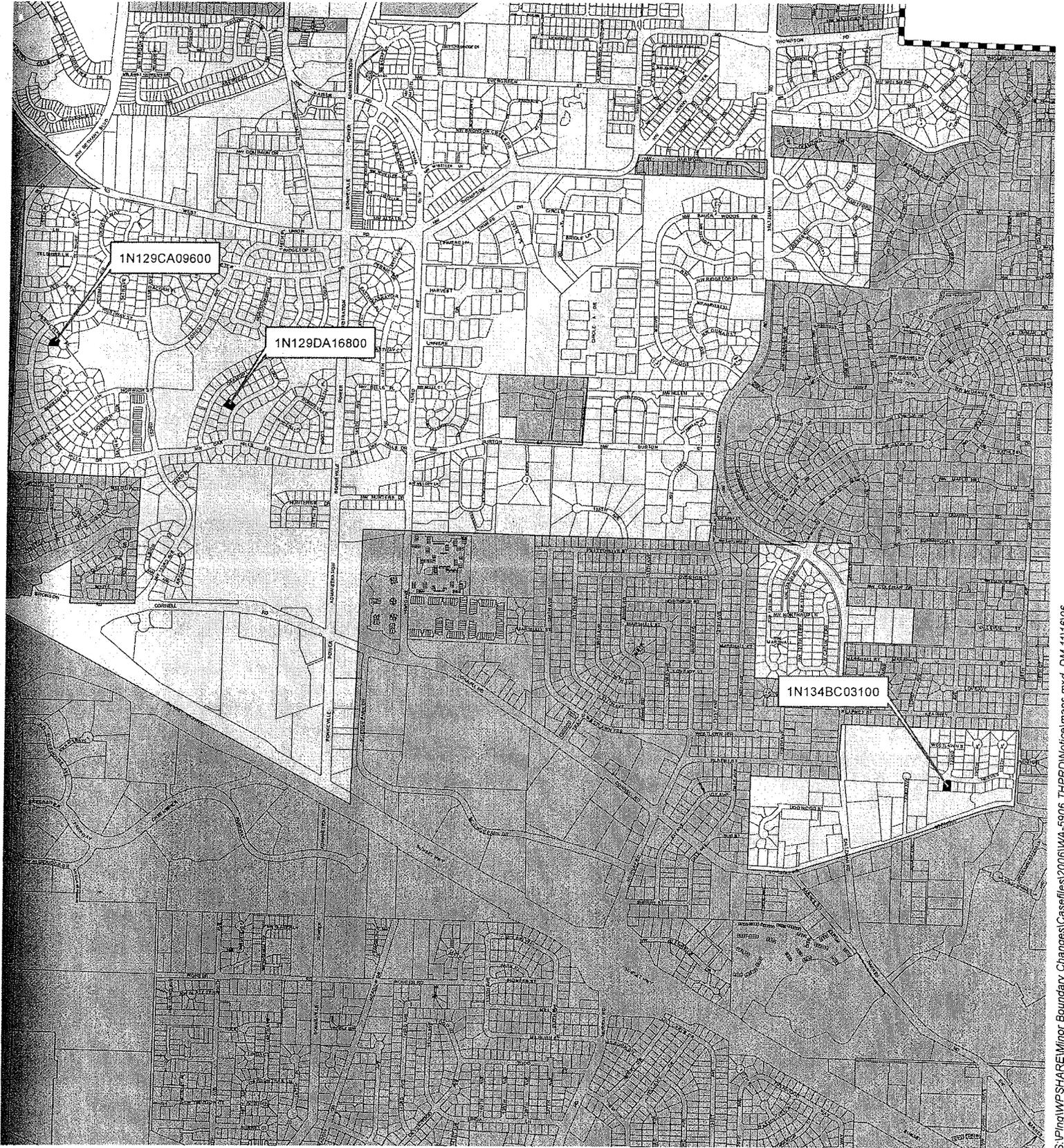


Properties outside THPRD but within the THPRD Service Provider Boundary



Urban Growth Boundary





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**WA-5906**

**Map Detail - Page 3 of 4**



Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary



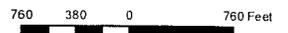
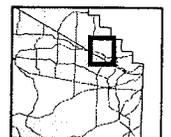
Properties Within THPRD

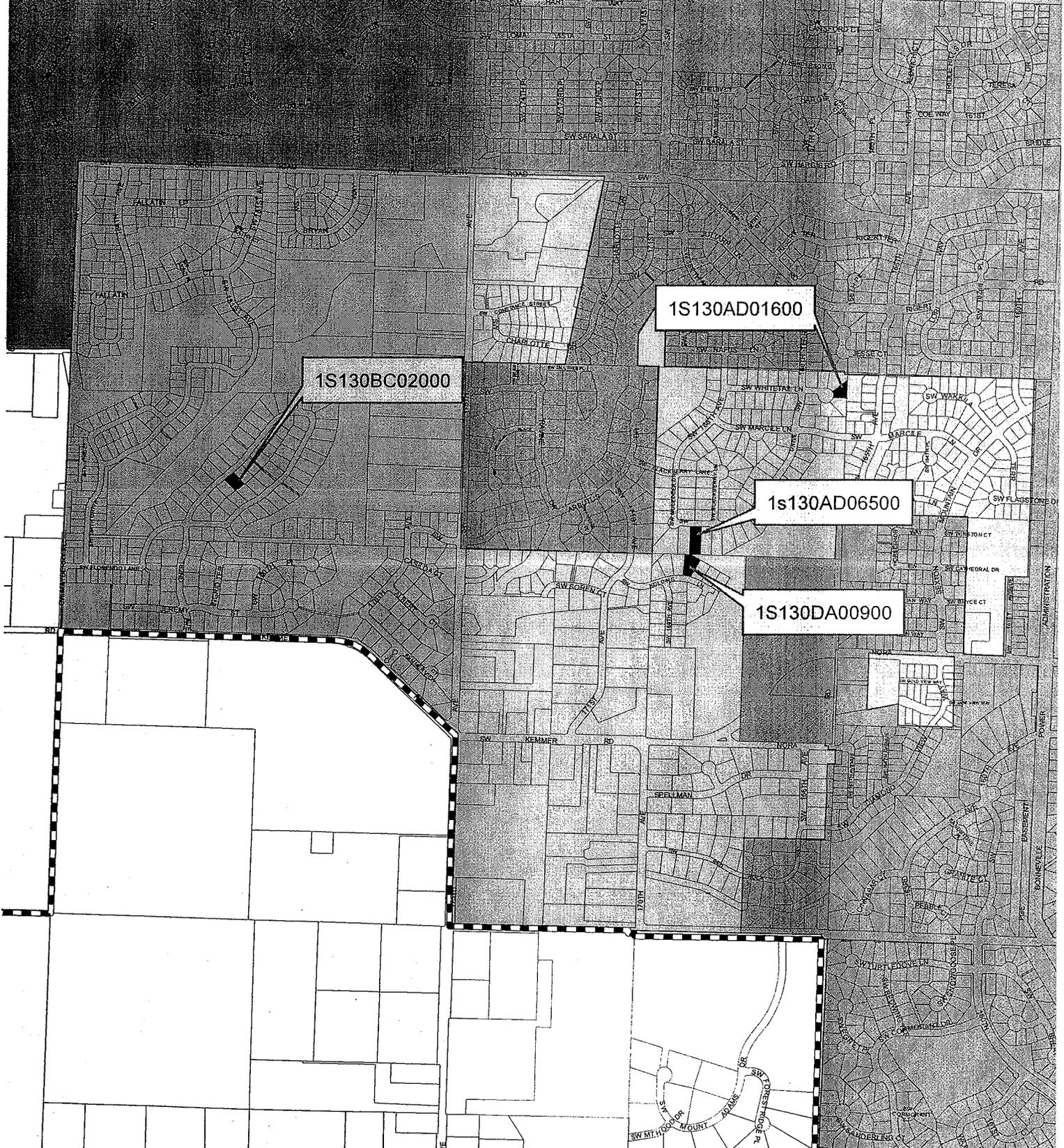


Properties outside THPRD but within the THPRD Service Provider Boundary



Urban Growth Boundary





**WA-5906**

**Map Detail - Page 4 of 4**



Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary



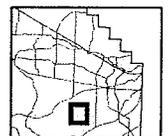
Properties Within THPRD



Properties outside THPRD but within the THPRD Service Provider Boundary



Urban Growth Boundary



520 260 0 520 Feet



WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE AND TRANSPORTATION  
 PLANNING DIVISION  
 ROOM 350-14  
 155 NORTH FIRST AVENUE  
 HILLSBORO, OREGON 97124  
 (503) 846-3519 fax: (503) 846-4412

# BOARD OF COUNTY COMMISSIONERS NOTICE OF DECISION

CASE FILE NO.: WA-5906

**APPLICANT:**

Tualatin Hills Park & Recreation District  
 5500 SW Arctic Drive, Suite #2  
 Beaverton, OR 97005  
 Phone: (503) 629-6305 ext. 2940  
 CONTACT: Steve Gulgren

**PROCEDURE TYPE III**

CPOS: 1, 6, and 7

PROPERTY DESCRIPTIONS: See case file

SITE SIZE: 3.95 total acres (23 properties)

**PROPOSED MINOR BOUNDARY CHANGE:**

*Voluntary annexation of 23 properties to Tualatin Hills Park & Recreation District (THPRD) encompassing 3.95 acres of land located throughout THPRD's long term urban service boundary and within the Regional Urban Growth Boundary.*

ASSESSOR MAP NOS: See case file

TAX LOT NOS: See case file (23 properties)

ADDRESSES: See case file

LOCATIONS: See Attachment A maps

Notice is hereby given that the County Board of Commissioners **APPROVED** the request for the above-stated proposed Minor Boundary Change at a public hearing on **January 9, 2007**.

ORS 198.810 requires that the Board of County Commissioners (Board) conduct two public hearings on the proposed annexation. The first hearing was to determine whether the annexation should be approved; it was. The second hearing is to determine whether sufficient written requests have been received to require an election. The Board will hold the second required public hearing on **February 6, 2007 at 10:00 AM**. The hearing will be held in the Shirley Huffman Auditorium, Washington County Public Services Building, 155 North First Avenue, Hillsboro, Oregon.

**DATE OF NOTICE MAILING: January 12, 2007**

THE APPROVED MINOR BOUNDARY CHANGE DOES NOT AUTHORIZE OR PREVENT ANY SPECIFIC USE OF LAND. CURRENT COUNTY PLANNING DESIGNATIONS WILL NOT BE AFFECTED BY THIS PROPOSED CHANGE.

**NECESSARY PARTIES:** THIS DECISION MAY BE CONTESTED BY A NECESSARY PARTY AND A PUBLIC HEARING HELD BY FILING A NOTICE OF APPEAL IN ACCORDANCE WITH METRO CODE CHAPTER 3.09.070 WITHIN 10 CALENDAR DAYS OF THE DATE OF THIS NOTICE WAS MAILED. **ONLY THOSE NECESSARY PARTIES WHO MADE AN APPEARANCE OF RECORD (INCLUDING SUBMISSION OF WRITTEN COMMENTS OR TESTIMONY) ARE ENTITLED TO FILE A NOTICE OF**

**APPEAL (APPEAL).** A NECESSARY PARTY MAY NOT CONTEST A BOUNDARY CHANGE WHERE THE BOUNDARY CHANGE IS EXPLICITLY AUTHORIZED BY AN URBAN SERVICES AGREEMENT ADOPTED PURSUANT TO ORS 195.065.

**NON-NECESSARY PARTIES:** THIS DECISION MAY BE APPEALED TO THE LAND USE BOARD OF APPEALS (LUBA) BY FILING A NOTICE OF INTENT TO APPEAL WITH LUBA WITHIN 21 DAYS OF THE DATE OF THIS DECISION. CONTACT YOUR ATTORNEY IF YOU HAVE QUESTIONS REGARDING AN APPEAL TO LUBA.

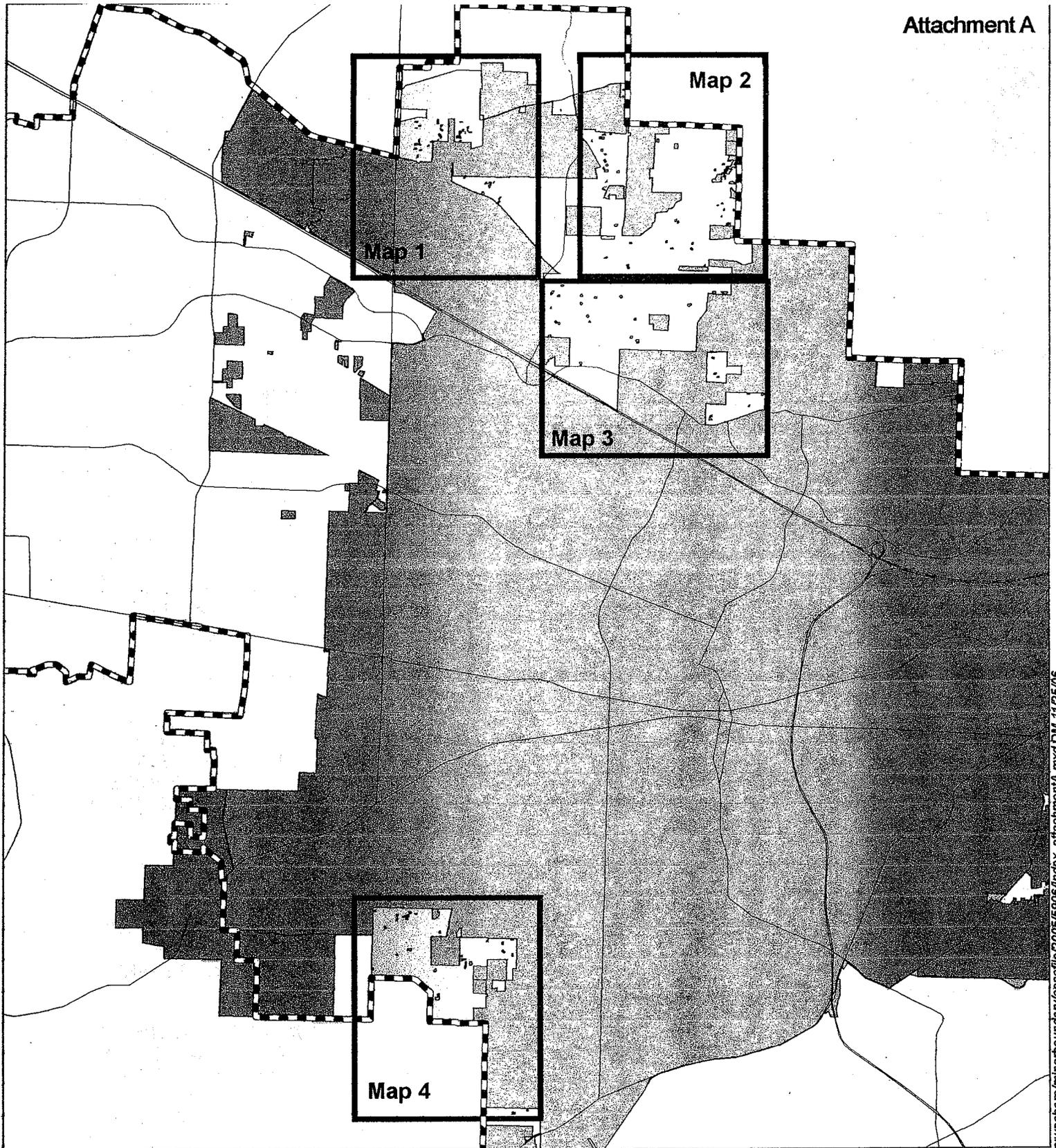
THIS DECISION WILL BE FINAL IF NO CONTEST BY A NECESSARY OR APPEAL BY A NON-NECESSARY PARTY IS FILED BY THE RESPECTIVE DUE DATES.

THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW.

TO REVIEW OR OBTAIN COPIES OF THE APPLICATION OR STAFF REPORT OR TO INQUIRE ABOUT THE ANNEXATION REVIEW PROCESS PLEASE CONTACT: PAUL SCHAEFER, SENIOR PLANNER  
 WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION - (503) 846-8817 OR E-MAIL AT PAUL\_SCHAEFER@CO.WASHINGTON.OR.US

(SEE ATTACHMENT A FOR SITE MAP)

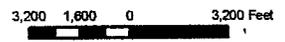
**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER**

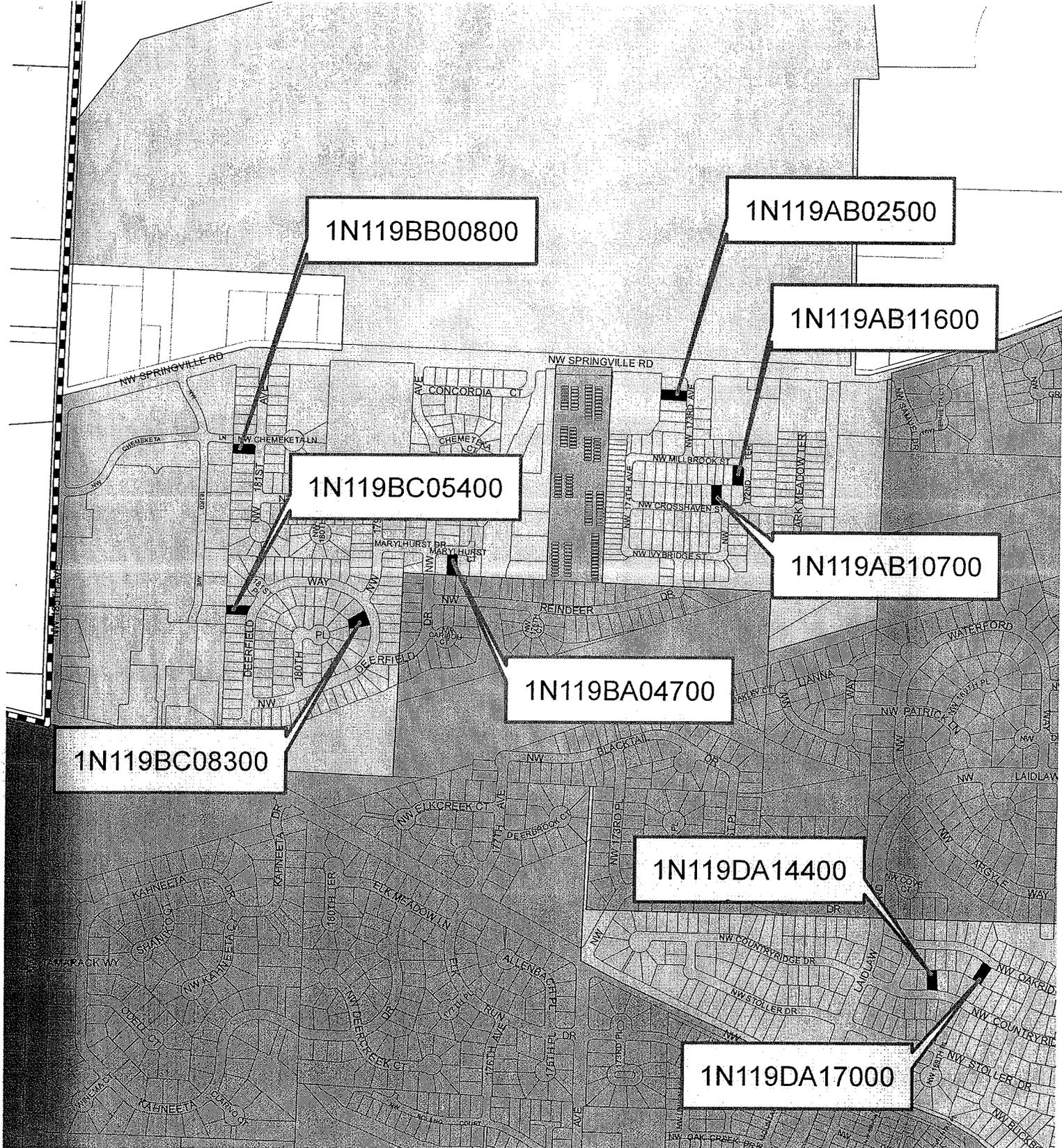


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# WA-5906 Map Index

-  Properties Seeking to Annex to THPRD
-  Properties Within THPRD's Current Jurisdictional Boundary
-  Properties Outside THPRD's Current Jurisdictional Boundary
-  Urban Growth Boundary





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**WA-5906**

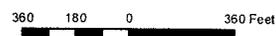
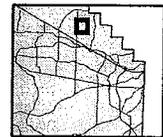
**Map Detail - Page 1 of 4**

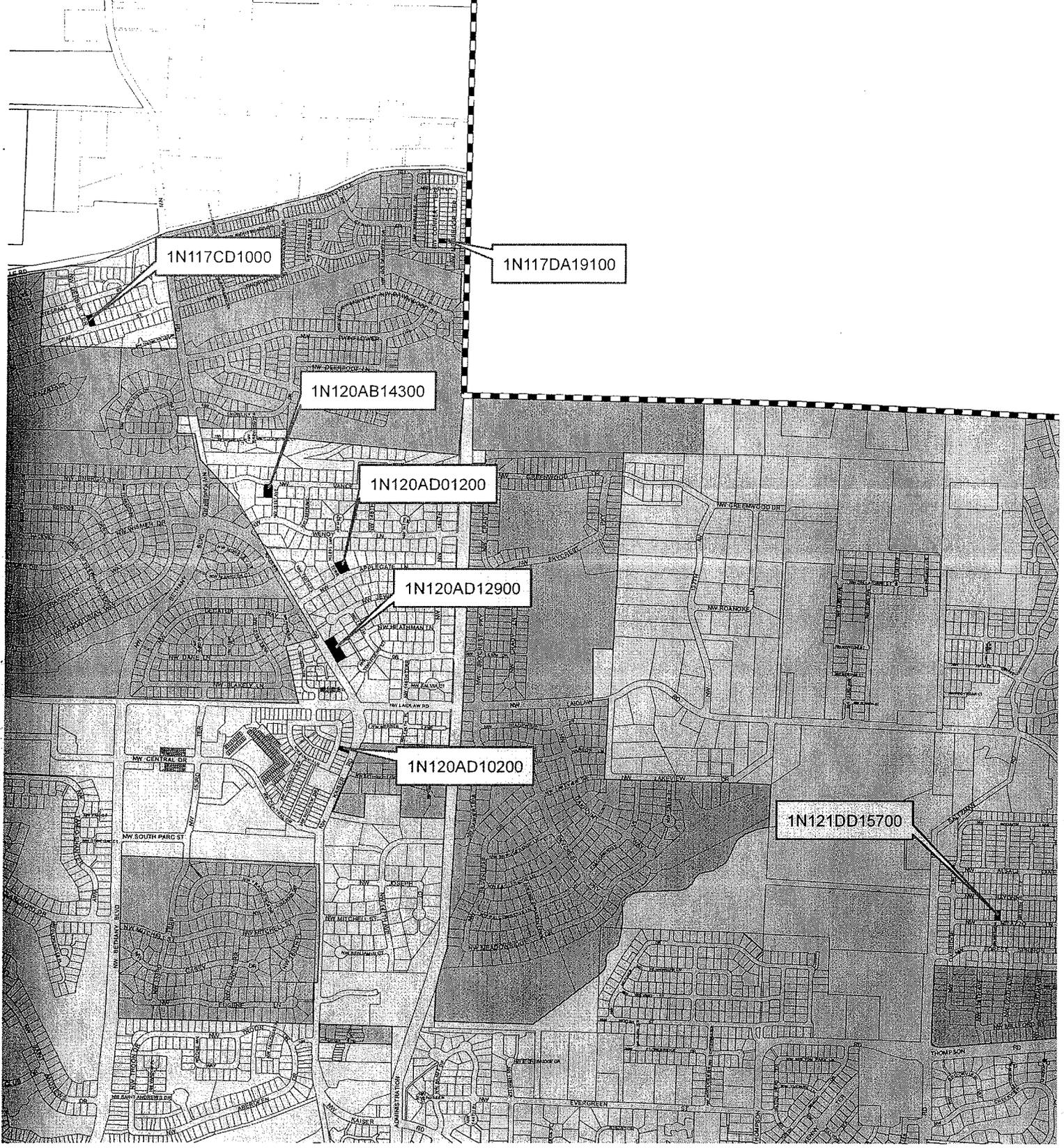
 Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary

 Properties Within THPRD

 Properties outside THPRD but within the THPRD Service Provider Boundary

 Urban Growth Boundary



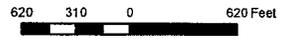
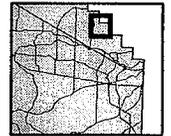


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**WA-5906**

**Map Detail - Page 2 of 4**

-  Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary
-  Properties Within THPRD
-  Properties outside THPRD but within the THPRD Service Provider Boundary
-  Urban Growth Boundary





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# WA-5906

## Map Detail - Page 3 of 4



Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary



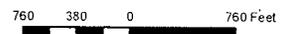
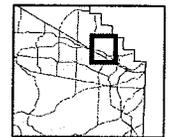
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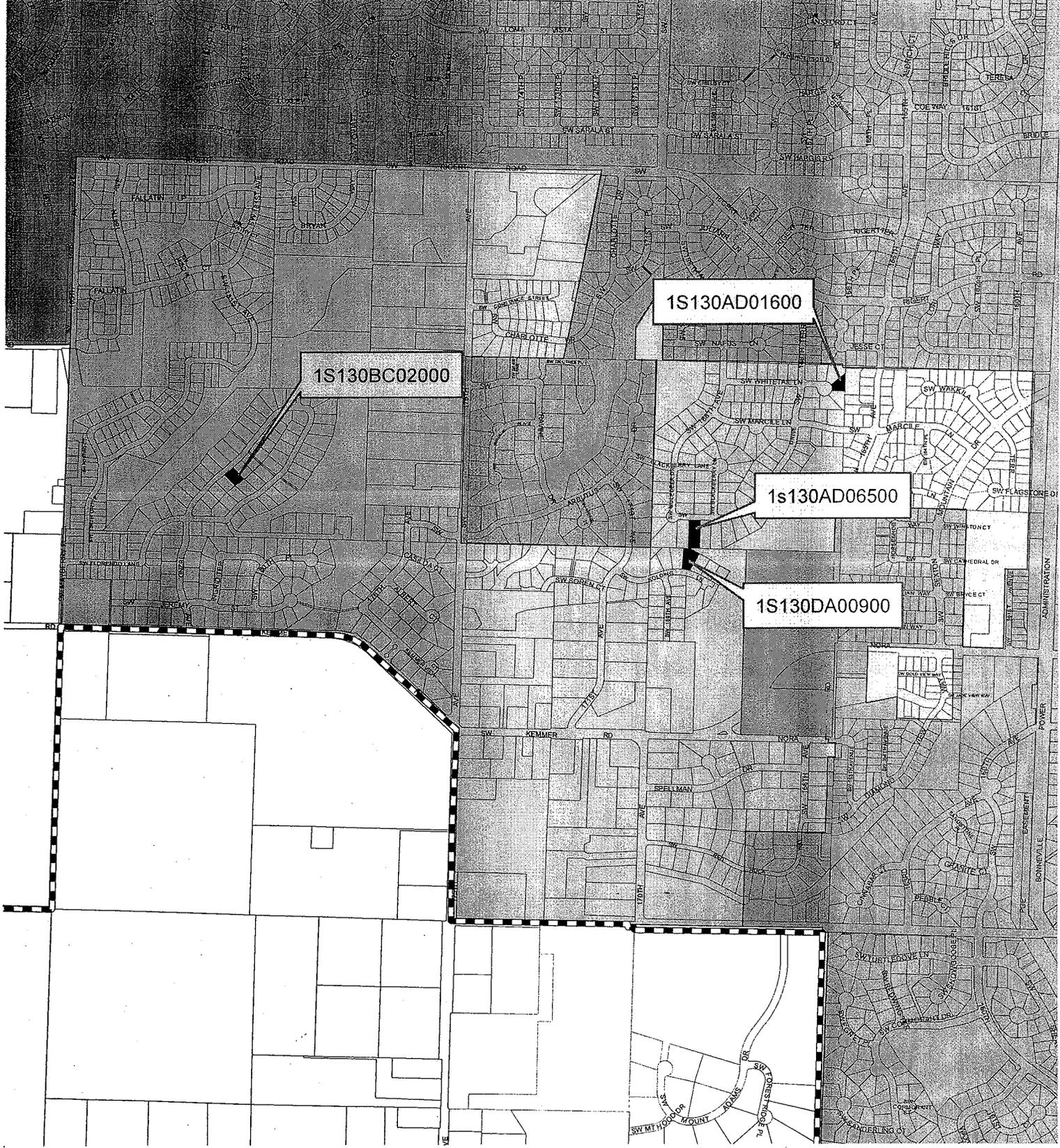


Properties outside THPRD but within the THPRD Service Provider Boundary



Urban Growth Boundary





**WA-5906**

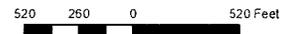
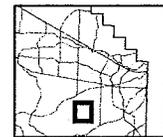
**Map Detail - Page 4 of 4**

 Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary

 Properties Within THPRD

 Properties outside THPRD but within the THPRD Service Provider Boundary

 Urban Growth Boundary



# AGENDA

## WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Department of Land Use & Transportation (CPOs 1, 6 and 7)

Agenda Title: ANNEXATION TO TUALATIN HILLS PARK & RECREATION DISTRICT (WA-5906)

Presented by: Brent Curtis, Planning Division Manager

### SUMMARY (Attach Supporting Documents if Necessary)

On January 9, 2007, the Board approved the annexation of 23 properties into the Tualatin Hills Park & Recreation District (District). The Board approved the annexation, subject to only the filing of sufficient written requests for an election (ORS 198.810).

The Board scheduled the second required hearing for February 6, 2007. The purpose of the second hearing is to determine whether sufficient written requests have been received to require an election (ORS 198.810). An election shall not be held unless written requests for an election are filed at or before the hearing by not less than 15 percent of the electors or 100 electors, whichever is the lesser number, registered in the proposed district.

At time of writing, no written requests for an election have been filed. An election shall not be required, unless the required number of written requests is filed at or before the second hearing.

Notice of today's hearing has been made in accordance with the state law requirements. The staff report (File Number: WA-5906) will be provided to you under separate cover and will also be available at the clerk's desk. Staff will be available to answer any questions.

Attachment: Resolution and Order

### DEPARTMENT'S REQUESTED ACTION:

Hold a public hearing to consider written requests for an election concerning the annexation of this property to the Tualatin Hills Park & Recreation District. If there is an insufficient number of written requests, adopt the attached Resolution and Order so declaring and ratifying the annexation.

### COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000

RO 07-17

Agenda Item No. 4.a.

Date: 2/6/07

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IN THE BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

In the Matter of Declaring Boundary        )       RESOLUTION AND ORDER  
Change WA-5906 to be Effective        )       No. 07-17

The above-titled matter (WA-5906) came before the Board at its meeting of February 6, 2007; and

It appearing to the Board that WA-5906 was initiated by resolution and order of the Tualatin Hills Park & Recreation District Board of Directors; and

It appearing to the Board that, as required by ORS 198, two public hearings on the proposed annexation were held. The purpose of the first hearing was for the Board to approve or deny the annexation, while the purpose of the second hearing was to determine, if it was approved, if there was a sufficient number of written requests received to require an election pursuant to ORS 198.810; and

It appearing to the Board that notice of the meetings was provided pursuant to ORS 198.730, ORS 197.763 and Metro Code 3.09.030; and

It appearing to the Board that the Board approved WA-5906 on January 9, 2007 and set February 6, 2007 as the deadline for receipt of sufficient written requests for an election; and

1 It appearing to the Board that the Board determined that a sufficient  
2 number of written requests for an election have **not** been filed as required by  
3 ORS 198.810 (2) to require an election; now, therefore, it is

4 RESOLVED AND ORDERED that the boundaries of Boundary  
5 Change Proposal No. WA-5906, as previously approved and memorialized  
6 in Resolution and Order No. 07-4, are established and shall be effective  
7 immediately; and it is further

8 RESOLVED AND ORDERED that the County Administrator, or his  
9 designee, shall mail this decision to all necessary parties and take such  
10 other steps as are required by law to effectuate this proposal.

11 DATED this 6<sup>th</sup> day of February 2007.

12 BOARD OF COUNTY COMMISSIONERS  
13 FOR WASHINGTON COUNTY, OREGON  
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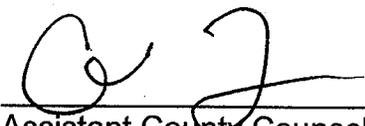
	AYE	NAY	ABSENT
17 BRIAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 STRADER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 DUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22   
23 CHAIRMAN

24   
25 RECORDING SECRETARY

26 Date Signed: 2-6-07

27 Approved as to form:

28   
29 Assistant County Counsel for  
30 Washington County, Oregon  
31  
32  
33

**TUALATIN HILLS PARK & RECREATION  
DISTRICT ANNEXATION**

**Boundary Change Proposal No. WA-5906**

**Staff Report**

**For the February 6, 2007  
Board of Commissioners' Hearing**



# WASHINGTON COUNTY

OREGON

January 22, 2007

To: Board of County Commissioners

From: Brent Curtis, Planning Manager *BC*

Subject: **FINAL PUBLIC HEARING FOR MINOR BOUNDARY CHANGE PROPOSAL  
NO. WA-5906 - ANNEXATION TO THE TUALATIN HILLS PARK &  
RECREATION DISTRICT**

## STAFF REPORT

**For the February 6, 2007 Board of Commissioners Hearing  
(The public hearing will begin no sooner than 10:00 AM)**

### STAFF RECOMMENDATION:

Staff recommends that the Board **adopt** a Resolution and Order setting February 6, 2007 as the effective date of the approval, unless the required number of election requests are received at or before the February 6<sup>th</sup> hearing.

### REQUESTED ACTION

The Tualatin Hills Park & Recreation District (District) Board of Directors initiated the request to annex 23 properties encompassing approximately 3.95 acres into the District's current service area in order to provide the current and future residents with park and recreational services.

### BACKGROUND

On January 9, 2007, the Board approved the annexation of 23 properties encompassing approximately 3.95 acres into the District's current service area. The purpose of this annexation is to bring within the District's current service area all willing owners of property located within its long-term service area but that are not within its current service area. This voluntary annexation will benefit property owners by sparing them the cost and delay of seeking annexation into the District on their own. This consolidated annexation will take the place of numerous annexations and as such eliminates the cost and time that would be incurred both by the District and the individual property owners to prepare and process piecemeal annexations.

The Board approved the annexation, subject only to the filing of sufficient written requests for an election. The purpose of the second hearing is to determine whether sufficient written requests have been received to require an election. An election will not be required, unless written requests are filed at or before the second hearing by the lesser of 15 percent of the voters or 100 voters registered in the District. The second hearing is scheduled for February 6, 2007. At time of writing, no written requests for an election have been filed.



# AGENDA

## WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Agenda Category:** Public Hearing – Department of Land Use & Transportation (CPOs 1, 6 and 7)

**Agenda Title:** CONSIDER THE ANNEXATION OF 23 PARCELS ENCOMPASSING APPROXIMATELY 3.95 ACRES TO THE TUALATIN HILLS PARK & RECREATION DISTRICT (WA-5906)

**Presented by:** Brent Curtis, Planning Division Manager

### SUMMARY (Attach Supporting Documents if Necessary)

The County has received a request to annex 23 parcels encompassing approximately 3.95 acres to the Tualatin Hills Park & Recreation District (District). The parcels to be annexed are located throughout the District's ultimate urban service area and are all within the Urban Growth Boundary. (See Attachment A for the locations of and Exhibits B and C for individual legal descriptions and detailed maps of areas to be annexed.)

ORS 198 dictates that the decision-maker for an annexation to a special service district is the county board of the county within which the largest portion of the assessed value of the district lies. The largest portion of the District's assessed value lies within Washington County; therefore the Washington County Board is the boundary board for the District. Additionally, this annexation differs from double-majority annexations in that the District has made the request in accordance with ORS 198.850 (3).

Notice of today's hearing has been made in accordance with the state law requirements. The staff report (File Number: WA-5906) will be provided to you under separate cover and will also be available at the clerk's desk. Staff will be available to answer any questions. A Resolution and Order approving the annexation is attached to the agenda (continued).

- Attachments:
1. Attachment A (Location Map)
  2. Resolution and Order which includes:
    - A. Findings (Exhibit A)
    - B. Legal Description of Affected Properties (Exhibit B)
    - C. Maps of Affected Properties (Exhibit C)
- Note: Due to the size of Exhibits B and C, copies will not be provided other than the one copy to be attached to the signed Resolution and Order.

### DEPARTMENT'S REQUESTED ACTION:

Hold a public hearing to consider the annexation of these properties into the Tualatin Hills Park & Recreation District. Adopt a Resolution and Order approving the annexation and direct that a hearing be set for February 6, 2007 to determine whether sufficient written requests have been received to require an election (ORS 198.810).

### COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000

ROO 7-4

Agenda Item No.	<u>5.d.</u>
Date:	1/09/07

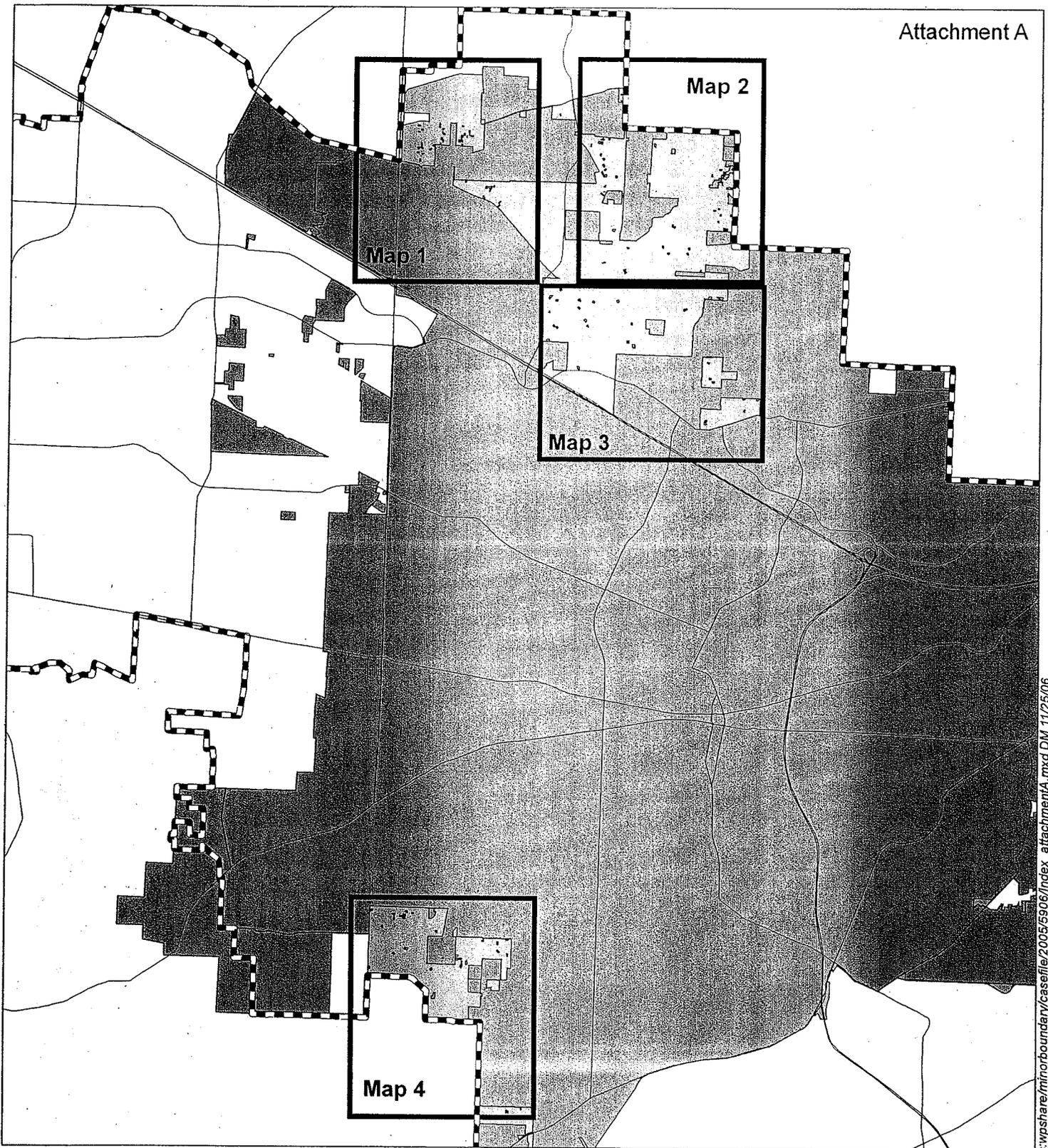
CONSIDER THE ANNEXATION OF APPROXIMATELY 3.95 ACRES  
TO TUALATIN HILLS PARK & RECREATION DISTRICT

January 9, 2007

Page 2

As required by this statute, the District submitted a resolution and order initiating the annexation. Furthermore, the statute requires that the Board conduct two public hearings on the proposed annexation. The purpose of the first hearing is to determine whether the annexation should be approved. The purpose of the second hearing is to determine whether sufficient written requests have been received prior to or at the second hearing to require an election (ORS 198.810). An election shall be held if written requests for an election are filed at or before the hearing by not less than 15 percent of the electors or 100 electors, whichever is the lesser number, registered in the proposed district.

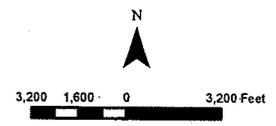
Notice of today's hearing has been made in accordance with the state law requirements, which are placement of public hearing notices in the newspaper, notifying property owners within 100 feet of the areas proposed to be annexed and to the CPO's and Beaverton NAC's (for the property located within the City of Beaverton), placement of public hearing notices in the Public Services Building, and placement (by the applicant) of public hearing notices in the vicinity of each of the areas to be annexed. The staff report (File Number: WA-5906) will be provided to you under separate cover and will also be available at the clerk's desk. Staff will be available to answer any questions.



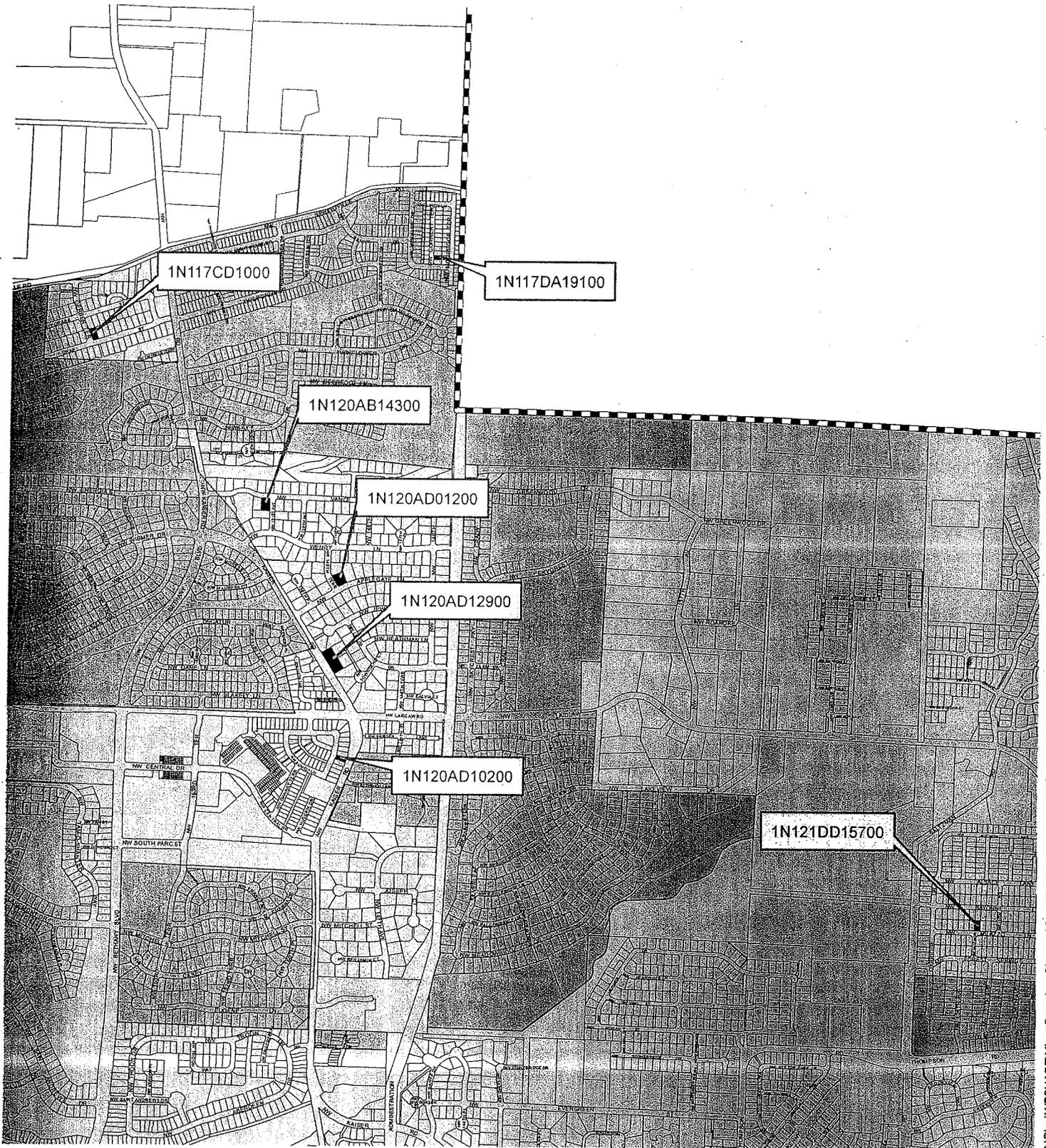
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# WA-5906 Map Index

-  Properties Seeking to Annex to THPRD
-  Urban Growth Boundary
-  Properties Within THPRD's Current Jurisdictional Boundary
-  Properties Outside THPRD's Current Jurisdictional Boundary







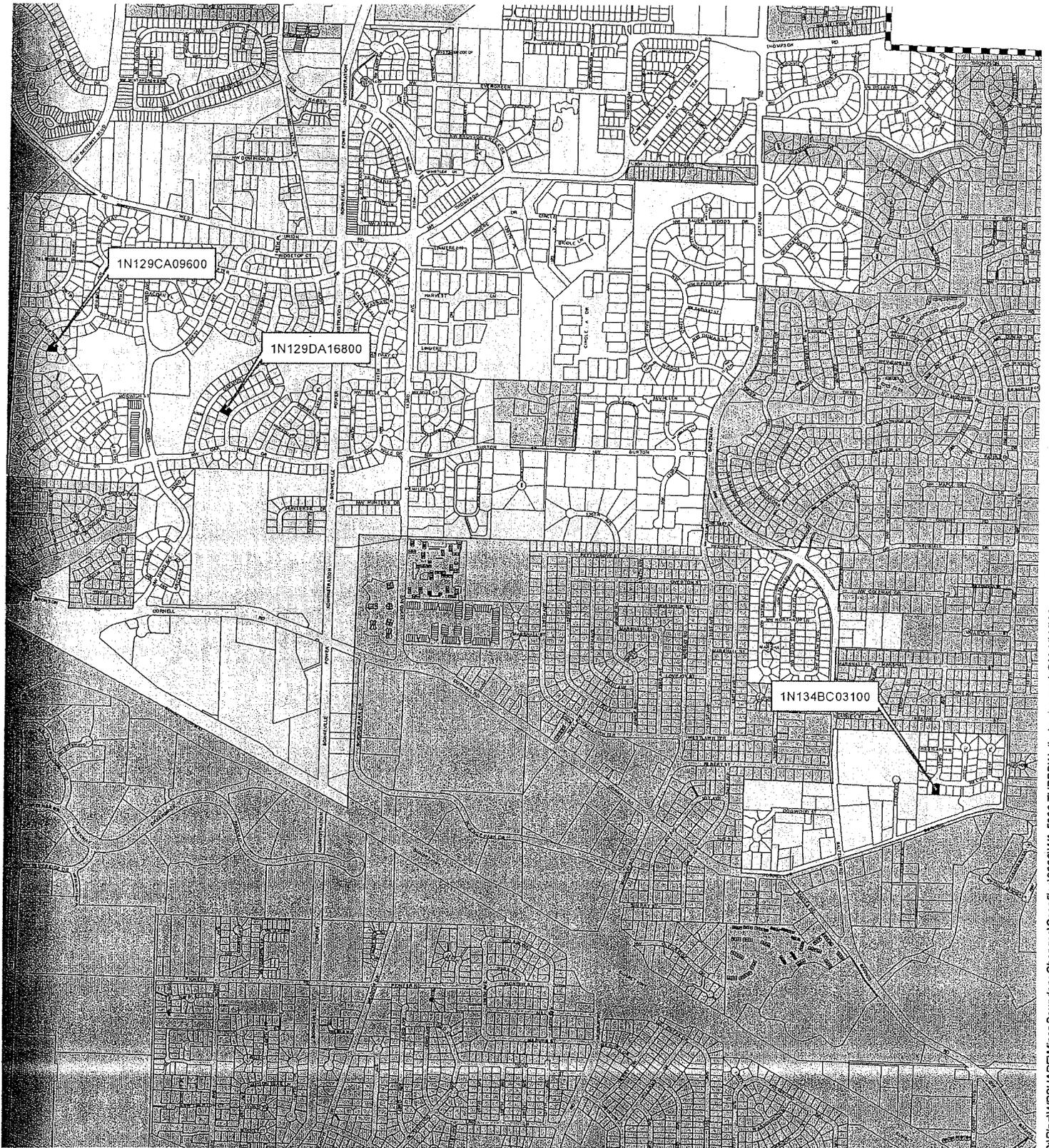
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**WA-5906**

**Map Detail - Page 2 of 4**

-  Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary
-  Properties Within THPRD
-  Properties outside THPRD but within the THPRD Service Provider Boundary
-  Urban Growth Boundary



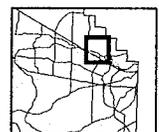


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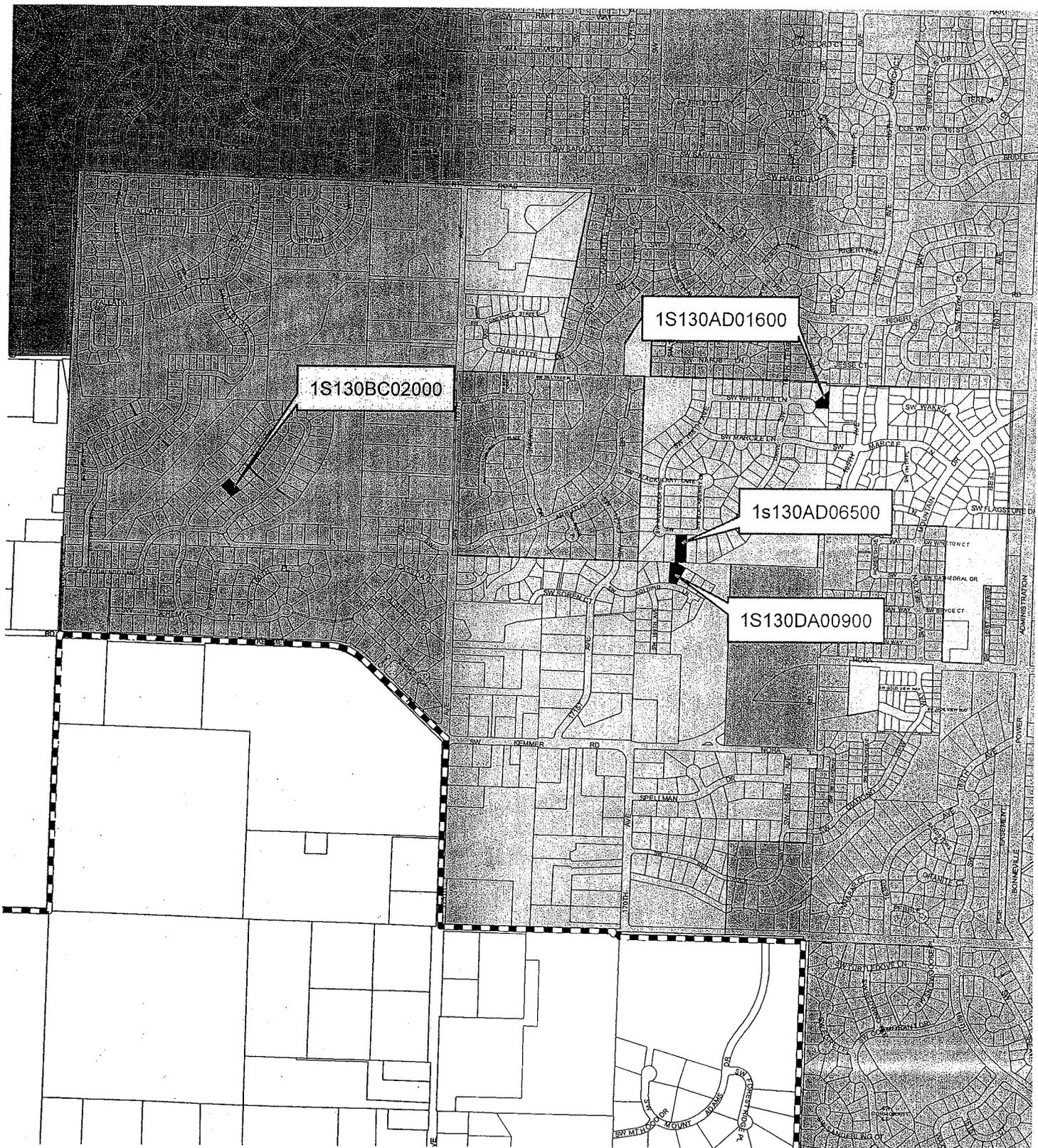
# WA-5906

## Map Detail - Page 3 of 4

- Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary
- Properties Within THPRD
- Properties outside THPRD but within the THPRD Service Provider Boundary
- Urban Growth Boundary



760 380 0 760 Feet



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WA-5906

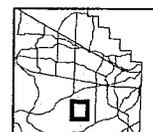
Map Detail - Page 4 of 4

Properties Seeking Annexation to THPRD's Current Jurisdictional Boundary

Properties Within THPRD

Properties outside THPRD but within the THPRD Service Provider Boundary

Urban Growth Boundary



520 260 0 520 Feet

1 IN THE BOARD OF COUNTY COMMISSIONERS

2  
3 FOR WASHINGTON COUNTY, OREGON

4  
5 In the Matter of Approving Boundary ) RESOLUTION AND ORDER  
6 Change Proposal No. WA-5906 and )  
7 Providing an Opportunity Referral ) No. 07-4  
8

9 The above-entitled matter came before the Board at its regular  
10 meeting of January 9, 2007; and

11 It appearing to the Board that this annexation involves numerous tax  
12 lots located within unincorporated Washington County and within Tualatin  
13 Hills Park & Recreation District's (District) ultimate urban service area; and

14 It appearing to the Board that a resolution initiating the boundary  
15 change has been filed by the District in accordance with ORS 198.850; and

16 It appearing to the Board that the Board is charged with deciding  
17 petitions for boundary changes pursuant to ORS Chapter 198 and Metro  
18 Code Chapter 3.09; and

19 It appearing to the Board that County staff have reviewed the minor  
20 boundary change and determined that it complies with the applicable  
21 procedural and substantive standards and should be approved; and

22 It appearing to the Board that the Board has reviewed whatever  
23 written and oral testimony has been provided regarding this proposal; now,  
24 therefore it is

25 RESOLVED AND ORDERED that Boundary Change Proposal No.  
26 WA-5906, as described in the staff report dated December 22, 2006  
27 prepared for the January 9<sup>th</sup> hearing is hereby determined to meet the  
28 applicable standards and to benefit the areas described therein and,  
29 therefore, hereby is approved, based on the analysis, findings and

1 conclusions set forth in Exhibit "A" of the staff report, incorporated herein by  
2 reference; and it is further

3 RESOLVED AND ORDERED that the approved boundaries of said  
4 proposal are as set forth in Exhibit "B" [Legal Descriptions] and Exhibit "C"  
5 [Certified Tax Maps of Affected Properties], incorporated herein by  
6 reference; and it is further

7 RESOLVED AND ORDERED that this approval is subject only to the  
8 statutory right of referral upon submission of written requests meeting the  
9 requirements of ORS 198.810 and that a hearing shall be held on February  
10 6, 2007, solely for the purpose of determining whether a sufficient number of  
11 written requests for an election have been filed, and if not, adoption of a final  
12 order effectuating the boundary change.

13 DATED this 9<sup>th</sup> day of January 2007.

14 BOARD OF COUNTY COMMISSIONERS  
15 FOR WASHINGTON COUNTY, OREGON

16  
17  
18  
19 Tom Brian  
20 CHAIRMAN

	AYE	NAY	ABSENT
21 BRIAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 STRADER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24 ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 DUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

26  
27 Barbara Hejtmanek  
28 RECORDING SECRETARY

29 Date Signed: 1-9-07

30 Approved as to form:

31  
32 C. J.  
33 County Counsel for  
34 Washington County, Oregon  
35

Based on the study and the public hearing, the Board of County Commissioners (Board) finds:

1. Proposal No. WA-5906 was initiated by resolution and order of the Tualatin Hills Park & Recreation District (District) Board of Directors. The Board of Directors adopted the resolution on October 2, 2006. Furthermore, the resolution meets the requirement for initiation set forth in ORS 198.850 (3), ORS 198.835 and Metro Code 3.09.040(a).
2. The District requests that 23 properties encompassing approximately 3.95 acres be annexed to the Tualatin Hills Park & Recreation District in order to provide the current and future residents with park and recreational services. The proposed minor boundary change implements the District's Voluntary Annexation Program initiated in 2005. The program is designed to seek voluntary inclusion in a District-initiated annexation. The District-initiated annexation in 2005 included 128 properties encompassing approximately 26 acres. This year the District received requests from 23 property owners voluntarily seeking annexation into the District. Consequently the proposed minor boundary change includes signatures of 100-percent of the property owners.
3. The minor boundary change includes one property located within the City of Beaverton. The remaining parcels are located in urban unincorporated Washington County. Therefore, pursuant to ORS 198.720 (1), the City is required to endorse the annexation. The Beaverton City Council adopted Resolution No. 3842 in November 2005 endorsing the previous District-initiated annexation (WA-5505). Resolution No. 3842 contained language that supports future annexations into the District should future minor boundary changes be filed to annex property that is not currently located within the District's service boundary and located within the City. Therefore, the current annexation (WA-5906) to the District of property located within the City does not require a separate endorsement from the Beaverton City Council.
4. ORS 198 dictates that the decision-maker for the annexation to a special service district is the county board of the county within which the largest portion of the assessed value of the district lies. The largest portion of the District's assessed value lies within Washington County; therefore the Washington County Board is the boundary Board for the District.
5. ORS 198.850 (3) requires two public hearings on the proposed annexation be held. The purpose of the first hearing is to determine whether the annexation should be approved. The purpose of the second hearing is to determine whether sufficient written requests have been received to require an election (ORS 198.810):
  - If the Board approves the annexation at their first hearing, a resolution and order (R&O) memorializing the approval must be adopted. The R&O must also set a time and date – no less than 20 days or more than 50 days from the date of the approval – for the second hearing. The R&O must also declare that if the required number of written requests for an election is not filed by the time of the final hearing, the Board will enter its order approving the annexation.

**EXHIBIT A**

Proposal No. WA-5906

Page 2 of 12

- If the Board enters the approval order (R&O) at the final hearing and the annexation has not been contested by any necessary party, the boundary change may become effective immediately upon adoption by the Board pursuant to Metro Code Section 3.09.050 (f). At the time of writing, a necessary party is **not** contesting this boundary change. However, the change would become effective 30 days following approval if a necessary party were to contest the petition.
  - If the appropriate number of written requests for an election were received prior to the final hearing, an election would be required to be held in the areas to be annexed and in the District. Furthermore, the annexation would have to pass in both places (elections) in order for the annexation to be approved.
6. On January 9, 2007, the Board held the first required public hearing to review the above stated proposed minor boundary change. If the Board approves the minor boundary change on the 9<sup>th</sup>, the Board will schedule the second required public hearing to determine whether sufficient written requests have been received to require an election at a meeting on February 6, 2007. Approval of the minor boundary change in a timely manner will facilitate the placement of the properties on the 2007-08 tax roll. The Final Order (from Metro) needs to be filed with the Secretary of State and Oregon Dept. of Revenue no later than March 31, 2007 in order to be included on the 2007-08 tax roll. The hearing schedule is designed to meet this timing requirement. Filing of the Final Order after March 31, 2007 would result in the placement of the properties on the 2008-09 tax roll.
  7. The purpose of this annexation is to bring within the District boundaries all willing owners of property not currently located within its ultimate service area. This District-wide voluntary annexation will benefit property owners by sparing them the cost and delay of seeking annexation into the District on their own. This single annexation will take the place of numerous annexations and as such eliminates the cost and time that would be incurred both by the District and the individual property owners to prepare and process piecemeal annexations. For example, applicants are required to pay the actual true costs associated with the processing of an annexation into a service district, with \$1,200 deposit to be submitted with the initial application. Processing of 23 individual annexation requests would result in a combined deposit amount of more than \$27,000. Property owners included in the District's proposal also do not pay any of the expenses to prepare the application or other processing costs.
  8. Properties added to the District's service boundary will begin to be assessed the District's permanent tax rate, which is currently \$1.4425 per \$1,000 of Assessed Value regardless of where the property is located within the District's service boundary, once they are added to the tax roll. The current cumulative tax Assessed Value of the 23 properties to be annexed is approximately \$5,064,250, which if approved, would generate \$7,305.18 in new property tax revenue per year. The current minor boundary change includes 100-percent property owner support (i.e., voluntary). For example, the owner of a detached single family dwelling with an Assessed Value of \$200,000 would

pay a maximum of \$288.50 per year in new property taxes earmarked for the District. This amount could be compressed by Measure 5 if the total tax rate for government services (without bonds) increased over \$10.00 per \$1,000 of assessed value.

9. In lieu of lower property taxes, Out-of-District (OD) residents are required to pay an annual Out-of-District Resident Assessment Fee – either quarterly (\$46) or annually (\$196) - to register for classes. Those individuals or household who pay the annual assessment fee will receive In-District (ID) rates on all District classes, programs, frequent user passes and drop-in programs. OD residents who only participate in drop-in activities, such as basketball or swimming, have the option of paying the Out-of-District Resident Assessment Fee. The OD resident can either pay three times the ID drop-in rate (\$6 for an adult) and not pay for the Assessment Fee, **or** they can pay the Assessment Fee and then pay the ID rate of \$2 per adult. The intent of this annual assessment fee policy as adopted by the District Board of Directors is to establish fair and equitable fees and charges for use of District facilities and programs by Park District and non Park District users.
10. There are no known legal issues associated with this minor boundary change that would prevent the Board from approving the annexation. All of the necessary endorsements have been obtained by the District, including an endorsement by the City, for the property proposed to be annexed to the District that isre located within the city. The minor boundary change currently includes, as noted previously, 23 properties located throughout the District's ultimate service boundary (but not within its current service area). Most of the properties are not contiguous to the District's current service boundary. However, ORS 198.720 (1) does not require that all properties proposed to be annexed into a service district be contiguous with the service district's boundaries. It is worth noting that the District is currently considering following up this minor boundary change with another District-initiated annexation next year. And as noted previously, the District obtained 100-percent voluntary participation in this minor boundary change.
11. Notice of this hearing inviting testimony as required by statute and the Metro Code was provided in the following ways: 1) Posting of notices by the petitioner's representative near all of the properties and the posting of notices in the Public Services Building by staff, both 40 days prior to the hearing; and 2) Publishing a notice twice in The Oregonian; 3) Mailing a notice to all necessary parties and all property owners within 100 feet of the properties 40 days prior to the hearing.
12. Oregon Revised Statute 198.850 directs the Board to consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.

A second set of review criteria is also found in the Metro Code. That Code states that a final decision by the Board shall be based on substantial evidence in the record of the hearing and that the written decision must include findings of fact and conclusions from those findings. The findings and conclusions shall address, at minimum, the following

seven criteria:

- a. Consistency with directly applicable provisions in ORS 195 agreements (cooperative agreements and urban service agreements) or ORS 195 annexation plans
- b. Consistency with directly applicable provisions of *urban planning area agreements* between the annexing entity and a necessary party.
- c. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.
- d. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.
- e. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
- f. If the boundary change is to Metro, determination by Metro Council that property should be inside the UGB shall be the primary criteria.
- g. Consistency with other applicable criteria for the boundary change in question under state and local law.

Additionally, the Metro Code contains a second set of 10 factors which are to be considered where no ORS 195 agreements have been adopted and the boundary change is being contested by a necessary party. At this time, an urban service agreement that addresses the District's designated long-term service area has not been adopted. However, the properties to be annexed are located within an area for which the District is designated a party in a cooperative agreement adopted pursuant to ORS 195.020. Furthermore, at time of writing, a necessary party is **not** contesting this boundary change. Therefore, these additional criteria need not be addressed.

13. These properties are inside Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB). The Framework Plan was examined and found **not** to contain any directly applicable standards and criteria for boundary changes. Therefore the proposed annexation is not inconsistent with Metro's Framework Plan. The Urban Growth Management Functional Plan and the Regional Transportation Plan were also examined and found **not** to contain any directly applicable standards and criteria for boundary changes.
14. The majority of the properties are located in unincorporated Washington County. Consequently, those properties are subject to the County's Comprehensive Plan. The Comprehensive Plan is made up of the following documents: the Resource Document, the Comprehensive Framework Plan for the Urban Area, the Rural / Natural Resource Plan, the Community Development Code, the Transportation Plan, the Community Plans

and Background Documents, and the Unified Capital Improvements Program.

15. The individual elements to the Comprehensive Plan were examined and found to contain policies or implementation strategies relating to urban services. Policies 14, 15, 33 and 34 of the Comprehensive Framework Plan for the Urban Area (CFP) address the issue of park and recreation service. Policies 15 and 33 specifically address park and recreation services in the context of service district annexations (i.e., annexation to [park and recreation] service district). Policies 14 and 34 do not specifically address the issues of annexation of property to a service district that provides park and recreation facilities. Consequently, the findings presented below are limited to demonstrating compliance with the key Implementing Strategies of CFP Policies 15 and 33 applicable to the proposed minor boundary change.

**Policy 15:**

*POLICY 15, ROLES AND RESPONSIBILITIES FOR SERVING GROWTH:*

**It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.**

Implementing Strategies

*The County will:*

\*\*\*\*\*

*h. Not oppose proposed annexations to a special service district:*

- 1. That are consistent with an urban service agreement; or*
- 2. If no urban service agreement applies to the property, the property lies within an area for which the district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020 and the district has adopted a Master Plan for the area [emphasis added].*

*Annexations to special service districts that are consistent with an adopted urban service agreement are deemed to be consistent with the Washington County Comprehensive Plan.*

Implementing Strategy h. states that the County will not oppose an annexation to a city or special service district (e.g., Tualatin Hills Park & Recreation District) when such annexations are in accordance with an adopted Urban Service Agreement (1) **or**, *if no urban service agreement applies to the property, the property lies within an area for which the district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020 and the district has adopted a Master Plan for the area.* At this time, an urban service agreement that addresses the District's designated long-term service area has not been adopted. However, the properties to be annexed are located within an

area for which the District is designated a party in a cooperative agreement adopted pursuant to ORS 195.020. The District also has in place an adopted a Master Plan for the properties proposed to be annexed. The proposed minor boundary change is consistent with Implementing Strategy h. of Policy 15.

\*\*\*\*\*

- p. Identify the Tualatin Hills Park and Recreation District as the park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.*

The District is the identified park and recreation provider for urban unincorporated Washington County, excluding properties outside of the District that were added to the UGB after 2001. The District was identified as the park and recreation provider to these areas in 2004 with the adoption of Ordinance 624. Therefore, the District is the identified park and recreation provider for each of the properties proposed to be annexed located within unincorporated Washington County. The proposed minor boundary change is consistent with Implementing Strategy p. of Policy 15.

The proposed minor boundary change is consistent with the key Implementing Strategies of CFP Policies 15 and is therefore consistent with CFP Policy 15.

**Policy 33:**

*POLICY 33, QUANTITY AND QUALITY OF RECREATION FACILITIES AND SERVICES:*

***It is the policy of Washington County to work to provide residents and businesses in the urban unincorporated area with adequate park and recreation facilities and services and open space.***

The key implementing strategies under Policy 33 applicable to the proposed Minor Boundary Change are as follows:

*Implementing Strategies*

*The County will:*

\*\*\*\*\*

- a. Work with cities, special districts and the public to identify the long-term service providers of park, recreation and open space services. The County recognizes park districts and cities as the appropriate long-term providers of these park, recreation, and open space services. **If an urban service agreement does not apply to an area, the County may identify the long-term service provider to the area:***
- 1. When the area lies within an area for which a park district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020; and***
  - 2. After consulting with local governments that provide or declare an interest in***

***providing service to the area prior to identifying the service provider.*** [emphasis added]

An urban service agreement that addresses the District's designated long-term service area has not been successfully negotiated. However, the properties to be annexed, as stated previously, are located within an area for which the District is designated a party in a cooperative agreement adopted pursuant to ORS 195.020 (a.1.). In developing the Implementing Strategies relating to park and recreation services the County also consulted with local municipalities (a.2.).

Consequently, the County, as stated in the above-findings pertaining to Implementing Strategy p. under Policy 15, has identified the District as the long-term park and recreation provider to urban unincorporated Washington County. Therefore, the District is the identified long-term park and recreation provider for each of the properties proposed to be annexed located within unincorporated Washington County. The proposed minor boundary change is consistent with Implementing Strategy a. of Policy 33.

\*\*\*\*\*

b. *If an urban service agreement applies to an area without services, encourage and support park and recreation providers to adopt annexation plans so that properties without a current park and recreation provider will be provided service. The County recognizes annexation plans and other types of annexation methods provided for under state law as appropriate ways to bring unserved properties into the boundaries of park and recreation providers. Annexations shall be consistent with the requirements of state law and the applicable urban service agreement. **However, if an urban service agreement does not apply to an area and the County has identified the long-term provider pursuant to Implementing Strategy a. above, the County shall encourage and support the park and recreation provider to the area to develop an annexation strategy for the area*** [emphasis added].

An urban service agreement that addresses the District's designated long-term service area has not been successfully negotiated. However, the properties to be annexed are located within an area for which the District is designated a party in a cooperative agreement adopted pursuant to ORS 195.020. Additionally, the County, as stated in the above-findings pertaining to Implementing Strategy p. under Policy 15, has identified the District as the long-term park and recreation provider to urban unincorporated Washington County. Therefore, the District is the identified long-term park and recreation provider for each of the properties proposed to be annexed located within unincorporated Washington County.

Subsequent to the adoption of Ordinance 624, the County entered into an intergovernmental agreement (IGA) with the District (Minute Order # 04-358). The adopted IGA between the County and the District implemented certain key provisions of Ordinance 624. They are as follows:

**EXHIBIT A**

Proposal No. WA-5906

Page 8 of 12

1. *The District authorizes the County to require, on its behalf, new development (e.g., a subdivision) to annex to the District prior to receiving land use final approval.*
2. *The County will notify the District of development applications within its long-term service area and will implement Ordinance No. 624 to require annexation as required by the ordinance.*
3. *The District reserves the right to refuse to accept annexation on a case by case basis after first consulting with the County.*
4. *The District and the County will continue to develop an annexation strategy so that adequate park, recreation and open space facilities and services can be provided to the District's long-term service area.*

The Voluntary Annexation Program executed by the District constitutes one practical, and viable method for annexing property into the District. Since the inception of the idea in 2005 and continued in 2006 through the current annexation request, the District has emphasized in mailings to property owners that the current method relies 100-percent on voluntary participation and the District does not intend to use this process for annexing unwilling property owners. The County supports the District's continued use of this Voluntary Annexation Program as a feasible annexation strategy for the area and will continue to work with the District in the development of additional annexation strategies (see findings addressing compliance with Policy 15 above). The proposed minor boundary change is consistent with Implementing Strategy b. of Policy 33.

The proposed minor boundary change is consistent with the key Implementing Strategies of CFP Policy 33 and is therefore consistent with CFP Policy 33.

16. One of the properties is located in the City and thus subject to the City's Comprehensive Plan (Chapter 5) policies governing service district annexations. The City's Comprehensive Plan, however, does not contain any provisions governing special service district annexations. As stated previously, the City has endorsed District-initiated annexations of property within the City to the District, which includes this District-initiated annexation.

Chapter 5 (Public Facilities and Services Element) of the City's Comprehensive Plan addresses park and recreation. In particular, Section 5.8, Parks and Recreation, reads as follows:

**5.8 Parks and Recreation**

*Parks and recreation facilities are basic and essential for the health and welfare of the community. The City coordinates the land use aspects of locating these facilities but does not predetermine sites. Location and improvement decisions for these types of facilities are the responsibility of the Tualatin Hills Park and Recreation District (THPRD).*

Section 5.8 was examined and does not appear to contain any policies or implementation strategies directly applicable to the proposed service district annexation. Notwithstanding, staff has concluded that the requested annexation meets the intent of Section 5.8 of the City's Comprehensive Plan as it relates to providing city residents with park and recreation facilities and services (see 5.8.1 Goal):

*5.8.1 Goal: Cooperate with THPRD in implementation of its 20-Year Comprehensive Master Plan and Trails Master Plan in order to ensure adequate parks and recreation facilities and programs for current and future City residents.*

17. The annexation involves approximately 3.95 acres of land located throughout the District's ultimate urban service area and located within unincorporated Washington County and the City. Washington County has an established Urban Planning Area Agreements (UPAA) with the City of Beaverton. However, the UPAA does not contain any provisions directly addressing annexation of properties to service districts, such as being proposed by the applicant. The UPAA does address annexations from the county to the city, however. Therefore, staff finds that the proposed annexation is not inconsistent with the adopted Beaverton-Washington County UPAA.
18. ORS 195 requires agreements between providers of urban services, such as sanitary sewers, water, fire protection, **parks, open space, recreation** and streets. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the development of these agreements. This statute was enacted in 1993. Cooperative agreements and urban service agreements are ORS 195 agreements.  
  
An urban service agreement addressing the District's designated long-term service area has not been negotiated. However, a cooperative agreement addressing park and recreation service provision has been adopted by the District, Washington County, and with cities, including the Cities of Hillsboro, Beaverton and Tigard. The properties to be annexed are located within an area for which the District is designated a party in said cooperative agreement.
19. The City of Beaverton provides storm sewer service for lands within the City. Clean Water Services provides the storm water treatment through major storm drain lines as well as storm sewer service for lands within unincorporated Washington County. Storm sewer service will not change as a result of annexation to the District.
20. The City of Beaverton provide water service for the properties within the City; while the Tualatin Valley Water District provides water service for those properties located in unincorporated Washington County. Water service will not change as a result of annexation to the District.
21. Tualatin Valley Fire & Rescue serves each of the properties subject to the annexation. Fire service will not change as a result of annexation to the District.

22. The City of Beaverton provides sanitary sewer service for lands within the City. Clean Water Services provides the sewage treatment and transmission of effluent to the regional treatment plants through major trunks and interceptors as well as sanitary sewer service for lands within unincorporated Washington County. Sanitary sewer service will not change as a result of annexation to the District.
23. The City of Beaverton provides lands within the City with police protection. Lands within unincorporated Washington County that are located within the Washington County Enhanced Sheriff's Patrol District (ESPD) receive an augmented level of police protection through the ESPD. ESPD provides law enforcement service that approaches the recommended minimum level of service of approximately one sworn officer per one thousand population. ESPD provides services for Washington County residents living in the unincorporated area, outside city limits, but within the County's adopted Urban Growth Boundary. This service will not be affected by the annexation to the District.
24. County, city and state roads serve the lands to be annexed. Annexation to the District will not effect transportation through the City of Beaverton or unincorporated Washington County. In addition, the majority of the properties proposed to be annexed are currently developed with detached single family residences. Any future new development or redevelopment of the properties proposed to be annexed to the District will be reviewed by the appropriate entity for potential transportation impacts.
25. The District is the identified long-term park and recreation service provider for unincorporated Washington County as well as the City of Beaverton. Properties added to the District will be subject to increased property taxes to support the District. However, as noted previously, owners of property located in the District's service boundary pay In-District (and not Out-of-District) fees, are given priority over Out-of-District residents when registering for classes, and do not pay an annual Out-of-District Resident Assessment Fee, which is currently \$196.00.
26. The Beaverton School District serves the properties proposed to be annexed into the District.

## **CONCLUSIONS AND REASONS FOR DECISION**

Based on the Findings, the Board concludes:

1. The Metro Code at 3.09.050 (d) (4) calls for consistency between the Board decision and any "*specific directly applicable standards or criteria for boundary changes contained in . . . regional framework and functional plans . . .*" There are no directly applicable criteria in Metro's regional framework plan or in the two adopted functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan. Therefore, the annexation is not inconsistent with these documents.

2. ORS 198 and the Metro Code at 3.09.050 (d) (3) call for consistency between the Board decision and any *"specific directly applicable standards or criteria for boundary changes contained in comprehensive plans, public facilities plans . . ."* The Board has reviewed the applicable comprehensive plans for Washington County and the City of Beaverton and finds that the annexation is consistent with said documents. The annexation is consistent with Policies 15 and 33 of the Comprehensive Framework Plan for the Urban Area (Washington County) and with Chapter 5 (Public Facilities and Services Element) of the City of Beaverton's Comprehensive Plan, in particular, Section 5.8, Parks and Recreation.

The Metro Code also requires that the decision address consistency between this decision and any urban service agreements under ORS 195. Cooperative agreements and urban service agreements are ORS 195 agreements. Additionally, the Metro Code contains a second set of 10 factors which are to be considered where no ORS 195 agreements have been adopted and the boundary change is being contested by a necessary party. At this time, an urban service agreement that addresses the District's designated long-term service area has not been adopted. However, a cooperative agreement between the District, Washington County, and the cities has been adopted. The advertisement of the public hearing for the proposed annexation was consistent with the adopted cooperative agreement. The Board therefore concludes that its decision is not inconsistent with the adopted cooperative agreement. Furthermore, at time of writing, a necessary party is not contesting this boundary change. Therefore, these additional criteria need not be addressed.

3. Metro Code 3.09.050 (e) (3) states that another criteria to be addressed is *"Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services."* The Board finds that the District can serve the areas to be annexed. Therefore, the Board finds that the annexation is a logical step towards making park and recreation services available to the affected properties and does not interfere with the timely provision of those services.
4. Approval of the proposed minor boundary change will result in certain financial impacts to the owners of properties annexed into the District's service boundary. Properties added to the District's service boundary will begin to be assessed the District's tax rate, which is currently \$1.4425 per \$1,000 of Assessed Value regardless of where the property is located within the District's service boundary, once they are added to the tax roll. For example, the owner of a detached single family dwelling with an Assessed Value of \$200,000 would pay a maximum of \$288.50 per year in new property taxes earmarked for the District. It is important to note that the current minor boundary change includes 100-percent property owner support (i.e., voluntary). In lieu of lower property taxes, Out-of-District (OD) residents are required to pay an annual Out-of-District Resident Assessment Fee – either quarterly (\$46) or annually (\$196) - to register for classes. The intent of this annual assessment fee policy as adopted by the District Board of Directors is to establish fair and equitable fees and charges for use of District facilities and programs by Park District and non Park District users. Those individuals or household who pay the annual assessment fee will receive In-District (ID) rates on all District classes, programs, frequent user passes and

**EXHIBIT A**

Proposal No. WA-5906

Page 12 of 12

drop-in programs. However, OD residents who only participate in drop-in activities, such as basketball or swimming, have the option of paying the Out-of-District Resident Assessment Fee. The OD resident can either pay three times the ID drop-in rate (\$6 for an adult) and not pay for the Assessment Fee, **or** they can pay the Assessment Fee and then pay the ID rate of \$2 per adult.

5. Notice of the public hearings inviting testimony as required by statute and the Metro Code was provided.
6. The City of Beaverton and the District have both endorsed the minor boundary change, as required to do by statute.
7. The proposed minor boundary change should be approved subject a second hearing to determine whether sufficient written requests have been received to require an election (ORS 198.810) and the second hearing should be scheduled for February 6, 2007.

## **EXHIBIT B**

# **Legal Descriptions of Affected Properties**

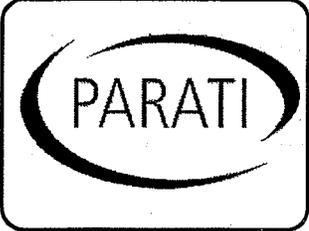
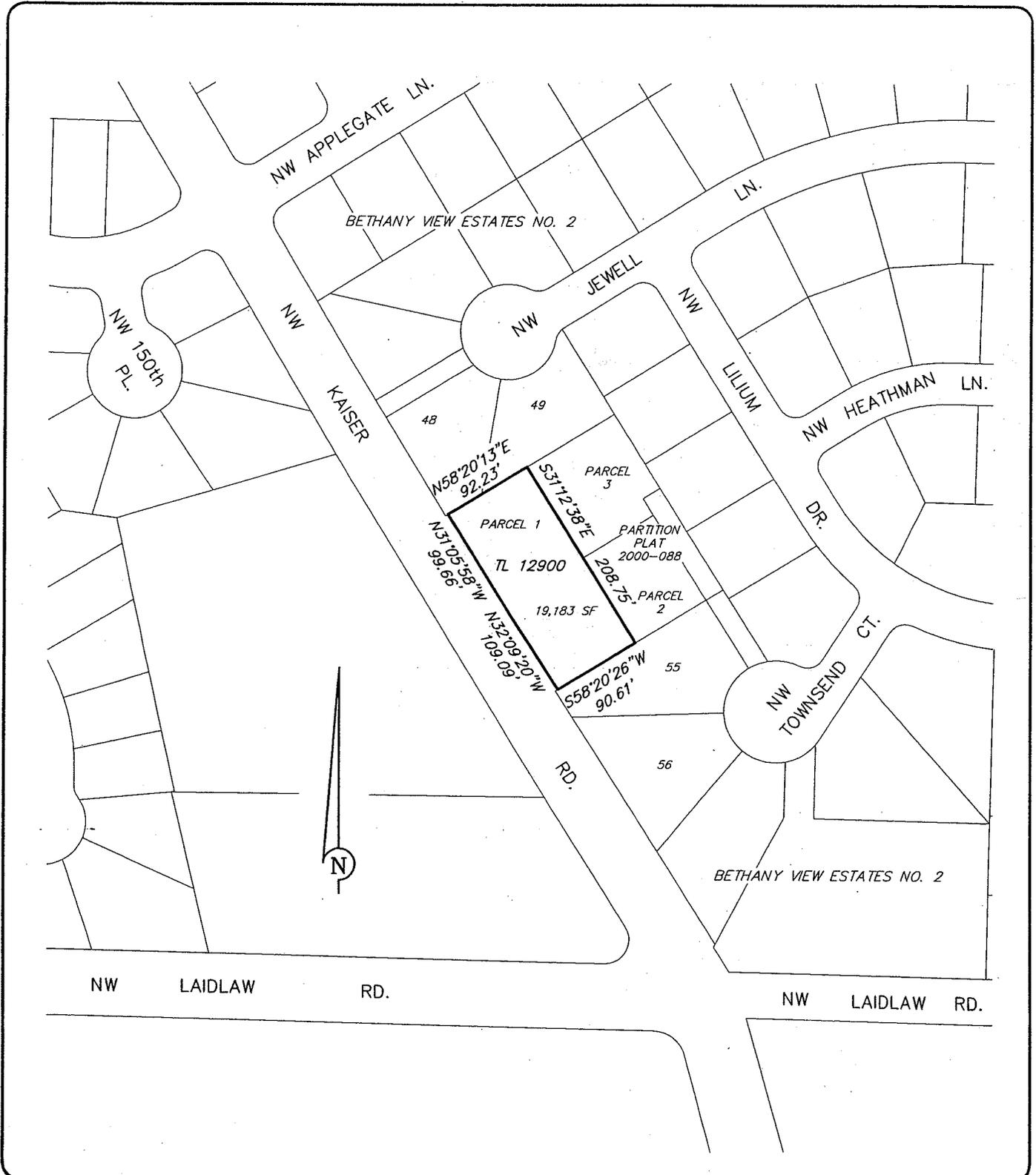
Subdivision	Lot Number	Map & Taxlot
Golden Leaf Estates	42	1N117CD10000
Kaiser Woods No. 6	591	1N117DA19100
Springville Summit	2	1N119AB02500
Herman Park No. 2	25	1N119AB10700
Herman Park No. 3	34	1N119AB11600
College Park	43	1N119BA04700
Deerfield No. 2	107	1N119BB00800
Deerfield	45	1N119BC05400
Deerfield	74	1N119BC08300
Stoller Farms No. 2	217	1N119DA14400
<del>Stoller Farms No. 2</del>	<del>218</del>	<del>1N119DA15300</del>
Wismer Ridge No. 3	88	1N120AB14300
Bethany View Estates	14	1N120AD01200
2000-088 Partition Plat	1	1N120AD12900
Bethany Knoll No. 2	71	1N120DA10200
Bauer Highlands	60	1N121DD15700
Oak Hill No. 7	379	1N129CA09600
Oak Hill No. 2	103	1N129DA16800
Hickethier Park	42	1N134BC03100
Deer Park	12	1S130AD01600
Deer Park No. 2	60	1S130AD06500
Renaissance Pointe	14	1S130BC02000
Nora Woods	4	1S130DA00900

**ANNEXATION CERTIFIED**

BY js

NOV 03 2006

WASHINGTON COUNTY A & T  
CARTOGRAPHY



PARATI #0980.002  
 PREPARED FOR:  
 THPRD

**DESCRIPTION SKETCH**  
**TUALATIN HILLS PARK AND RECREATION**  
 TAX LOT 12900 1N20AD,  
 SITUATED IN THE NORTHEAST 1/4 OF SECTION 20,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M.,  
 WASHINGTON COUNTY, OREGON



20085 NW Tanasbourne Drive  
Hillsboro, OR 97124  
P 503.858.4242  
F 503.645.5500  
www.paraticompany.com

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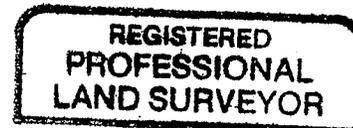
**DESCRIPTION FOR TUALATIN HILLS PARK AND RECREATION ANNEXATION**

THAT PORTION OF THE NE 1/4 OF SECTION 20, T1 N., R.1 W., W.M.,  
WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

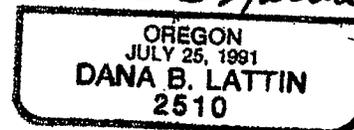
PARCEL 1, PARTITION PLAT 2000-088, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1,  
THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, S31°12'38"E, 208.75  
FEET; THENCE S58°20'26"W, 90.61 FEET; THENCE N32°09'20"W, 109.09 FEET;  
THENCE N31°05'58"W, 99.66 FEET; THENCE N58°20'13"E, 92.23 FEET TO THE  
POINT OF BEGINNING.

CONTAINING 0.44 ACRE

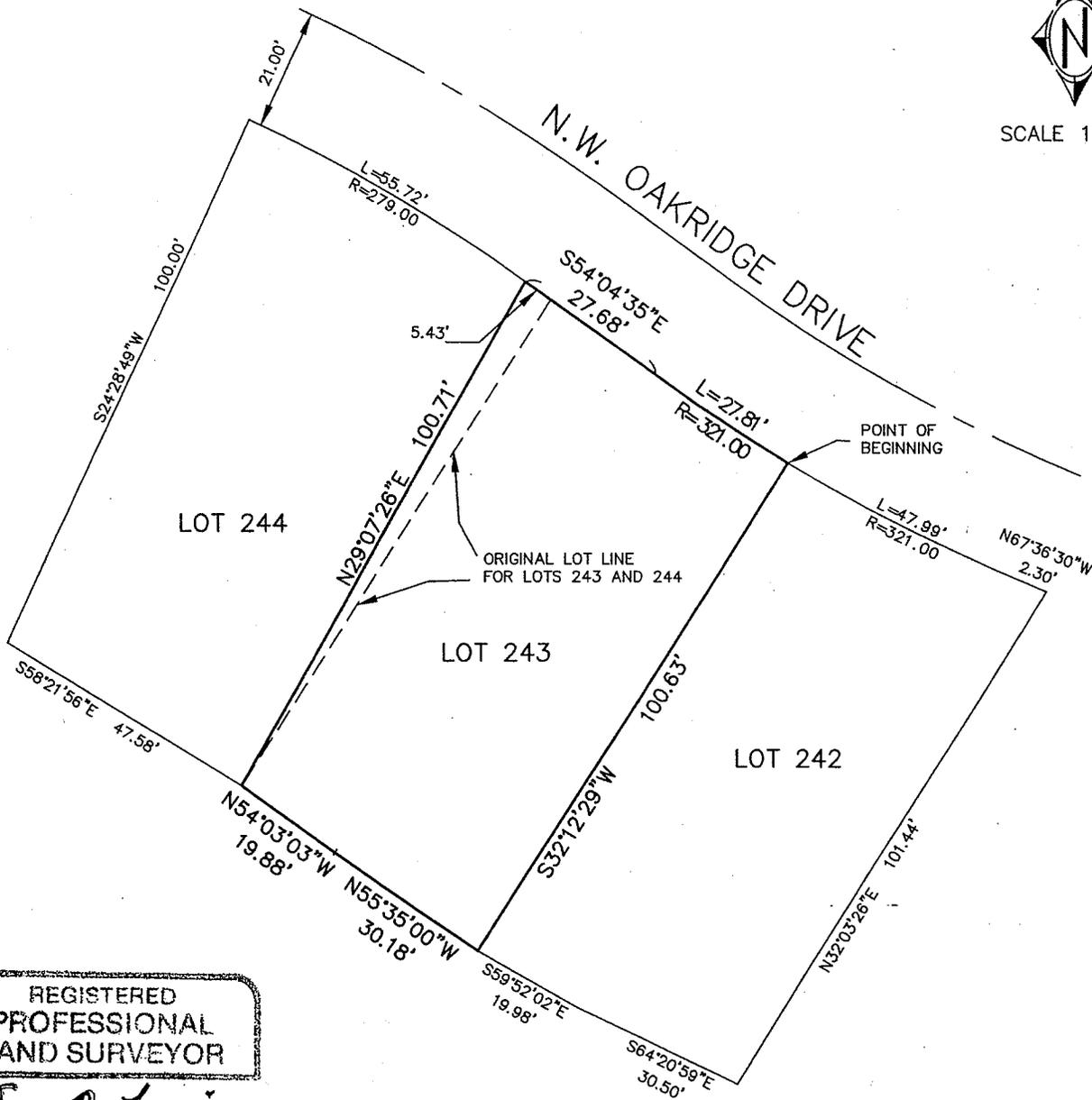


*Dana B. Lattin*





SCALE 1" = 30'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dana B. Lattin*

OREGON  
JULY 25, 1991  
DANA B. LATTIN  
2510



DESIGN GROUP

OCTOBER 30, 2006  
LDC JOB #0980.002  
0980.002SK2

PREPARED FOR:  
THPRD

### DESCRIPTION SKETCH FOR TUALATIN HILLS PARK AND RECREATION ANNEXATION

ALL OF LOT 243 AND A PORTION OF LOT 244, "STOLLER FARMS  
NO. 2", SITUATED IN THE SOUTHEAST 1/4 OF SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
COUNTY OF WASHINGTON, STATE OF OREGON



20085 NW Tanasbourne Drive  
Hillsboro, OR 97124  
P 503.858.4242  
F 503.645.5500  
www.ldcdesign.com

## DESCRIPTION FOR TUALATIN HILLS PARK AND RECREATION ANNEXATION

LOCATED IN THE S.E. ONE QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 243 AND A PORTION OF LOT 244 "STOLLER FARMS NO. 2", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 243;

THENCE ALONG THE EASTERLY LINE OF LOT 243 S32°12'29"W 100.63 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT N55°35'00"W 30.18 FEET TO AN ANGLE POINT;

THENCE CONTINUING ON SAID LINE N54°03'03"W 19.88 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 243, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 244;

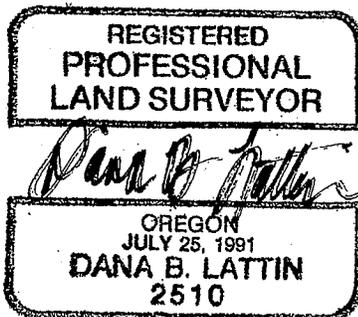
THENCE DEFLECTING FROM THE WESTERLY LINE OF LOT 243 N29°07'26"E 100.71 FEET TO A POINT FALLING ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. OAKRIDGE DRIVE, POINT BEARS N54°04'35"W 5.43 FEET FROM THE ORIGINAL NORTHWEST CORNER OF LOT 243;

THENCE ALONG SAID RIGHT OF WAY S54°04'35"E 27.68 FEET TO A POINT OF CURVATURE;

THENCE 27.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 321.00 FEET THROUGH A CENTRAL ANGLE OF 04°57'52" ( CHORD OF WHICH BEARS S56°33'31"E 27.80 FEET ) TO THE POINT OF BEGINNING.

**BASIS OF BEARING:** STOLLER FARMS NO. 2

CONTAINS 5,273 SQ FEET, OR 0.12 ACRES

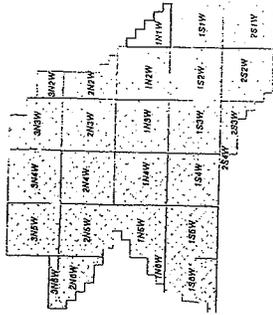


# **EXHIBIT C**

## **Maps of Affected Properties**



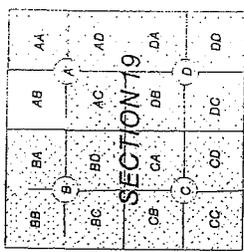




WASHINGTON COUNTY OREGON  
 NW1/4 NE1/4 SECTION 19 T11N R11W W11M.  
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	
12	6	9	10	11	12	7	
18	17	16	15	14	13	18	
24	20	21	22	23	24	19	
30	29	28	27	26	25	30	
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

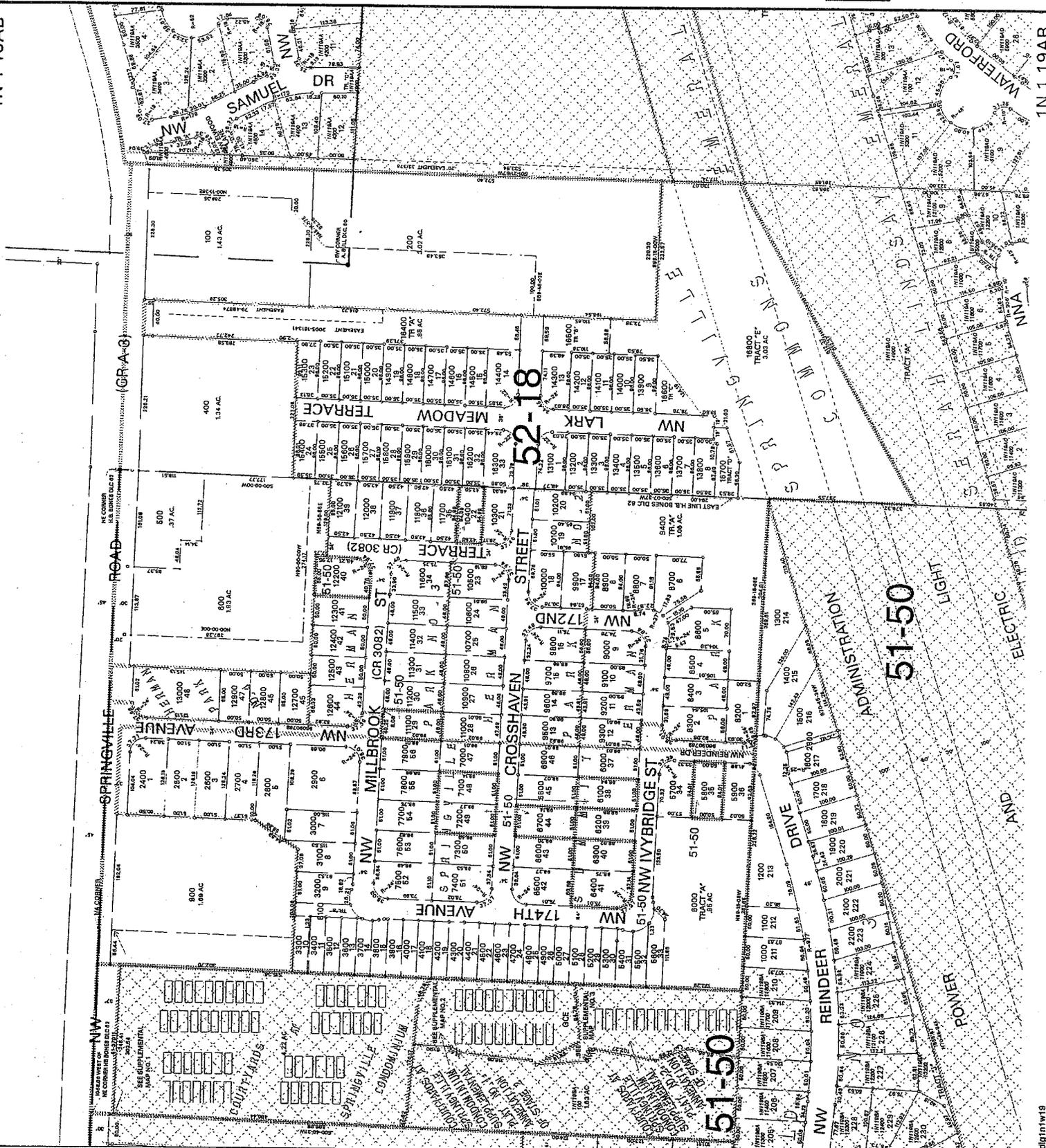


Cancelled Taxlots For: 1N1 19AB  
 800.801.800-41.700.300.



PLOT DATE: April 25, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY. DO NOT RELY ON  
 FOR OTHER USE

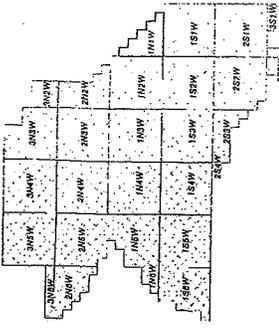
Map areas delineated by either gray shading or a cross-hatch pattern are for information only and may not indicate the most current property boundaries. Assessor makes no representation for the most current information.



51-50

51-50

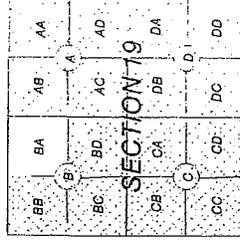
52-18



WASHINGTON COUNTY OREGON  
 NE 1/4 NW 1/4 SECTION 19 T1N 19 R1W W.M.  
 SCALE 1" = 100'

30	31	32	33	34	35	36	37
6	5	4	3	2	1	6	6
7	8	9	10	11	12	7	7
13	14	15	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

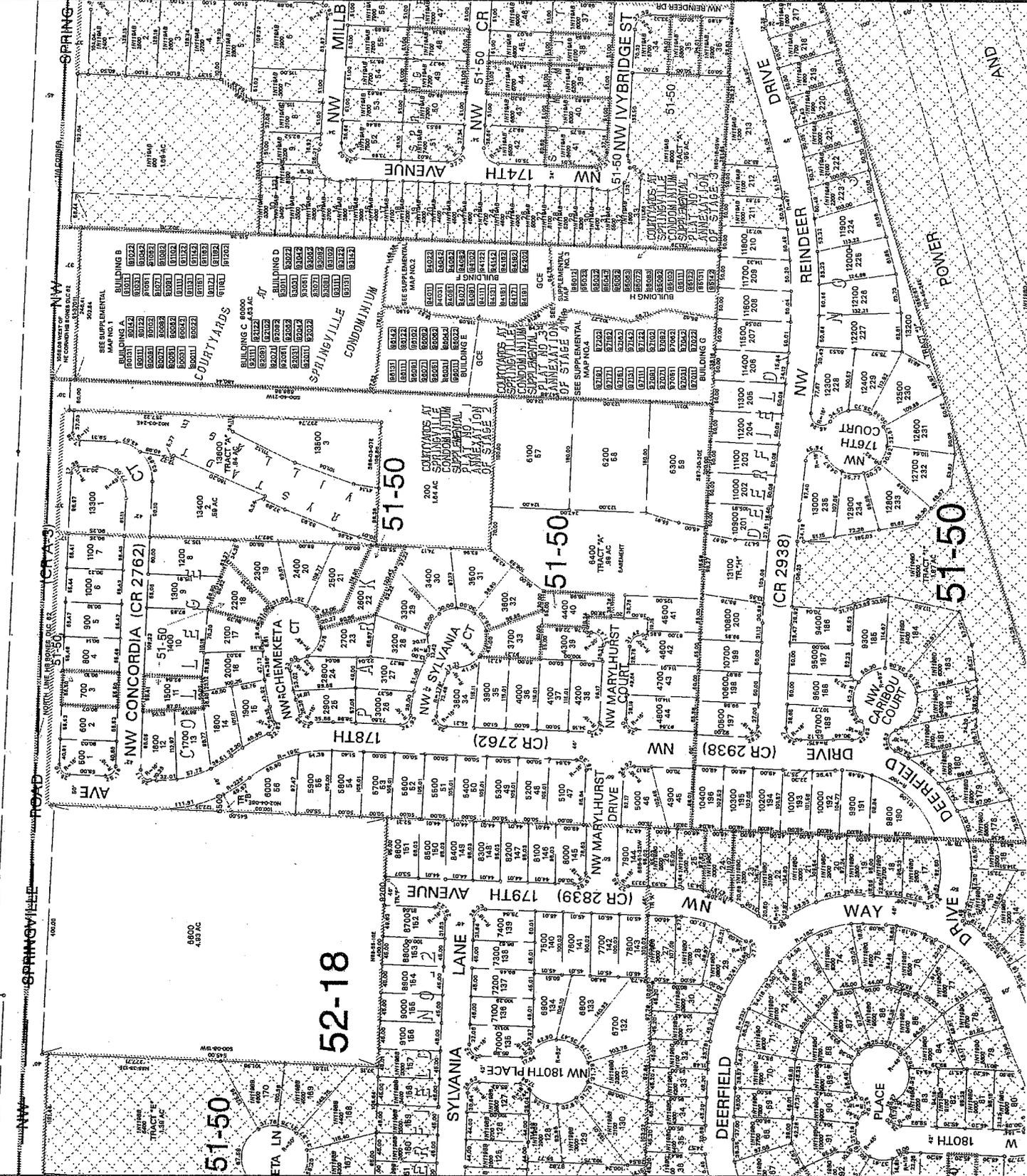


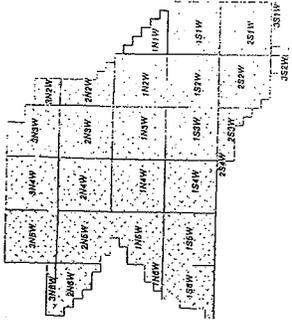
Cancelled Taxlots For: 1N119BA  
 300,400,100.



Plot Date: September 22, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY. NOT TO BE USED  
 FOR OTHER USE

Note: State of Oregon by statute grants the assessor's office the authority to return an assessment for a parcel to the assessor's office for the most current information.

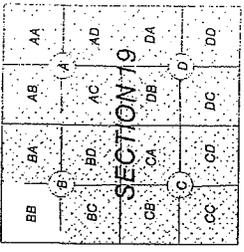




WASHINGTON COUNTY OREGON  
 NW 1/4 NW 1/4 SECTION 19 T 1N R 11W W.M.  
 SCALE 1" = 100'

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12	7	8	9	10	11	12	7
13	16	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
6	6	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

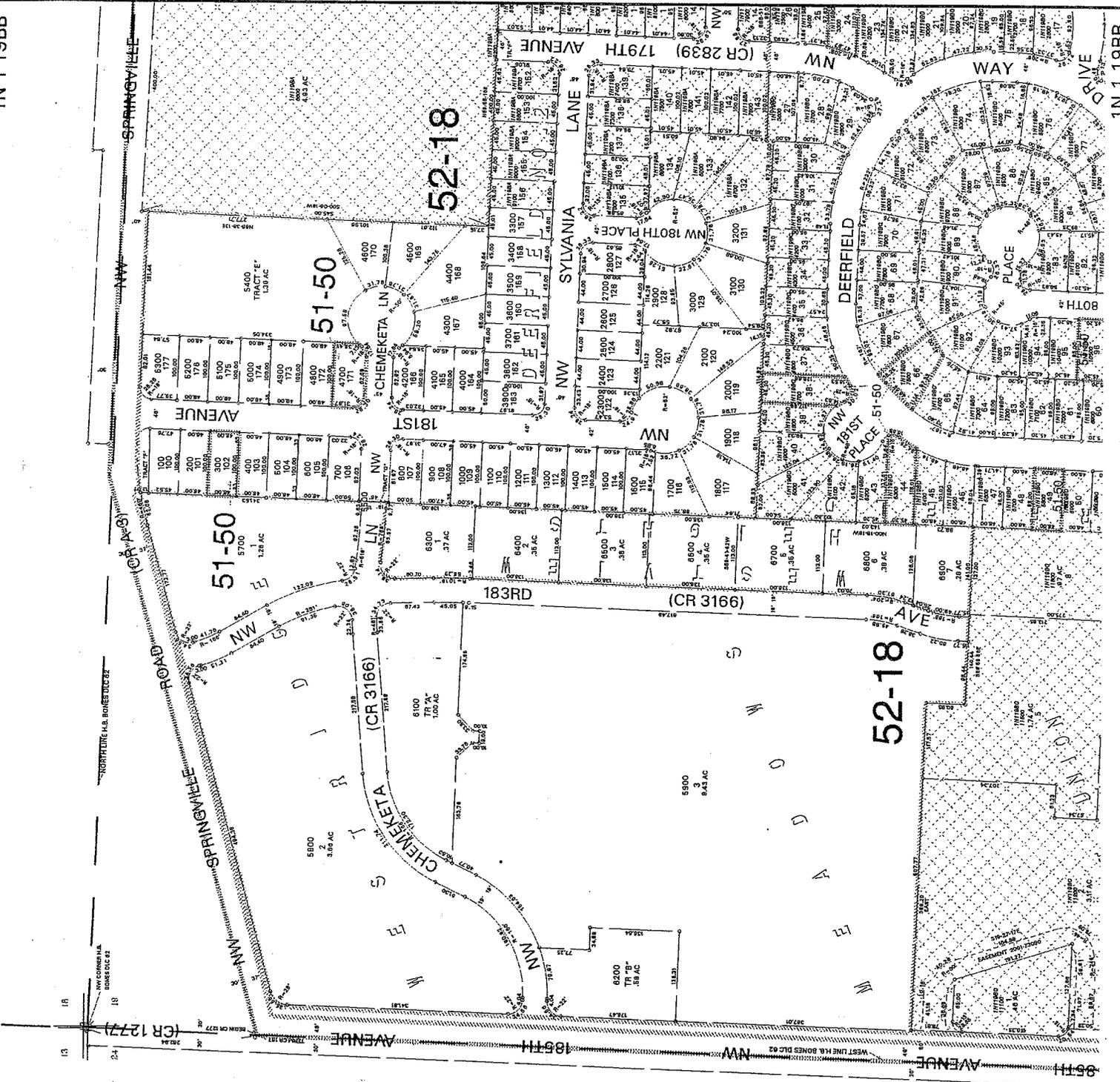


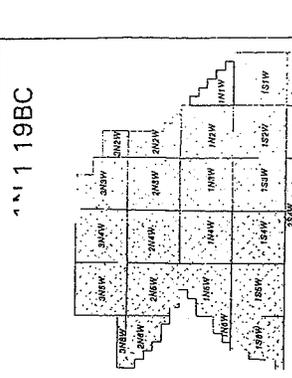
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 5800,000.



PLOT DATE: April 25, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

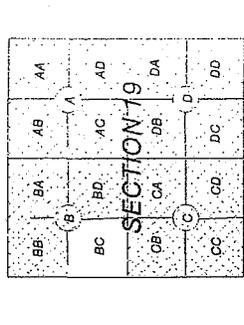
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.





WASHINGTON COUNTY OREGON  
 SW 1/4 NW 1/4 SECTION 19 T11N R11W W1/4M.  
 SCALE 1" = 100'

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37

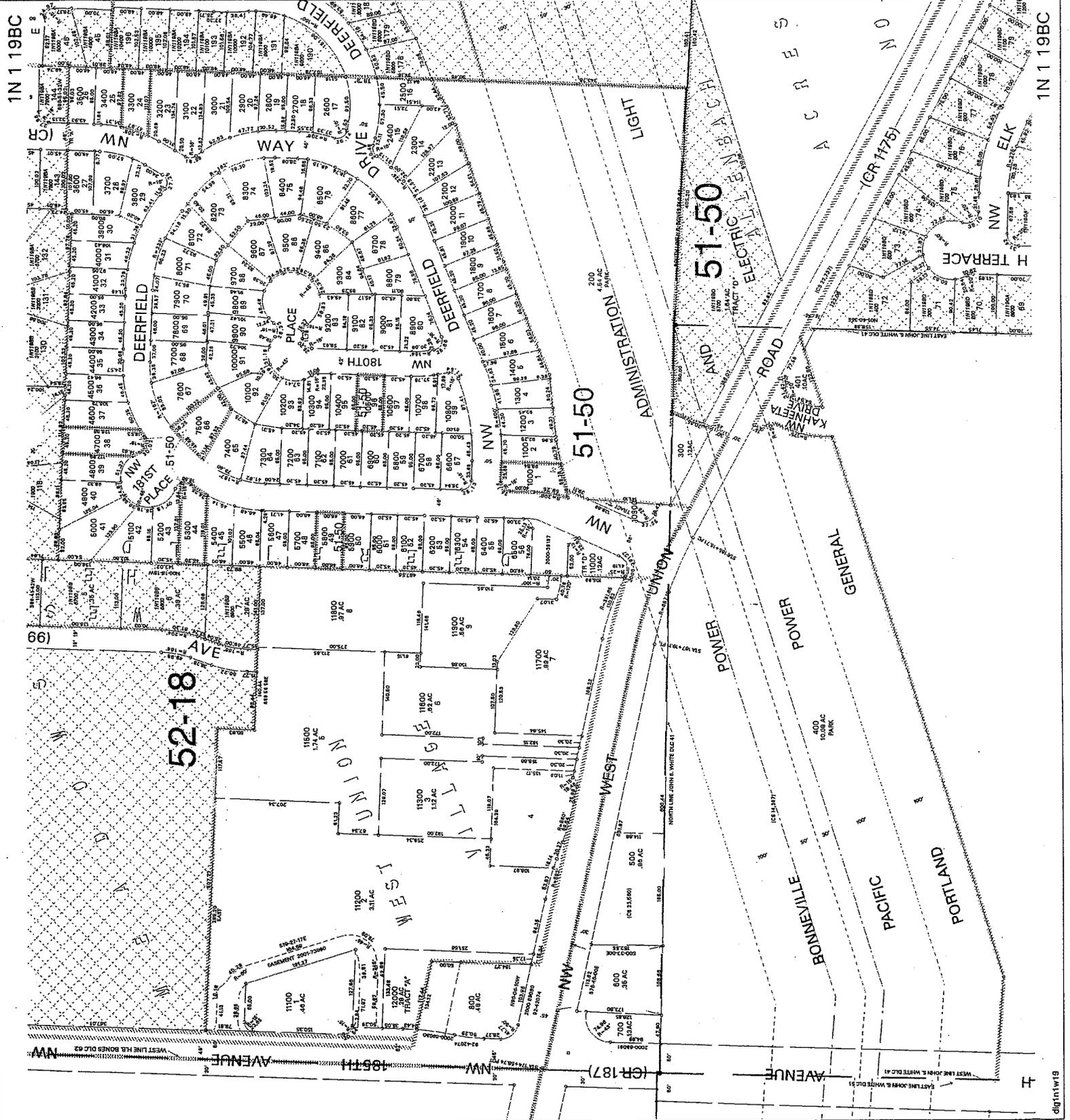


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



PLOT DATE: August 13, 2006  
 FOR ASSESSMENT PURPOSES  
 ON-LINE ONLY  
 DO NOT RELY ON THIS FOR OTHER USE  
 Map users delineated by other data showing easement boundaries  
 returned are for reference only and may not indicate the most  
 current property boundaries. Please consult the appropriate map  
 for the most current information.

1N 1 19BC



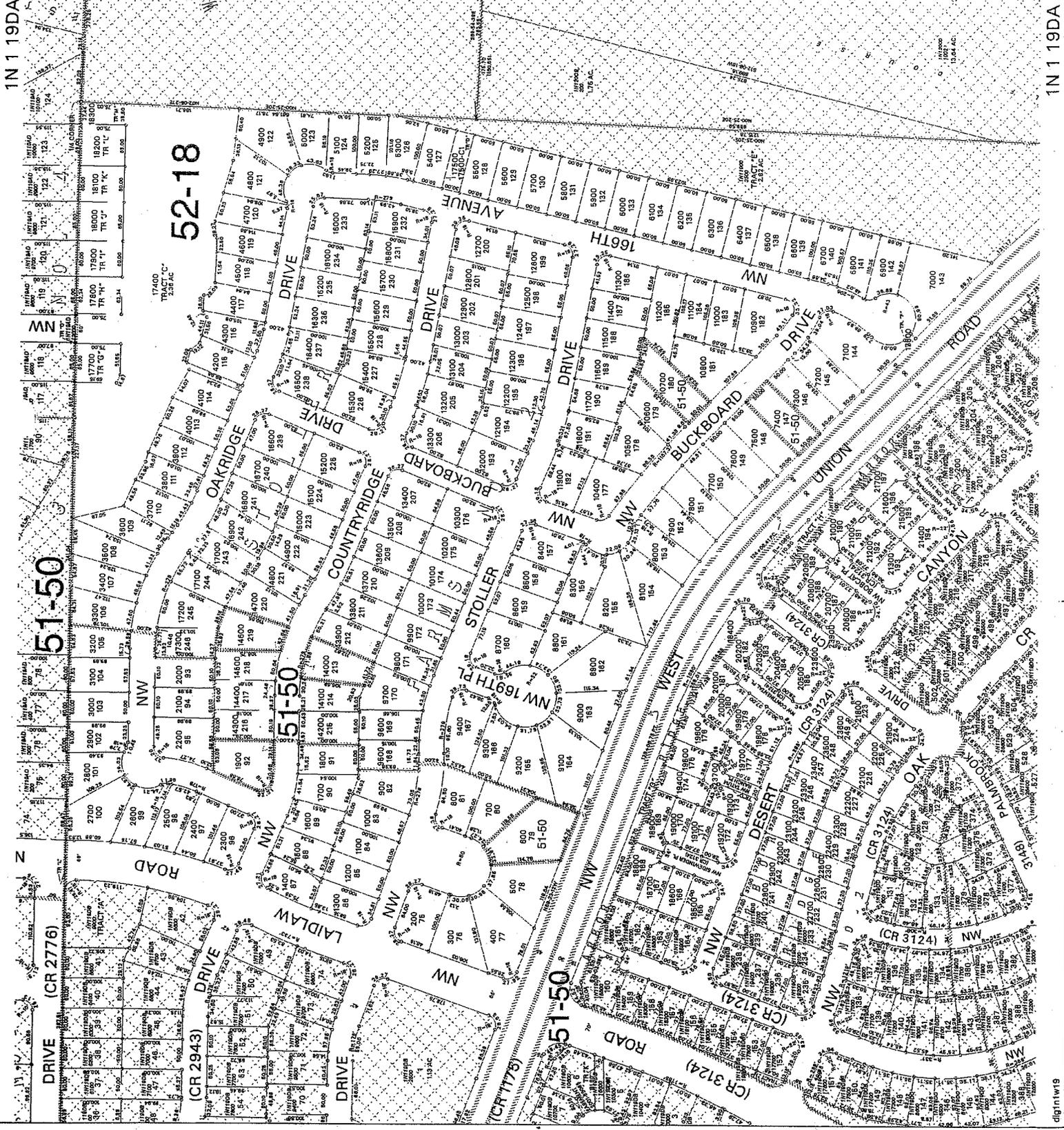
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digitw19

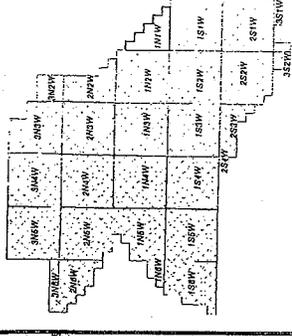
1N 1 19DA

51-50

52-18



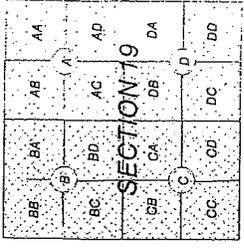
1 19DA



WASHINGTON COUNTY OREGON  
 NE 1/4 SE 1/4 SECTION 19 T11N R11W W.M.  
 SCALE 1" = 100'

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6	5	4	3	2	1	6	
2	7	8	9	10	11	12	7
19	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	28	28	27	26	25	30
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 1N119DA  
 100, 1501.



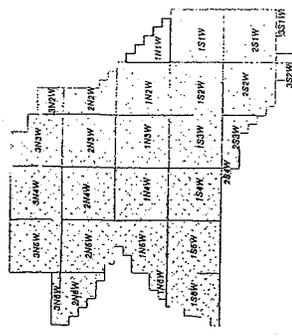
PLOT DATE: May 06, 2006  
 FOR ASSESSMENT PURPOSES  
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 FOR OTHER USE

Map areas delineated by other gray shading or a cross-hatch pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

1N 1 19DA

51-50

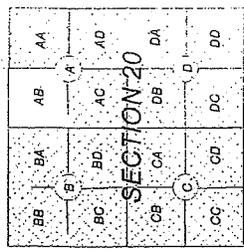
digitw19



WASHINGTON COUNTY OREGON  
 NW 1/4 NE 1/4 SECTION 20 T 1 N R 1 W W.M.  
 SCALE 1" = 100'

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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

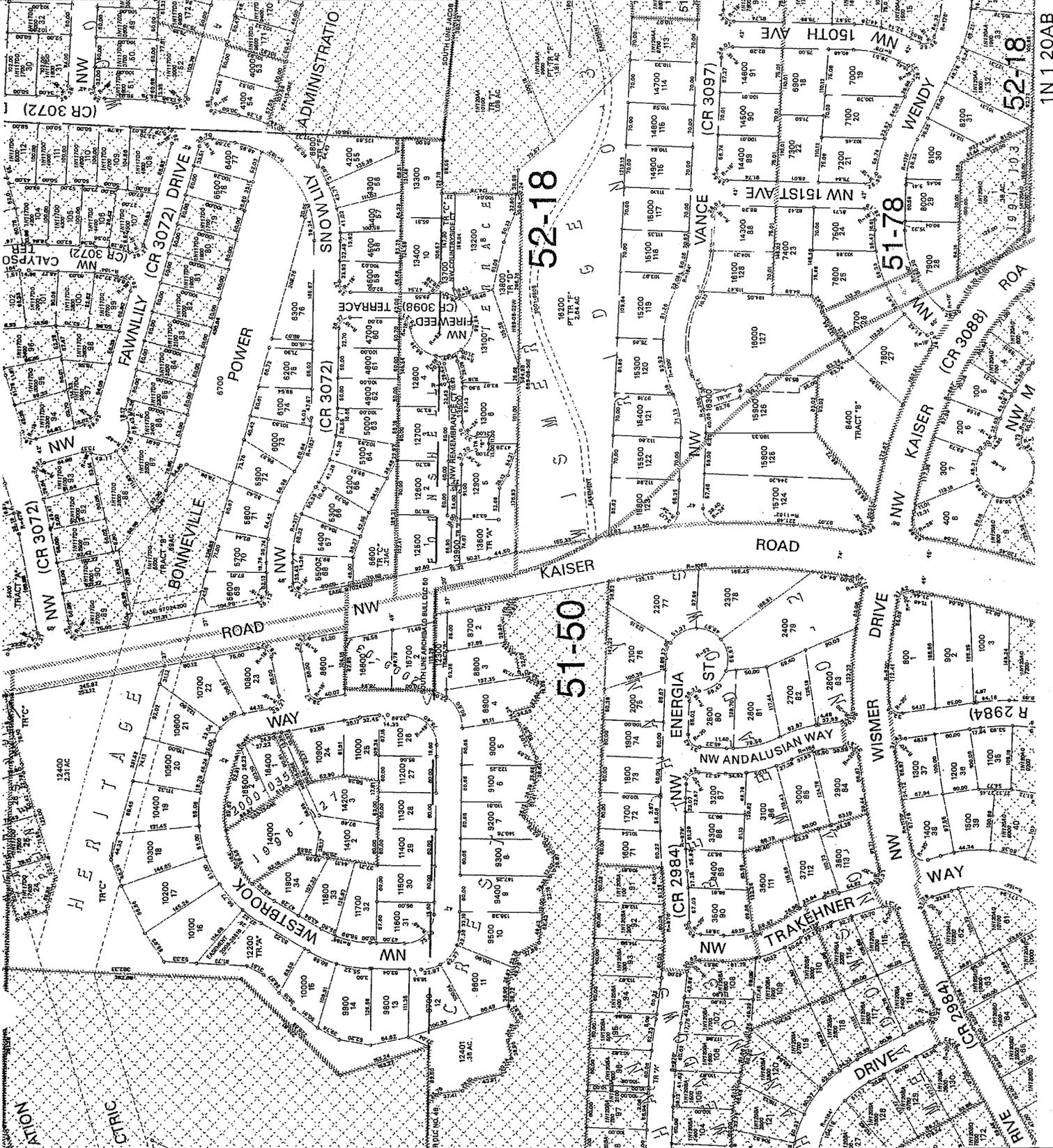


Cancelled TAXLOTS For: 1N1 20AB  
 3900,6500,6600,12000,6500,6200,12000,14300,14900,16000,14000,  
 15100,15900,7000



PLOT DATE: June 27, 2006  
 FOR ASSESSMENT PURPOSES  
 ON THIS MAP DO NOT RELY ON  
 FOR OTHER USE

Map areas delineated by other map boundaries or a cross-hatch pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



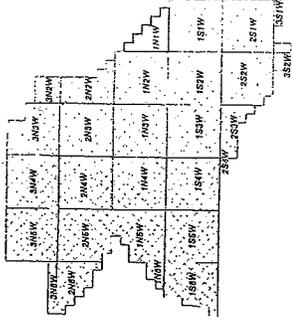


1 20DA

1N 1 20DA

52-18

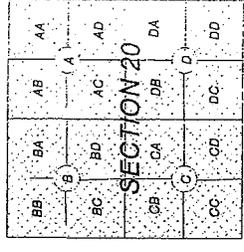
LANE



WASHINGTON COUNTY OREGON  
 NE 1/4 SE 1/4 SECTION 20 T1N R1W W.M.  
 SCALE 1" = 100'

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6	5	4	3	2	1	6	
12	7	8	9	10	11	12	7
18	13	14	15	14	13	18	
24	19	20	21	22	23	24	19
30	25	30	29	28	27	26	25
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



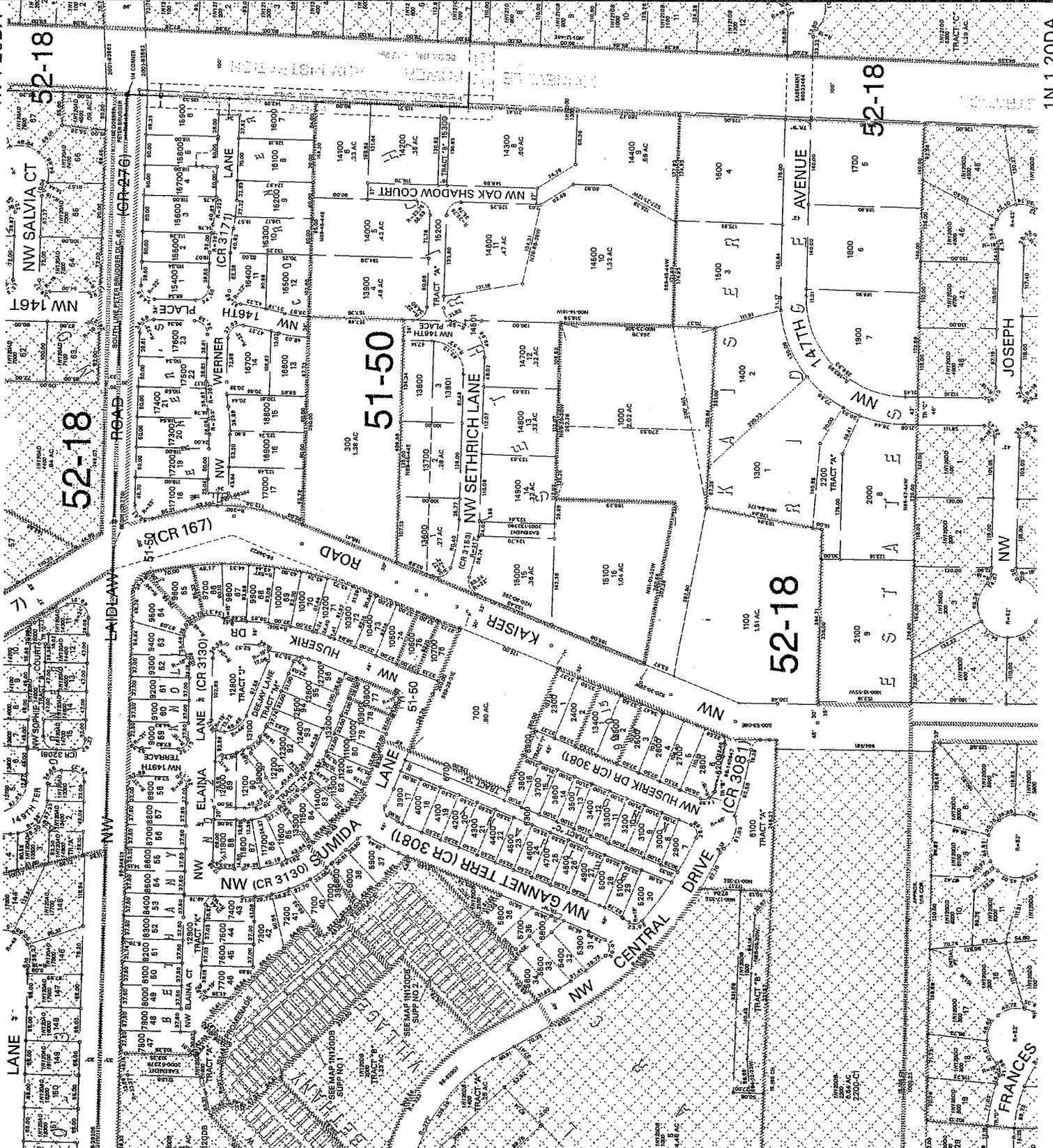
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 201,000,000,001



PLOT DATE: June 27, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

Map areas delineated by other gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. It is the responsibility of the user for the most current information.

1N 1 20DA



1N 1 20DA

52-18

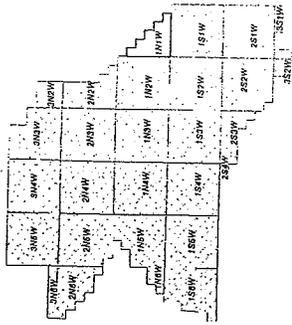
FRANCES

1 N 1 21DD

1N 1 21DD

1N 1 21DD

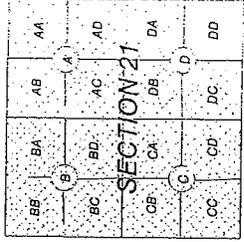
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WASHINGTON COUNTY OREGON  
 SE 1/4 SE 1/4 SECTION 21 T11N R11W W.M.  
 SCALE 1" = 100'

36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
19	18	17	16	15	14	13	18
26	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[WWW.CO.WASHINGTON.OR.US](http://www.co.washington.or.us)

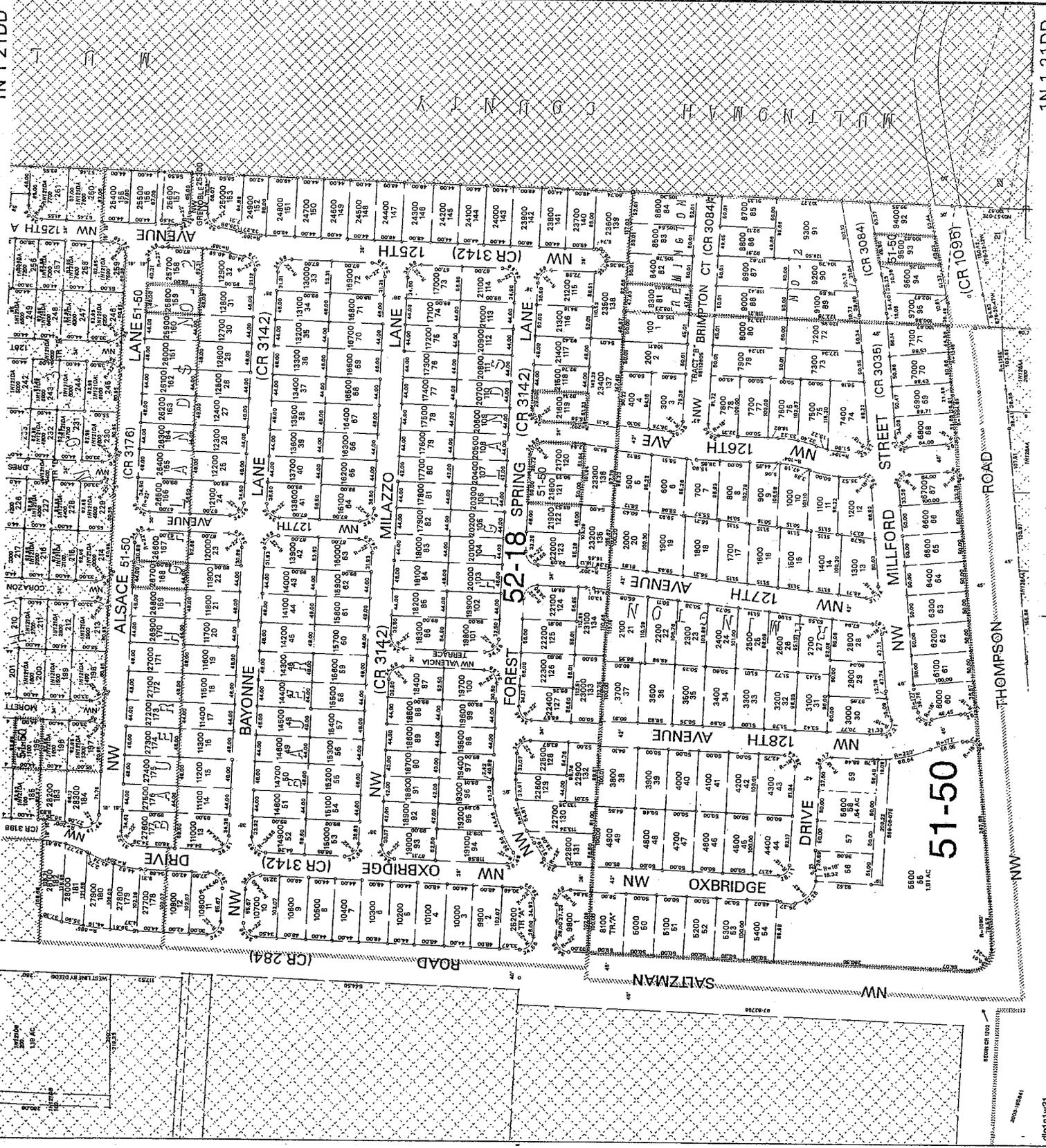


Cancelled Taxlots For: 1N121DD  
 8200,6700,6800,6900,25100,25801.



PLOT DATE: April 28, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

Map areas delineated by white gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

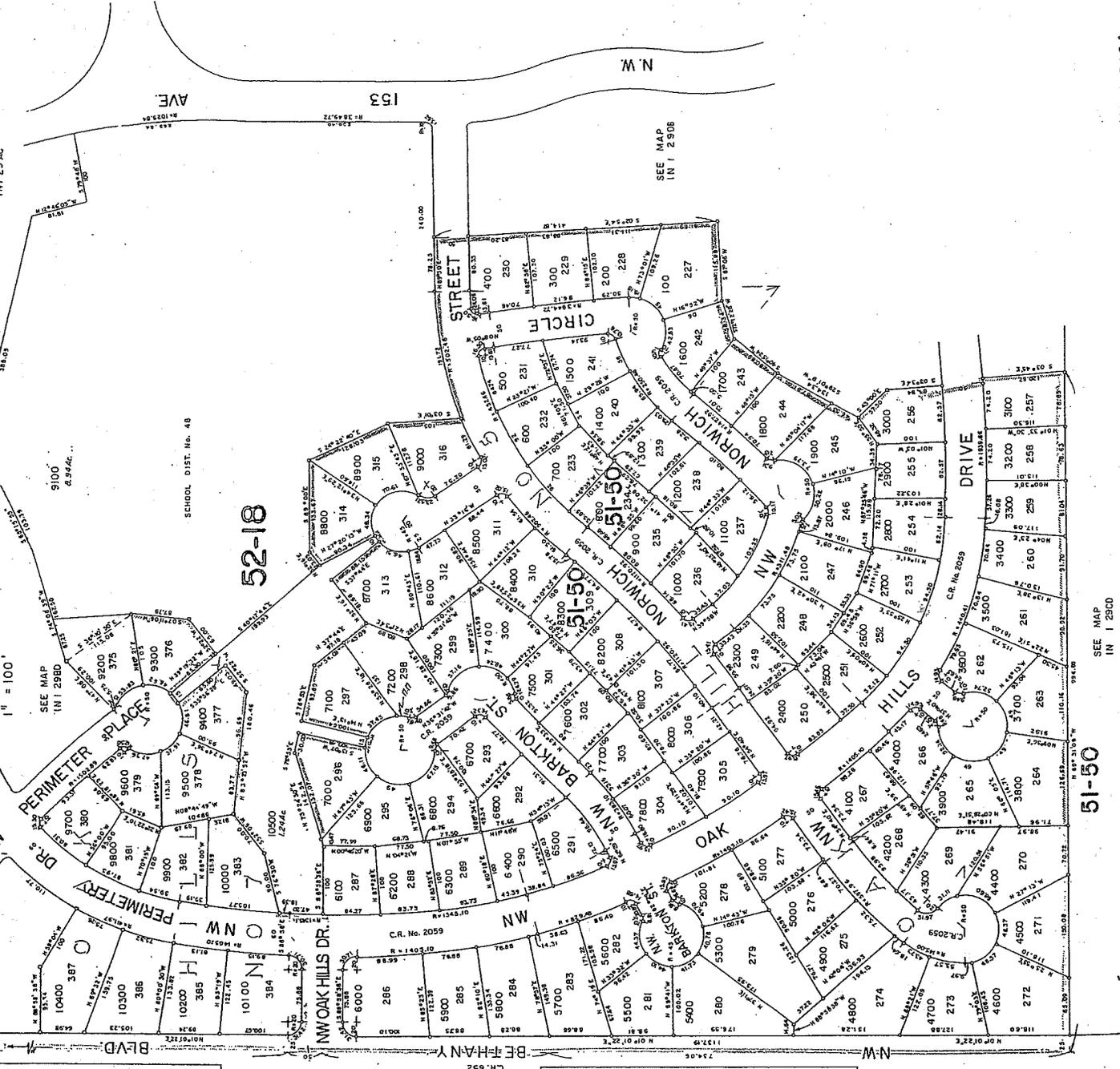


digitw21

IN I 29CA

NE 1/4 SW 1/4 SECTION TIN RIW WM.

SEE MAP  
IN I 29AC



52-18

51-50

SEE MAP  
IN I 29CB

SEE MAP  
IN I 29CC

SEE MAP  
IN I 29CD

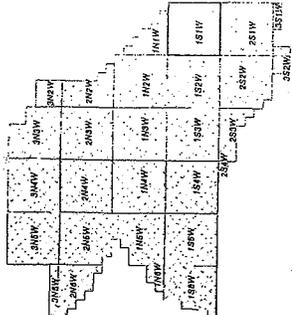
IN I 29CA

1-10-57 M.B.H.





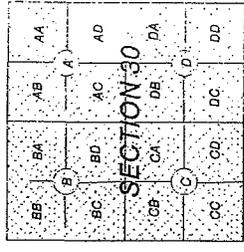
1S 130AD



WASHINGTON COUNTY OREGON  
 SET 1/4 NE 1/4 SECTION 30 T11S R11W W.M.  
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	5	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	19	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 1S130AD  
 100,300,400,2600.

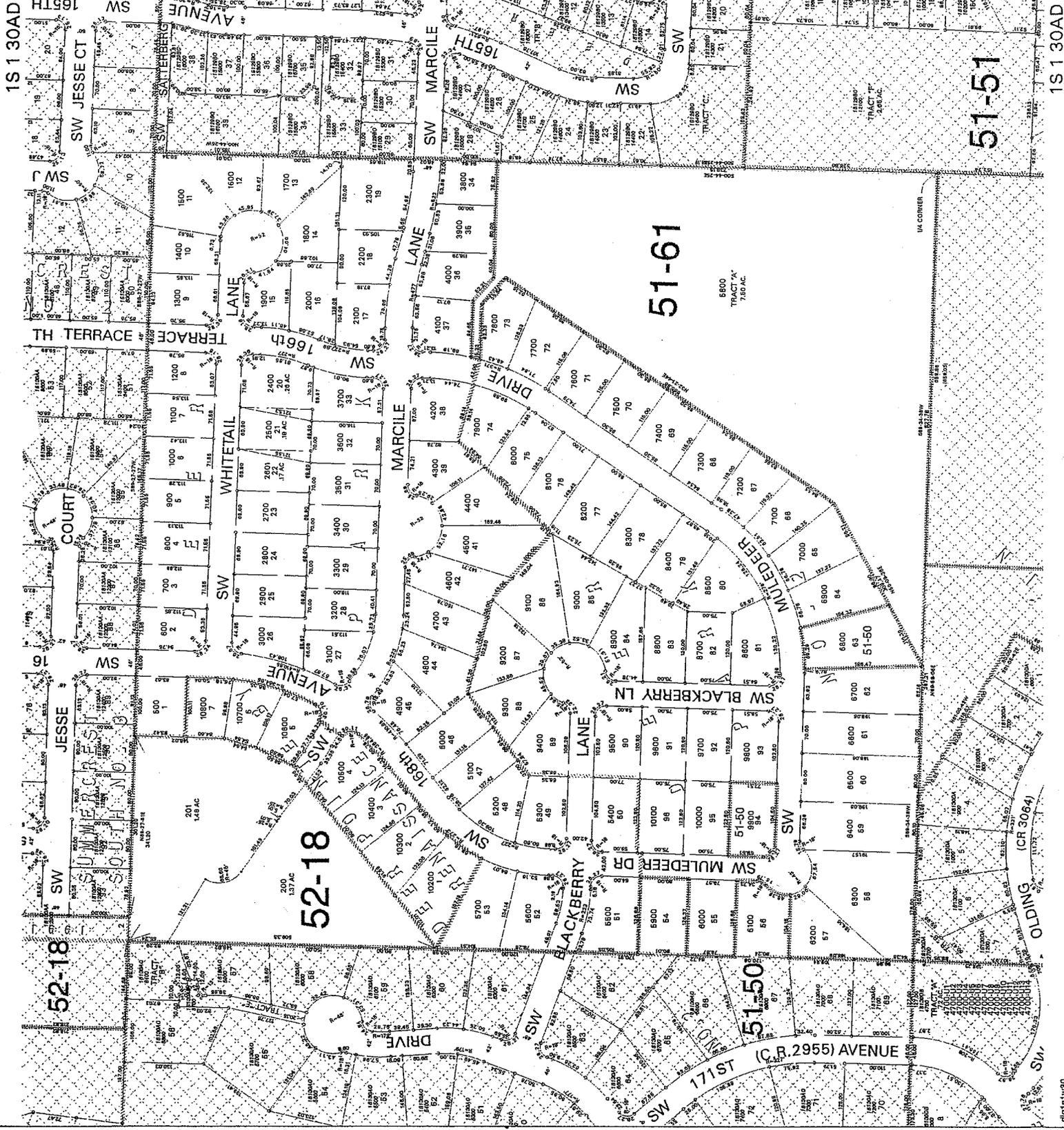


PLOT DATE: May 02, 2006  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

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BEAVERTON 1S130AD

1S 130AD



51-51

51-61

5800 TRACT "A" 7.80 AC

52-18

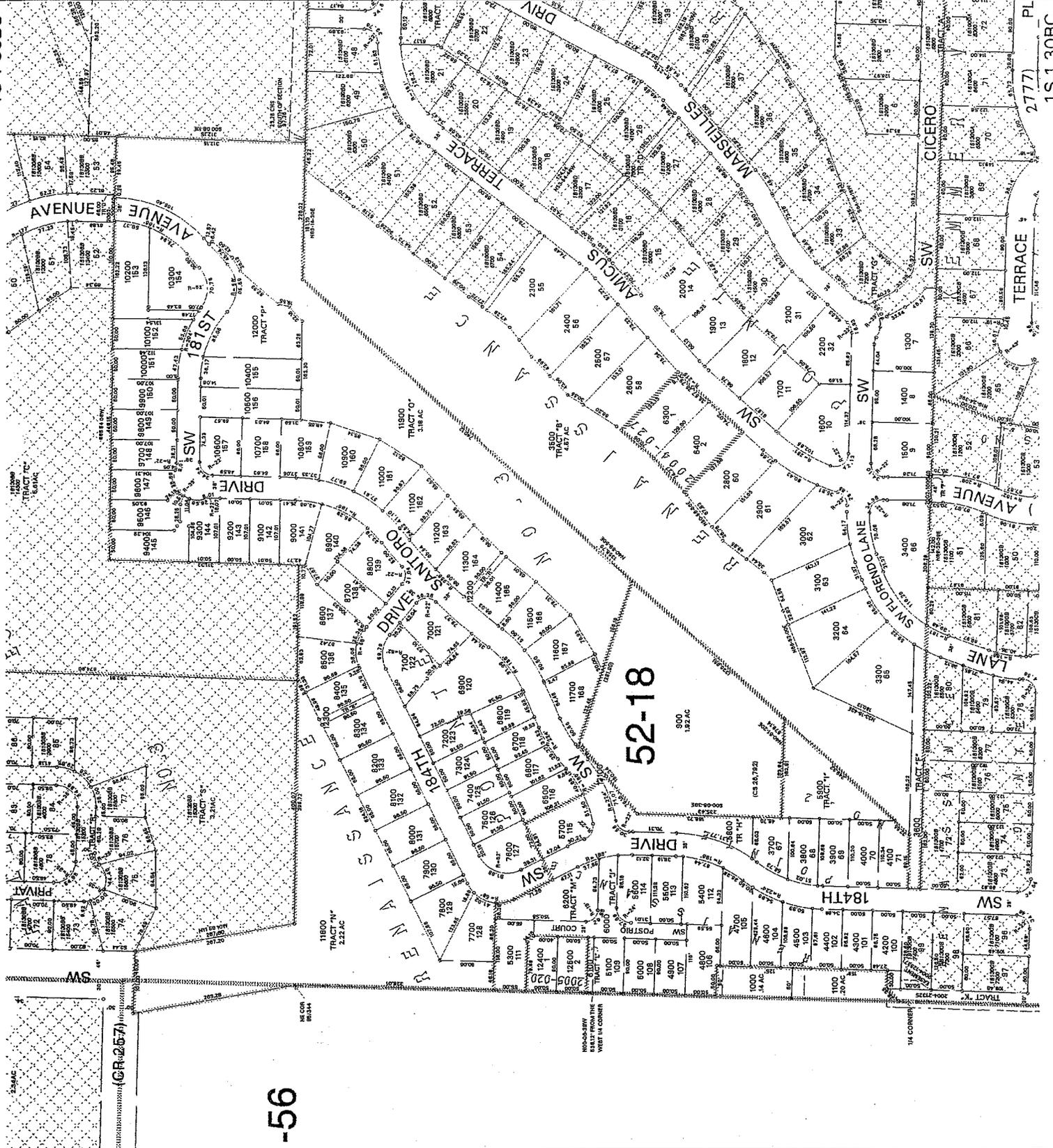
51-50

52-18

digit1w30

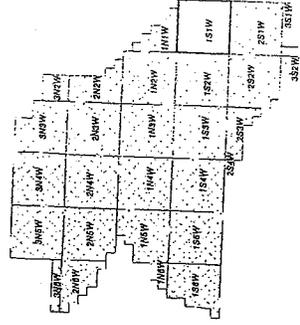
1S 1 30BC

1S 1 30BC



-56

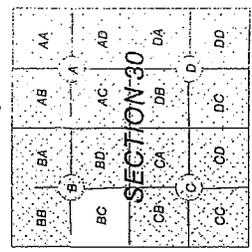
digit 1 tw 80



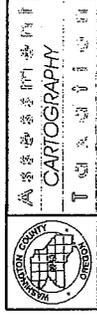
WASHINGTON COUNTY OREGON  
 SW 1/4 NW 1/4 SECTION 30 T1S R1W W.M.  
 SCALE 1" = 100'

39	31	32	33	34	35	36	31
5	5	4	3	2	1	6	
12	7	8	9	10	11	12	7
18	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
35	31	32	33	34	35	36	31
6	6	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxids For: 1S130BC  
 010,030,400,600,800,901,270,701,1901,  
 810,8201



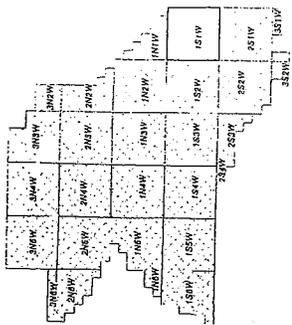
PLOT DATE: June 03, 2005  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

Map areas delineated by either grey shading or a cross-hatched pattern are for informational purposes only and do not constitute current property boundaries. Please consult the appropriate map for the most current information.

1S 1 30BC

1S 1 30BC

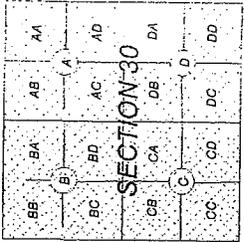
1 30DA



WASHINGTON COUNTY OREGON  
 NE 1/4 SE 1/4 SECTION 30 T1S R1W W.L.M.  
 SCALE 1" = 100'

36	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6
25	7	8	9	10	11	12	7
13	18	17	16	15	14	13	10
4	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 1S130DA  
 200.

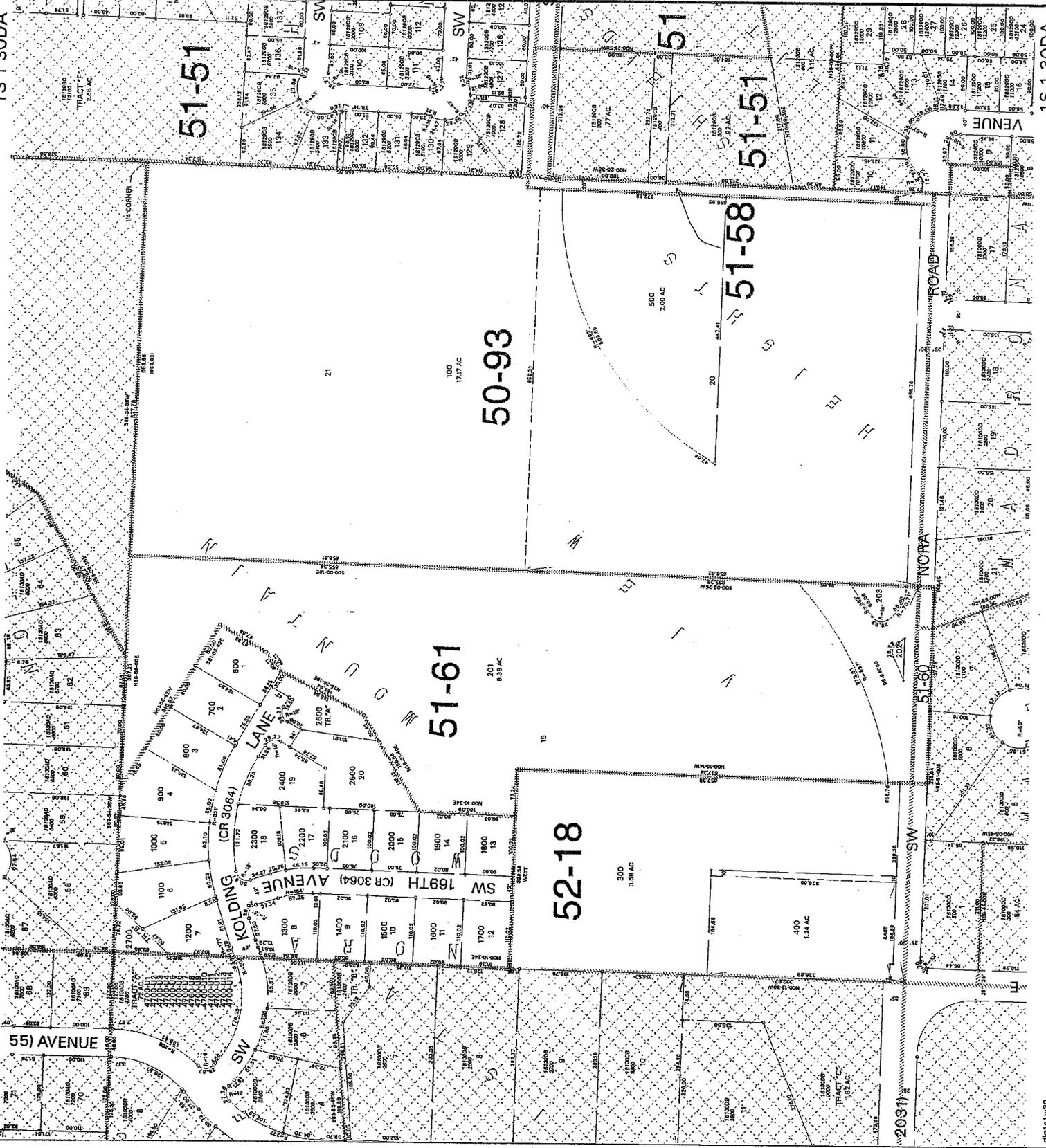


PLOT DATE: February 23, 2006  
 FOR ASSESSMENT PURPOSES  
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 FOR OTHER USE

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BEAVERTON  
 1S130DA

1S130DA



1S130DA

dig1s1w30