

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 87-374

A RESOLUTION APPROVING A "TRIPLE MAJORITY" ANNEXATION TO THE CITY OF A TERRITORY MORE PARTICULARLY DESCRIBED AS:

STARTING AT THE QUARTER (1/4) SECTION (NORTH BOUNDARY OF SECTION 29 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN) THENCE EAST SIX HUNDRED SIXTY (660) FEET, MORE OR LESS, TO A POINT, THENCE SOUTH SIX HUNDRED SIXTY (660) FEET, MORE OR LESS, TO A POINT, THENCE, WEST ONE THOUSAND ONE HUNDRED SIXTY-FIVE (1,165) FEET, MORE OR LESS, TO A POINT LOCATED ON THE EAST BOUNDARY OF THE SOUTHWEST PACIFIC HIGHWAY (99W), THENCE SOUTHWESTERLY ALONG THE SOUTHERN BOUNDARY OF THE SOUTHWEST PACIFIC HIGHWAY (99W) ONE THOUSAND TEN (1,010) FEET, MORE OR LESS, TO A POINT DESCRIBED AS A SOUTHERLY BOUNDARY OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT (AS RECORDED ON MAY 11, 1966, BOOK 600, PAGE 54, WASHINGTON COUNTY RECORDS), THEN SOUTHERLY ALONG THE BONNEVILLE POWER ADMINISTRATION EASEMENT A DISTANCE OF NINE HUNDRED THIRTY (930) FEET, MORE OR LESS, TO A POINT LYING NORTH SIX HUNDRED FIFTY-FIVE POINT THIRTY-EIGHT (655.38) FEET OF THE CENTER LINE OF SOUTHWEST EDY ROAD (WASHINGTON COUNTY ROAD NO. 1070), THENCE WEST TWO HUNDRED FORTY-FIVE (245) FEET, MORE OR LESS, TO A POINT, THEN SOUTH SIX HUNDRED FIFTY-FIVE POINT THIRTY-EIGHT (655.38) FEET, MORE OR LESS, TO THE CENTER LINE OF SOUTHWEST EDY ROAD (WASHINGTON COUNTY ROAD NO. 1070) THENCE WEST SIX HUNDRED FIFTY-EIGHT POINT ZERO TWO FEET (658.02) MORE OR LESS TO A POINT, THENCE NORTH ONE THOUSAND FORTY-THREE (1,043) FEET, MORE OF LESS, TO A POINT DESCRIBED AS THE EAST BOUNDARY OF SOUTHWEST PACIFIC HIGHWAY (99W), THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY OF SOUTHWEST PACIFIC HIGHWAY (99W) SIX HUNDRED TWO (602) FEET, MORE OR LESS, TO A POINT, THENCE SOUTH FOUR HUNDRED SIXTY-TWO (462) FEET, MORE OR LESS, TO A POINT, THENCE EAST ONE HUNDRED NINETY (190) FEET, MORE OR LESS TO A POINT, THENCE SOUTH ONE HUNDRED SEVENTY (170) FEET MORE OR LESS TO A POINT DESCRIBED AS THE CENTERLINE OF SOUTHWEST EDY ROAD (WASHINGTON COUNTY ROAD NO. 1070), THENCE WEST ONE THOUSAND SEVENTY-EIGHT (1078) FEET, MORE OR LESS TO A POINT DESCRIBED AS THE QUARTER (1/4) SECTION CORNER (SECTION 19), THENCE NORTH SIXTY (60) FEET MORE OR LESS, TO POINT DESCRIBED AS THE NORTHERN BOUNDARY OF SOUTHWEST PACIFIC HIGHWAY (99W), THENCE NORTH FORTY-FOUR DEGREES THIRTY-SEVEN MINUTES ALONG THE NORTHERN BOUNDARY OF SOUTHWEST PACIFIC HIGHWAY (99W)

THREE HUNDRED (300) FEET, MORE OR LESS, TO A POINT DESCRIBED AS BEING THREE HUNDRED EIGHTY-SEVEN POINT EIGHTY-SIX (387.86) FEET, MORE OR LESS, SOUTH THIRTY-FOUR DEGREES FOURTEEN MINUTES EAST OF THE CENTER LINE OF SCHOLLS-SHERWOOD ROAD (WASHINGTON COUNTY ROAD NO. 1324) THENCE NORTH THIRTY-FOUR DEGREES FOURTEEN MINUTES EAST THREE HUNDRED EIGHTY-SEVEN POINT EIGHTY-SIX (387.86) FEET THENCE NORTH ONE THOUSAND ONE HUNDRED-TWENTY (1,120) FEET, MORE OR LESS, TO A POINT DESCRIBED AS THE SOUTHERLY BOUNDARY OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT, THENCE SOUTHEASTERLY ALONG THE SOUTHERN BOUNDARY OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT ONE THOUSAND FOUR HUNDRED SIXTY (1,460) FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 29 T 2S R1W, THENCE NORTH SEVEN HUNDRED THIRTY-FIVE (735) FEET, MORE OR LESS, TO A POINT, THENCE EAST TWO HUNDRED (200) FEET, MORE OR LESS, TO A POINT, THENCE NORTHEASTERLY SEVEN HUNDRED TEN (710) FEET TO A POINT LYING FIVE HUNDRED (500) FEET WEST OF THE NORTHERN BOUNDARY OF SOUTHWEST PACIFIC HIGHWAY (99W), THENCE EAST SIX HUNDRED EIGHTY (680) FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONSISTING OF 75.43 ACRES MORE OR LESS.

WHEREAS, the Council is authorized by ORS 199.490(2) to initiate an annexation upon receiving consent in writing from more than half of the owners of land in the territory proposed to be annexed who also own more than half the land and real property therein representing more than half of the assessed value of all real property in the territory proposed to be annexed.

WHEREAS, the Council has received the necessary "consents" signed by the owners of land, in sufficient numbers to meet the so-called "triple majority" annexation requirements listed above and set the boundary of the territory proposed for annexation as authorized by ORS 199.490(2).

NOW THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1. The Council, pursuant to ORS 199.490 (2) hereby approves the proposed annexation of this territory to the City as described by the legal description contained in this Resolution.

Section 2. The City Recorder is hereby directed to file a certified copy of this Resolution with the Portland Metropolitan Area Local Government Boundary Commission at once, and the City requests the Boundary Commission to approve it.

Adopted by the City Council April 8, 1987.

Norma Jean Oyler

Norma Jean Oyler, Mayor
City of Sherwood

Polly Blankenbaker
Polly Blankenbaker, Recorder

	<u>AYE</u>	<u>NAY</u>
OYLER	<u>✓</u>	<u>_____</u>
MANDERFELD	<u>✓</u>	<u>_____</u>
BIRCHILL	<u>✓</u>	<u>_____</u>
STEWART	<u>✓</u>	<u>_____</u>
NIGHTINGALE	<u>✓</u>	<u>_____</u>

BOUNDARY CHANGE DATA SHEET

1. EXISTING CONDITIONS IN AREA TO BE ANNEXED

A. Land Area: Acres 90.78 or Square Miles _____

B. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).

The area includes a utility easement, an abandoned nursery
farmland and residential property

C. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: Extraction of topsoil and farming

East: Farming

South: Residential and commercial

West: Farming

D. Existing Land Use:

Number of single family units 3 Number of multi-family units 0

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses BPA easement

What is the current use of the land proposed to be annexed:

Residential, Agricultural and public use and right-of-way

E. Total current year Assessed Valuation \$ 344,535

F. Total existing population 6

II. REASON FOR BOUNDARY CHANGE

A. ORS 199.462 of the Boundary Commission Act states: "When reviewing a boundary change, a boundary commission shall consider economic, demographic, and sociological projections pertinent to the proposal, and past and prospective physical developments of land that would directly or indirectly be affected by the proposed boundary change." Considering these points, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary. (This information is often quoted in the Staff Report, so be thorough and complete)

The petitioning property owners have indicated they wish to
annex to the City of Sherwood to obtain higher levels
of urban services, especially water and sewer services

B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

It is anticipated that the proposed annexed property would include, in the future, residential, industrial and commercial uses

III. LAND USE AND PLANNING

A. Is the subject territory to be developed at this time? NO

B. Generally describe the anticipated development (building types, facilities, number of units).
Six Corners, the general neighborhood designation for the area, is gradually developing as one of the commercial centers for the City of Sherwood and the property's annexation

would be anticipated to continue that trend.
 C. If no development is planned at this time, will approval of this proposal increase the development potential of the property? If so, please indicate in terms of allowable uses, number of units).
No

D. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.
Yes

E. What is the zoning on the territory to be served? See Attached Zoning Map

F. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

<u>Approval</u>	<u>Project File #</u>	<u>Date of Approval</u>	<u>Future Requirement</u>
Metro UGB Amendment	_____	_____	_____
City or County Plan Amendment	_____	_____	_____
Pre-Application Hearing (City or County)	_____	_____	_____
Zone Change (City or County)	_____	_____	_____
Preliminary Subdivision Approval	_____	_____	_____
Final Plat Approval	_____	_____	_____
Land Partition	_____	_____	_____
Conditional Use	_____	_____	_____
Variance	_____	_____	_____
Sub-Surface Sewage Disposal	_____	_____	_____
Building Permit	_____	_____	_____

2. The time at which services can be reasonably provided by the city or district. 6 months
3. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)
\$75,000.00
4. Availability of the desired service from any other unit of local government. (Please indicate the government.)
Not available from any other unit of local government

B. If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved:

City	<u>U.S.A.</u>	Rural Fire Dist.	<u>Tualatin R.F.P.D.</u>
County Service Dist.	<u>U.S.A.</u>	Sanitary District	<u></u>
Hwy. Lighting Dist.	<u></u>	Water District	<u></u>
Grade School Dist.	<u>Sherwood</u>	Drainage District	<u></u>
High School Dist.	<u>Sherwood</u>	Diking District	<u></u>
Other	<u>Metro</u>	Park & Rec. Dist.	<u></u>

C. If any of the above units are presently servicing the territory (for instance, are residences in the territory hooked up to a public sewer or water system), please so describe.

APPLICANT'S NAME

MAILING ADDRESS

TELEPHONE NUMBER (Work)

(Res.)

REPRESENTING:

DATE:

PMALGBC FORM #5

(This Form is NOT the Petition)

ALL THE OWNERS OF PROPERTY INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA

(To be completed IF the proposal contains 10 or fewer properties-- tax lots or parcels). Please indicate the name and address of all owners of each property regardless of whether or not they signed an annexation petition. This is for notification purposes.

	NAME OF OWNER	ADDRESS	PROPERTY DESIGNATION (Indicate Tax Lot, Section Number, and Township Range)
(1)	<u>Six Corners Land Investments</u>	510 Morgan Bldg.	#100, 29B, 2S 1W
	<u>Ore, Ltd.</u>	720 S.W. Washington, ^{Portland} 97205	
(2)	<u>James W. Castile</u>	13280 S.W. Village Glenn Glenn Drive, Tigard	#102, 29B 2S 1W
(3)	<u>Erwin & Vivian Anderson</u>	20605 S.W. Pacific Highway Sherwood 97140	Portion of #200, 29B 2S 1W
(4)	<u>Herbert Bouchers, et al</u>	20775 S.W. Pacific Highway Sherwood 97140	Portion of #300, 29B 2S 1W
(5)	<u>Portland General Electric</u>	621 S.W. Alder St. Portland 97205	#400, 29B, 2S, 1W
(6)	<u>Gloria Lorraine Cereghino</u>	15245 S.W. Edy Road	#100, 29C, 2S
(7)	<u>Portland General Electric</u>	621 S.W. Alder Street Attn: H. Clark, Asst. Treasurer, Portland 97205	Portion of #800 29B 2S, 1W
(8)	<u>Earl & Vernon Edwards</u>	305 East Norton Street Sherwood 97140	#600, 29B, 2S, 1W
(9)	<u>Arthur & Richard Spada</u>	7251 St. Paul Highway, N.E. St. Paul, Oregon 97137	#800, 29A, 2S, 1W
(10)			

PETITION FOR ANNEXATION TO THE CITY OF Sherwood, OREGON

TO: The Council of the City of Sherwood, Oregon

We, the undersigned property owners of the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Sherwood. If approved by the city, we further request that this petition be forwarded to the Portland Metropolitan Area Local Government Boundary Commission for the necessary procedures as prescribed by ORS 199.490 (2).

The property to be annexed is described as follows: (Insert Legal Description here OR attach it as Exhibit "A")

PETITION SIGNERS

NOTE: This petition may be signed by qualified persons, even though they may not know their tax lot numbers.

Signature of Legal Owner(s)	Address	Tax Lot Numbers						
		Lot #	1/4-1/4	1/4	Sec.	Twp	R	
<u>Erhardt Steinbo</u>	<u>19255 S.W. Pacific Hwy</u>	<u>100</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Richard W. Zenger</u>	<u>25225 S.W. GRAHAMS FRY. RD. SHER. 97238</u>	<u>102</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Arthur Spada</u>	<u>13635 N.E. Clackamas St.</u>	<u>800</u>			<u>NE</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>James W. Cudde</u>	<u>13280 SW Village G. Lane Dr</u>	<u>102</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Richard C. Spode</u>	<u>7257 St. Paul Hwy NE</u>	<u>800</u>			<u>NE</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Noria Lorraine Cereghino</u>	<u>15245 S.W. EDY Rd.</u>	<u>1000</u>			<u>SW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Erwin Anderson</u>	<u>20805 S.W. Pacific Hwy</u>	<u>200</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>Vivian W. Anderson</u>	<u>20605 S.W. Pacific Hwy</u>	<u>200</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>W. K. Davis</u>	<u>121 SW Salmon St., PHD, OR</u>	<u>400</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>
<u>W. K. Davis</u>	<u>121 SW Salmon St., PHD, OK</u>	<u>Portion 800</u>			<u>NW</u>	<u>29</u>	<u>25</u>	<u>1W</u>

(IF MORE SPACE IS NEEDED, PLEASE USE A SEPARATE PAGE)

CERTIFICATION OF AUTHORITY

I, W. K. DAVIS, do hereby
certify I have the right and authority to sign an Annexation
Petition on behalf of Portland General Electric, owner of Tax Lots
400 and a portion of 800, Section 29, Township 2 South, Range 1
West, Willamette Meridian (Washington County Map #29B, 2S 1W)

By: W. K. Davis
Portland, General Electric

CERTIFICATE OF AUTHORITY

I, Erhardt Steinborn, do hereby certify I have the right and authority to sign an Annexation Petition on behalf of Six Corners Land Investments, Oregon, Ltd. an Oregon Limited Partnership, owner of Tax Lot 100, Section 29, Township 2 South Range, 1 West, Willamette Meridian, (Washington County Map #29B, 2S, 1W).


Erhardt Steinborn

PMALGBC FORM #9

CERTIFICATION OF PROPERTY OWNERS

(Triple-Majority Method)

(Applicable for Annexations to Cities Only)

I hereby certify that the attached petition for annexation of the territory described therein to the City of SHERWOOD contains the names of at least a majority of the property owners...who own at least a majority of the land area...which constitutes at least a majority of the assessed value of the territory to be annexed.

NAME James Oltz
TITLE CARTOGRAPHER II
DEPARTMENT ASSESSMENT & TAXATION
COUNTY OF WASHINGTON
DATE: MARCH 19, 1987

PMALGBC FORM #4

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 25120) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME James Oltz
TITLE CARTOGRAPHER II
DEPARTMENT ASSESSMENT & TAXATION
COUNTY OF WASHINGTON
DATE: MARCH 19, 1987

PMALGBC FORM #14

TRIPLE MAJORITY WORK SHEET

Please list all properties included in the proposal.
 (If needed, use separate sheet for additional properties).

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition	
				Yes	No
100	Ore, Ltd. Six Corners Land Investments,	6.26	96.633	X	
102	James W. Castile/Richard Kreuger	6.38	2.200	X	
200	Erwin & Vivian Anderson	4.2	73.741	X	
300	Herbert H. Bourchers, et al	19.78	32.547		X
400	Portland General Electric	1.92	0	X	
600	Earl & Carol Edwards	.65	115.300		X
800	Portland General Electric	16.34	0	X	
800	Arthur & Richard Spada	15.36	22.014	X	
100	Gloria L. Cereghino	4.54	1.600	X	
101	CITY OF SHERWOOD	.06	DID NOT NEED TO SIGN	X	
TOTALS:					

SUMMARY

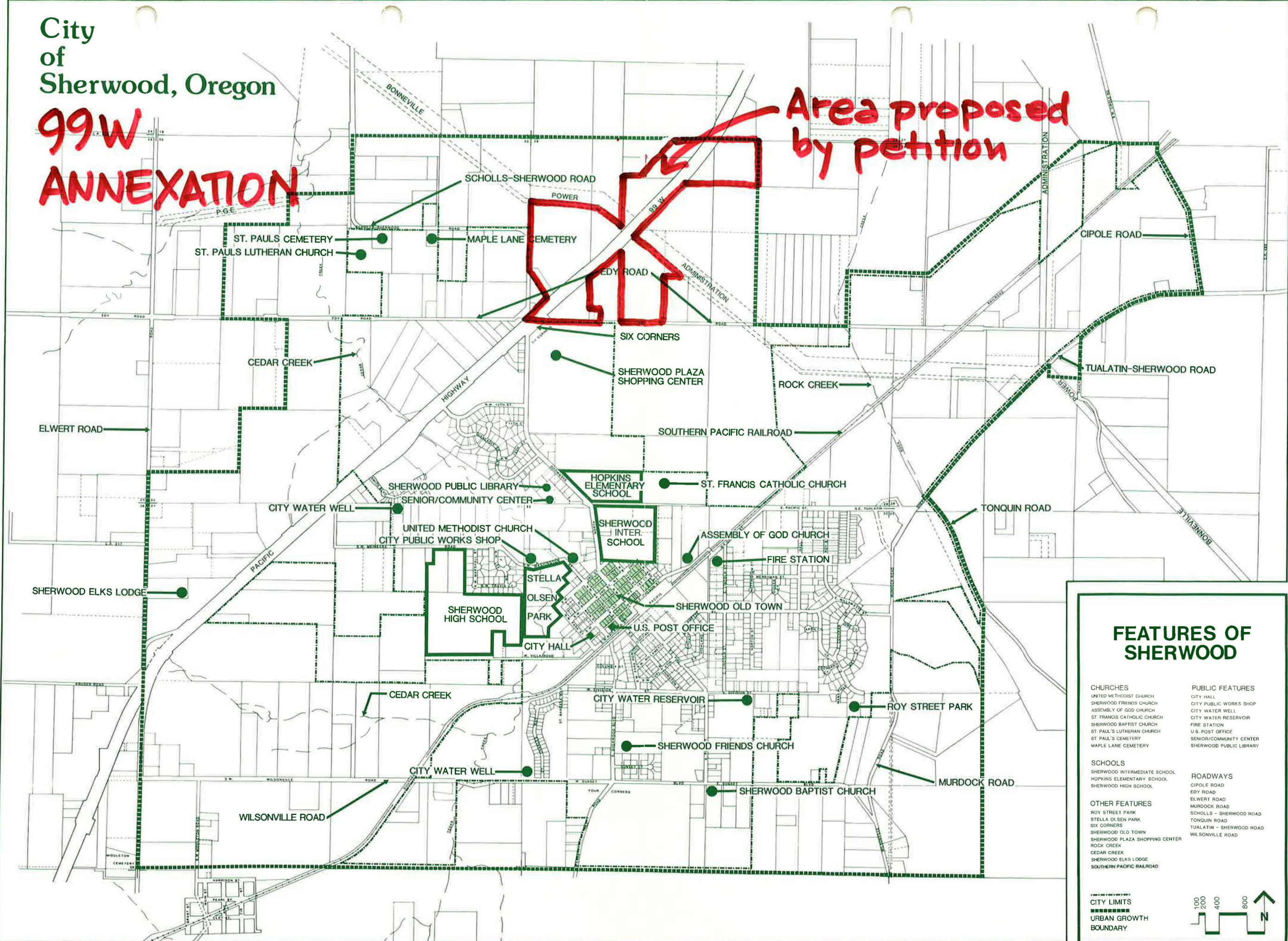
TOTAL NUMBER OF OWNERSHIPS* IN THE PROPOSAL 7
 NUMBER OF OWNERSHIPS* SIGNED FOR 5
 PERCENTAGE OF OWNERSHIPS* SIGNED FOR 71.4%
 TOTAL ACREAGE IN PROPOSAL 75.43
 ACREAGE SIGNED FOR 55.0
 PERCENTAGE OF ACREAGE SIGNED FOR 72.9%
 TOTAL ASSESSED VALUE IN PROPOSAL \$ 344,535
 ASSESSED VALUE SIGNED FOR \$ 196,688
 PERCENTAGE OF ASSESSED VALUE SIGNED FOR 57.1

*If one person owns two or more tax lots they are counted as only a single ownership.

City of Sherwood, Oregon

99W ANNEXATION

Area proposed by petition



FEATURES OF SHERWOOD

- CHURCHES
 - UNITED METHODIST CHURCH
 - SHERWOOD FRIENDS CHURCH
 - ASSEMBLY OF GOD CHURCH
 - ST. FRANCIS CATHOLIC CHURCH
 - SHERWOOD BAPTIST CHURCH
 - ST. PAUL'S LUTHERAN CHURCH
 - ST. PAUL'S CEMETERY
 - MAPLE LANE CEMETERY
- SCHOOLS
 - SHERWOOD INTERMEDIATE SCHOOL
 - HOPKINS ELEMENTARY SCHOOL
 - SHERWOOD HIGH SCHOOL
- OTHER FEATURES
 - ROY STREET PARK
 - STELLA OLSEN PARK
 - SIX CORNERS
 - SHERWOOD OLD TOWN
 - SHERWOOD PLAZA SHOPPING CENTER
 - ROCK CREEK
 - CEDAR CREEK
 - SHERWOOD ELKS LODGE
 - SOUTHERN PACIFIC RAILROAD
- PUBLIC FEATURES
 - CITY HALL
 - CITY PUBLIC WORKS SHOP
 - CITY WATER WELL
 - CITY WATER RESERVOIR
 - FIRE STATION
 - U.S. POST OFFICE
 - SENIOR/COMMUNITY CENTER
 - SHERWOOD PUBLIC LIBRARY
- ROADWAYS
 - CIPOLE ROAD
 - EDY ROAD
 - ELWERT ROAD
 - MURDOCK ROAD
 - SCHOLLS - SHERWOOD ROAD
 - TONQUIN ROAD
 - TUALATIN - SHERWOOD ROAD
 - WILSONVILLE ROAD

CITY LIMITS
 URBAN GROWTH BOUNDARY
 BOUNDARY