

AN ORDINANCE RATIFYING, CONFIRMING AND RECORDING CHANGE IN THE BOUNDARIES OF THE CITY OF SHERWOOD BY THE BOUNDARY COMMISSION, INVOLVING LANDS OF EDWARD WALDEN, SITUATED IN SECTION 31 OF TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, RECORDING EFFECTIVE DATE, AND DECLARING AN EMERGENCY.

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WHEREAS, the Portland Metropolitan Area Local Boundary Commission by its final order No. 1652 dated August 27, 1981, approved the hereinafter described change in the boundaries of the City of Sherwood and a copy of said final order has been filed with the City Recorder,

NOW, THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1: That the final order of the Portland Metropolitan Area Local Boundary Commission adopted on the 27th day of August, 1981 as filed with the City Recorder on the 22nd day of September, 1981, a copy whereof is hereto attached and by this reference made a part hereof, be, and the same is hereby ratified, confirmed and adopted by reference to the same legal force and effect as if set forth herein in full.

Section 2: That the boundaries of the City of Sherwood be, and they are hereby, changed to include the lands as described in the within order of the Boundary Commission, and the corporate limits of the City of Sherwood are hereby changed in conformity therewith.

Section 3: That the Recorder of the City of Sherwood be, and she is hereby directed to forthwith file a copy of this Ordinance including a copy of said order in the following offices:

- (1) Secretary of State
- (2) Department of Revenue and Taxation,  
Washington County
- (3) Department of Records and Elections,  
Washington County
- (4) Department of Public Works, Attention:  
Surveyor, Washington County

Section 4: That the lands as described in the within order of the Boundary Commission are hereby given the land use designations depicted on the Official Plan Map of the City of Sherwood and shall be subject to the provisions of the Sherwood Comprehensive Plan applicable to lands so designated.

Section 5: Inasmuch as it is necessary for the peace, health and safety of the people of the City of Sherwood that the foregoing change in the boundaries of the City become a permanent part of the City's records, an emergency is hereby declared to exist and this ordinance shall be effective upon its passage by the Council, and approval by the Mayor.

PASSED: By unanimous vote of all council members present after being read by caption three times, this 14<sup>th</sup> day of ~~September~~, 1981.  
October

Pally Blankenbaker  
Recorder, City of Sherwood

APPROVED: By the Mayor, this 15<sup>th</sup> day of October, 1981.  
~~September~~

Clyde R. Galt  
Mayor, City of Sherwood

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1652 - Annexation of territory to the City of Sherwood.

Proceedings on Proposal No. 1652 commenced upon receipt by the Boundary Commission of a resolution and property owner consents from the City of Sherwood on October 6, 1981 requesting that certain property be annexed to the city. The resolution and property owner consents meet the requirements for initiating a proposal set forth in ORS 199.490, particularly Section (2).

Upon receipt of the petition the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted public hearings on the Proposal on November 13 and December 11, 1980 and August 27, 1981. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

FINDINGS

(See Findings in Exhibit "A" attached hereto).

REASONS FOR DECISION

(See Reasons for Decision in Exhibit "A" attached hereto).

ORDER

On the basis of the Findings and Reasons for Decision listed in Exhibit "A", the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1652 on August 27, 1981.

~~NOW THEREFORE IT IS ORDERED THAT the territory described in Exhibit "B" and depicted on the attached map, be annexed to the City of Sherwood as of the date of approval.~~

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

Date: Sept 11, 1981

By: Carol Steele  
Carol Steele  
Vice-Chairman

Attest: Daniel L. Goo

FINDINGS

On the basis of the public hearing and the study the Boundary Commission found that:

1. The territory to be annexed contains 26.94 acres, 1 single family residence, an estimated population of 3 persons, and is evaluated at \$65,600.
2. The property owner desires annexation to provide for eventual availability of city services. The property owner feels the proposal to eventually route a trunk sewer through or near his property to serve other parts of the city, partially warrants inclusion of his property in the city. The tentative development plans for the area call for a mobile home Planned Unit Development.
3. The land has been regionally identified as an Agricultural Soft Area. The intent of this designation is to preserve for later urbanization certain agricultural lands within the LCDC-approved Regional Urban Growth Boundary, which have been found to be not needed for present development. However, Metro restrictions for ASAs do not apply in cases of annexation to cities.

The LCDC Annexation Rule which would require a showing of immediate need does not apply since the LCDC Goals are no longer to be applied by the Boundary Commission by virtue of Sec. 2, Chap. 265 Oregon Laws 1981.

The applicants processed a plan change from Urban Intermediate to Urban which included a Goal 3 Exception and conversion from Urbanizable to Urban.

The city plan identifies the area as suitable for Medium Low Density Residential which would allow 5 - 8 units per acre. This could allow 135 - 215 units on the property if density transfer is allowed for the parts within the floodplain.

In the city there are 116 acres of land potentially available by 1982 of which 81 is presently developable. This does not meet the projected growth needs (150 acres) to 1985. The annexation and subsequent sewer installments would add 27 acres and 100+ acres respectively to that inventory which would cover the need adequately, including some market factor and lag time for development processing.

4. The sewer which would serve this property will come as the result of a L.I.D. process which was formed on August 12 and will be ordered installed on Sept. 9 unless a remonstrance occurs. The sewer line will pass through the territory to be annexed and the territory is within the L.I.D.

Water can be extended from the city's 8" line to the east, most likely following development of intervening property.

The city has a small police department and public works and street lighting program to serve the area.

The area's school district is at or near capacity, but the district has chosen not to pursue additional classroom space until the pressure for same increases their change of passing a bond measure to fund the improvements.

#### REASONS FOR DECISION

On the basis of the Findings the Commission determined that:

1. The proposed action is compatible with the city, county, and regional planning.
2. The city can supply the necessary urban services to facilitate development of the property.

Annexation

CITY OF SHERWOOD

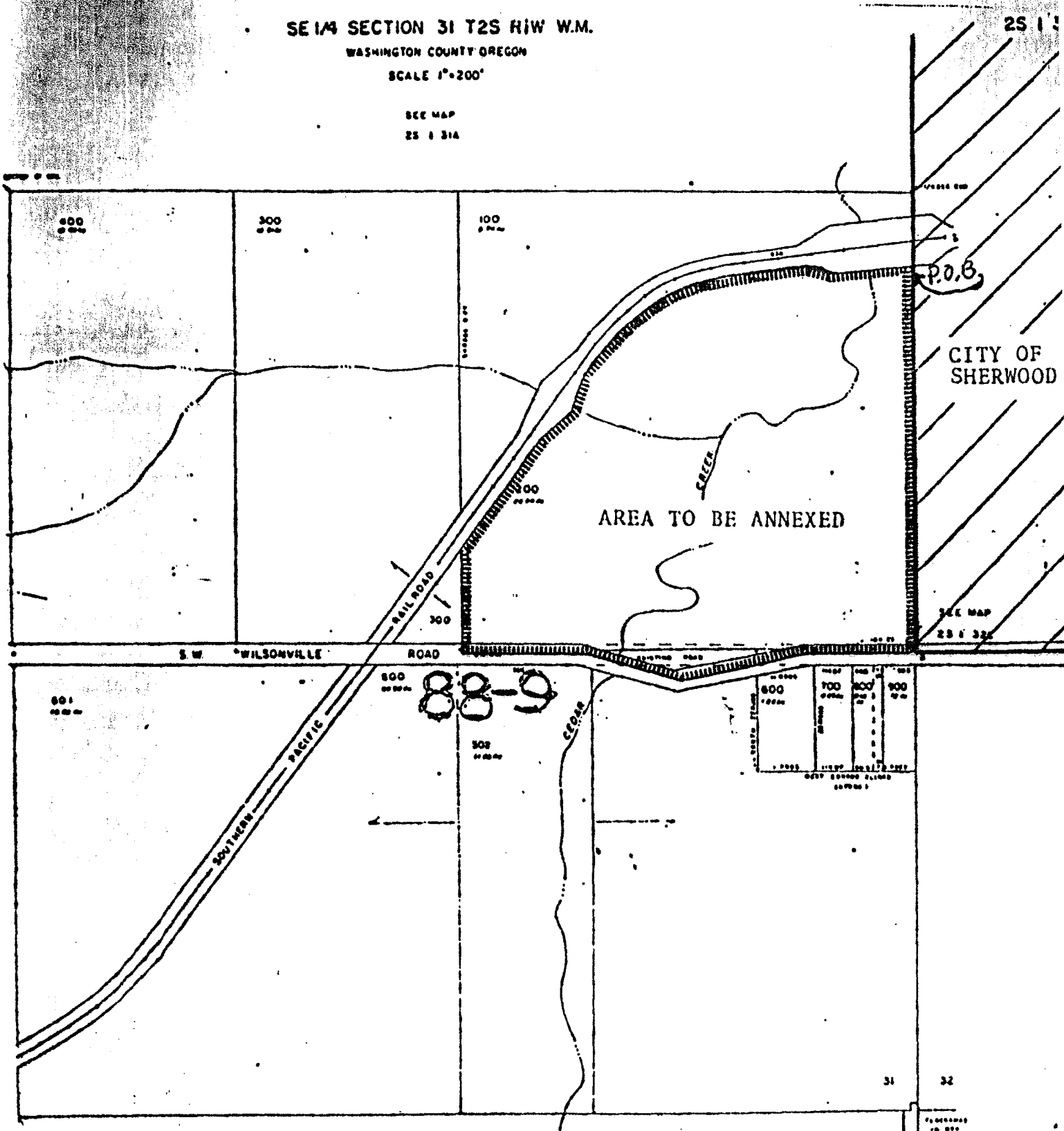
That portion of land in Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 31; thence South, along the East boundary line thereof, a distance of 217 feet, more or less, to a point of intersection with the most Southerly boundary line of the Southern Pacific Railroad Company's right-of-way, said point being the true point of beginning of this description; running thence South, along the aforsaid East boundary line of Section 31, a distance of 1107 feet, more or less, to a point of intersection with the centerline of County Road No. 441 (SW Wilsonville Road); thence Westerly, along the centerline of said County Road No. 441, a distance of 1330 feet, more or less, to a point of intersection with the WEST boundary line of the Northeast quarter of the Southeast quarter of said Section 31; thence North, along the said West boundary line of the Northeast quarter of the Southeast quarter of Section 31, a distance of 300 feet, more or less, to a point of intersection with the said Southerly right-of-way boundary line of the Southern Pacific Railroad Company; thence Northeasterly, along the said railroad right-of-way boundary line, a distance of 1670 feet, more or less, to the true point of beginning of this description. Containing 26.94 Acres (less County Road No. 441).

# Proposal No. 1652

SE 1/4 SECTION 31 T2S R1W W.M.  
WASHINGTON COUNTY OREGON  
SCALE 1"=200'

SEE MAP  
25 1 314



PROPOSAL NO. 1652  
City of Sherwood  
Annexation  
Figure 2