

CITY OF SHERWOOD
ORDINANCE NO. 783

AN ORDINANCE RATIFYING, CONFIRMING AND RECORDING CHANGE IN THE BOUNDARIES OF THE CITY OF SHERWOOD BY THE BOUNDARY COMMISSION, INVOLVING LANDS OF DAVID CEREGHINO, ET. AL. IN SECTIONS 28 AND 29 OF TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, RECORDING EFFECTIVE DATE, AND DECLARING AN EMERGENCY.

WHEREAS, the Portland Metropolitan Area Local Boundary Commission by its final order No. 1869 dated October 7, 1982 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 16th day of September as filed with the City Recorder on the 14th day of October, 1982 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 10th day of November, 1982

Polly Blankenbaker
Recorder - City of Sherwood

APPROVED: By the Mayor, this 10th day of November, 1982.

Clyde R. Lint
Mayor - City of Sherwood

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO.1869 - Annexation of territory
to the City of Sherwood.

Proceedings on Proposal No. 1869 commenced upon receipt by the Boundary Commission of a resolution and property owner consents from the City of Sherwood on August 5, 1982 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 a public hearing on the proposal on September 16, 1982. 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. 1869 on September 16, 1982.

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: Oct 7, 1982

By: Gene T. Ginther
Gene T. Ginther

Attest: _____

FINDINGS

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

1. The territory to be annexed contains 18.69 acres, 1 single family dwelling, an estimated population of 2, and is evaluated at \$144,301.
2. The property owner is requesting annexation in order to develop the property. The territory has been assessed \$21,928 as part of the Rock Creek Local Improvement District for sewer trunk and lateral line installation.
3. Metro, by Resolution 82-294, adopted 2/4/82, agreed to amend the regional UGB to include approximately 11 ac. of the territory, upon annexation of the territory to the City of Sherwood and Metro.
4. The territory is designated Urban Intermediate on the Washington County Comprehensive Framework Plan (CFP). The designation must be changed to Immediate Urban. The city has requested such a change from the Washington County Board of Commissioners, which had not acted on the request at the time this report was being prepared. The territory is designated Natural Resource and zoned GFU-38/EFU in the county.
5. The Sherwood Comprehensive Plan has been acknowledged by LCDC on May 1, 1981. The portion of the territory which was already in the city's planning area is designated General Industrial on the Plan Map. The portion which was recently added to the regional UGB still retains the county's Natural Resource plan designation.
6. The territory meets the criteria established by the city's plan for conversion of Urban Intermediate Land to Immediate Urban:
 - 1) ... it is contiguous to the city and needed to extend the Rock Creek L.I.D. to areas within the city limits;
 - 2) ... the land is necessary, suitable, and available to meet the city's industrial land needs for 1985;
 - 3) ... urban level services will be available by the end of the summer 1982;
 - 4) ... a small portion of the territory is designated as part of a future greenway/visual corridor; through the use of density transfers, the general open spaces character of the site can be maintained while still fully developing the site;
 - 5) ... there are no existing manmade conditions which have committed this site to urban development.

7. The territory will be served by the Edy Road Lateral No. 2, an 8" line from the Rock Creek Trunk which will connect the eastern part of the city to the Durham Treatment Plant. The water line which is being installed by the Rock Creek L.I.D., is a 12" line in Edy Rd. The city obtains its water from 3 ground wells which provide 1.5 MGD. The existing reservoir capacity of 2.5 MG is adequate to cover the needs of the city until beyond 1985. The city has placed a \$200,000 bond levy on the September ballot to develop another well as a supplementary water source.
8. The territory is currently served by the Tualatin Rural Fire Protection District which also serves the City of Sherwood. The closest station will be the one located in Sherwood with a response time of 2 - 3 minutes. Police protection will be provided by the city upon annexation.

REASONS FOR DECISION

On the basis of the Findings the Commission determined that:

1. The proposed annexation is compatible with city, county, and regional planning.
2. The city has adequate quantity and quality of services to serve the territory. The territory has been assessed for improvements and the Rock Creek L.I.D. is in the process of constructing sewer and water lines in the area.

ANNEXATION

City of Sherwood

A tract of land situated in the North one-half of Sections 28 and 29, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, more particularly described as follows:

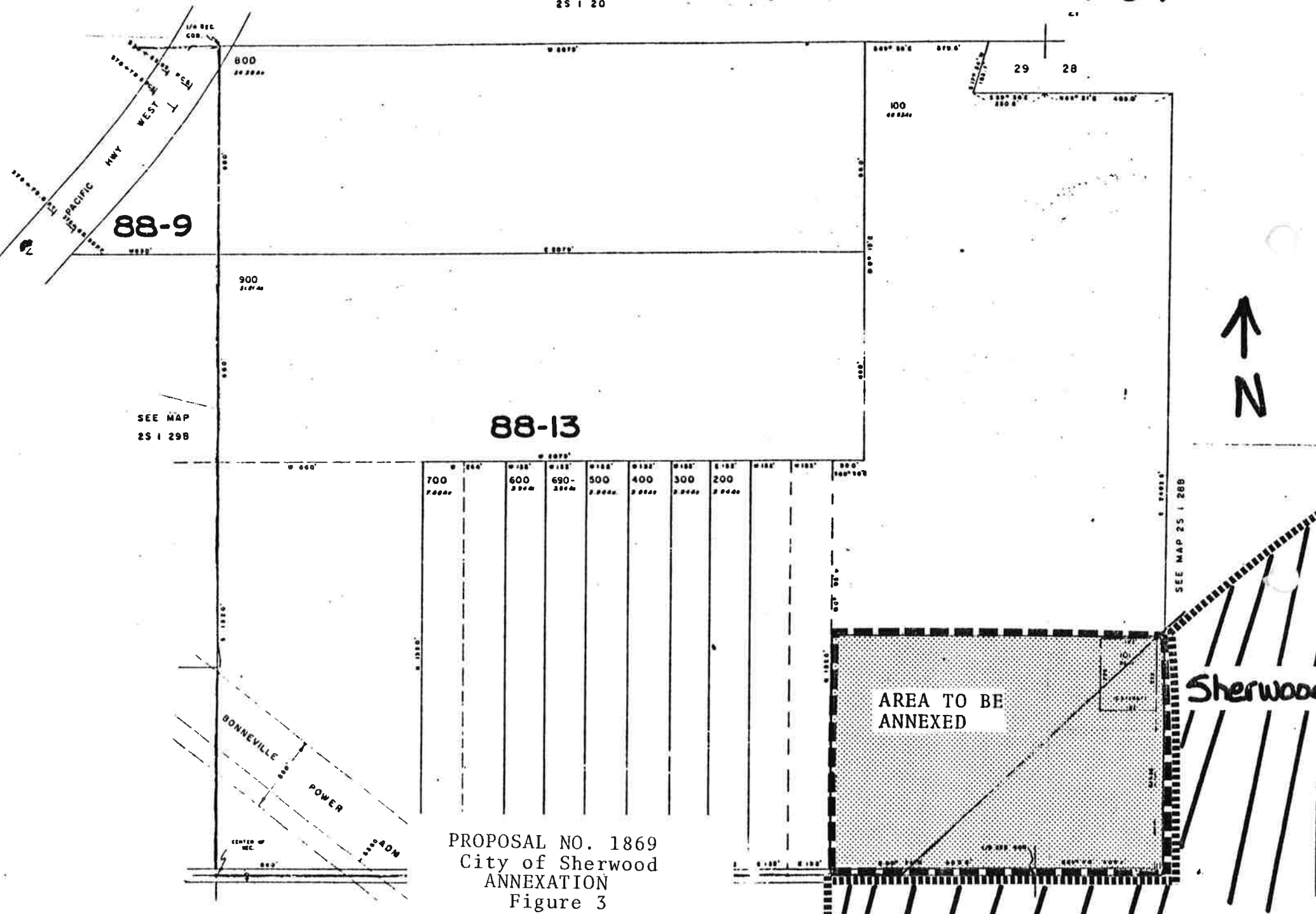
Beginning at the East one-quarter corner of Section 29; thence Westerly along the one-half Section line 660.9 feet; thence Northerly along the West line of that certain tract described in Book 862, page 452, Washington County Deed Records, a distance of 754 feet; thence Easterly 1070 feet, more or less, to a point in the West line of that certain 100 acre tract conveyed to John and Mary Galbreath and described at page 213, in Volume 3, of the Register of Title for Washington County, that is Northerly 753.98 feet from the Southwest corner of said Galbreath tract; thence Southerly along the West line of said Galbreath tract 753.98 feet to the line between the North and South halves of Section 28; thence Westerly along the one-half Section line 409.1 feet to the point of beginning.

WASHINGTON COUNTY OREGON

SCALE 1"=200'

Proposal No. 1869

SEE MAP
2S 1 20



PROPOSAL NO. 1869
City of Sherwood
ANNEXATION
Figure 3