

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 SECTION 28 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. 1870 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 1982 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 11th day of November, 1982.

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1870 - Annexation of territory
to the City of Sherwood.

Proceedings on Proposal No. 1870 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 pro-
posal 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. 1870 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

Attest:

FINDINGS

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

1. The territory to be annexed contains 8.68 acres, is undeveloped, and is evaluated at \$3,906.
2. The property owner is requesting annexation in order to develop the property. The territory has been assessed \$2,976 as part of the Rock Creek L.I.D. for sewer trunk line construction.
3. The territory is within the acknowledged regional UGB.
4. The territory is designated Urban Intermediate on the Washington County Comprehensive Framework Plan. The designation must be converted to Immediate Urban. The city has requested such a change from the Washington County Board of Commissioners which had not acted on its request at the time this report was being prepared. The site is designated Industrial and zoned MAE in the county.
5. The territory is designated General Industrial on the Sherwood Comprehensive Plan.
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) ... the territory is not part of any future greenway/visual corridor;
 - 5) ... there are no existing manmade conditions which have committed this site to urban development.
7. The territory is participating in the Rock Creek L.I.D. which is installing sewer and water lines in the northeastern portion of the city. The territory will be served by the Pacific Railroad Lateral No. 2, an 8" line which parallels the railroad line to the southwest corner of the property. Due to the topography this site and others to the south will be served by a pump station and 6" force main. The territory will be served by a 12" water line. The line will parallel the rail line and intersect with the 12" line in Edy Rd, which will serve the territory involved in Proposal No. 1869. Additional water service to the northern portion of the territory will be provided by a 12" looped line circling from the rail line to Edy Rd.
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

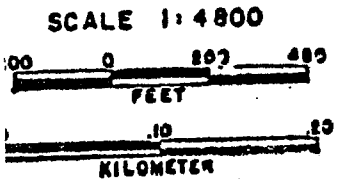
City of Sherwood

A tract of land situated in the northeast one-quarter of Section 28, Township 2 south, Range 1 west of the Willamette Meridian in Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west line of the northeast one-quarter of Section 28, that is south 179.52 feet from the north one-quarter corner of Section 28; thence south along the west line of said northeast one-quarter of Section 28, a distance of 943.44 feet, more or less, to the center line of the Southern Pacific Railroad right-of-way; thence north $47^{\circ} 25'$ east along the center line of the Southern Pacific Railroad right-of-way a distance of 655.38 feet; thence north 676.80 feet; thence south $69^{\circ} 38'$ west a distance of 515.46 feet to the point of beginning.

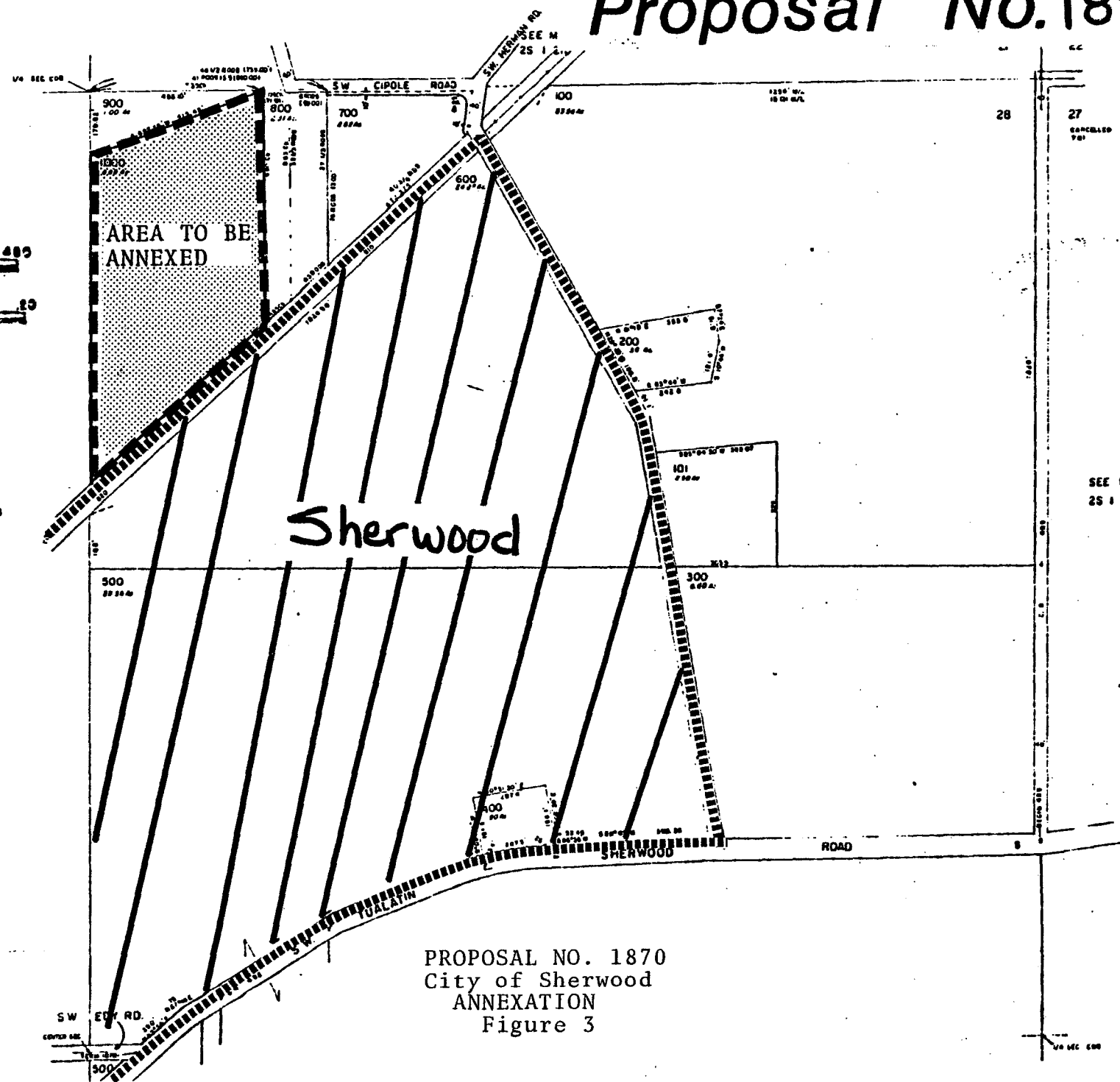
Revised 11-2-82

Proposal No. 1870



SEE MAP
25 1 28B

SEE MAP
25 1 27B



PROPOSAL NO. 1870
City of Sherwood
ANNEXATION
Figure 3