

**NOTICE OF ANNEXATION**

July 10, 2024

To Whom It May Concern:

The City of Beaverton has recently approved the following annexation:

<b>Case File</b>	<b>Size</b>	<b>Taxable Assessed Value</b>	<b>Dwelling Units</b>	<b>Ordinance No.</b>	<b>Effective Date</b>
ANX32024-00243 3215 SW 170 <sup>th</sup> Avenue	1.19 acres	\$264,720	1	4854	08/01/2024, or the Secretary of State filing date, whichever occurs later

A vicinity map and copy of the ordinance is attached.

The complete case file is available for review by contacting the City Recorder’s Office (12725 SW Millikan Way, 5th Floor, Beaverton, OR 97005) at 503-526-2497 or [citymail@beavertonoregon.gov](mailto:citymail@beavertonoregon.gov).

For more information about the project, please contact Brett Cannon at 503-350-4038 or [bcannon@beavertonoregon.gov](mailto:bcannon@beavertonoregon.gov).

Sincerely,

Brett Cannon, AICP  
Associate Planner



**Legend**

- Washington County Taxlots
- UGB
- Stream\_Labels
- CityLimits\_Line
- County\_Line
- Taxlots - Washington County
- Taxlots - Multnomah County
- Buildings
  - Building
  - Under Construction
- LightRailStops
- Railroad
- Light Rail
- Freeways\_Labels
- Streets\_White
- Streams\_Line
- WaterBodies
- Parks\_Labels
- Parks and Schools
  - Park
  - School
- Taxlots\_COBYellow
- AdjacentCities
  - Banks
  - Barlow
  - Battle Ground
  - Camas
  - Canby
  - Clatskanie
  - Columbia City
  - Cornelius

**Notes**



Report Date: 03/27/2024

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.



ORDINANCE NO. 4854

**AN ORDINANCE ANNEXING ONE PARCEL OF LAND AT 3215 SW 170<sup>TH</sup> AVENUE; WITHDRAWING THE PARCEL AND FROM THE TUALATIN VALLEY WATER DISTRICT, WASHINGTON COUNTY ENHANCED SHERIFF'S PATROL DISTRICT, AND WASHINGTON COUNTY URBAN ROAD MAINTENANCE DISTRICT; AND ADDING THE PARCEL TO THE FIVE OAKS / TRIPLE CREEK NEIGHBORHOOD ASSOCIATION COMMITTEE; LU32024-00243 3215 SW 170<sup>TH</sup> AVENUE(ANX2024-00240)**

**WHEREAS,** ORS 222.125 grants the City of Beaverton (City) authority to initiate an expedited annexation process with the consent of all landowners of the territory to be annexed; and

**WHEREAS,** the owner of the subject parcel at 3215 SW 170<sup>th</sup> Avenue and identified as tax lot 00402 on Washington County Tax Assessor tax map 1S1S07DB submitted a petition to annex the parcel into the City; and

**WHEREAS,** the parcel is in Beaverton's Assumed Urban Services Area, and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area"; and

**WHEREAS,** ORS 222.520 specifies that whenever a part less than the entire area of a water district becomes incorporated as or annexed to a city, the city may cause that part to be withdrawn from the district at any time after such incorporation or annexation; and

**WHEREAS,** the withdrawal of the parcel from the Tualatin Valley Water District is consistent with City policies and is in the best interest of the City; and

**WHEREAS,** the Council finds that the City complied with the criteria and notice provisions of Metro Code Section 3.09.045 for expedited annexations; and

**WHEREAS,** Council Resolution sets forth annexation policies for the City, and this action implements those policies; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** The parcel described in Exhibit A and shown on Exhibit B, which are attached and incorporated by these references, are annexed to the City of Beaverton, effective on the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, or 30 days from the date of adoption, whichever is later.

**Section 2.** Pursuant to Beaverton Code Section 9.06.035(A), the parcel shall be added to the Five Oaks / Triple Creek Neighborhood Association Committee Boundary.

- Section 3.** The Council withdraws the parcel from the Tualatin Valley Water District, Washington County Enhanced Sheriff's Patrol District, , and the Washington County Urban Road Maintenance District.
- Section 4.** The Council adopts as findings in support of its decision the staff report attached as Exhibit C, which is incorporated by this reference, and finds that this annexation meets all applicable approval criteria.
- Section 5.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five working days of adoption.
- Section 7.** The Community Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.
- Section 8.** The Council authorizes the City Attorney to approve the final form of the metes and bounds legal description to incorporate any revisions needed to meet the requirements of the State of Oregon for the area annexed by this ordinance, as shown on Exhibit B, which is attached and incorporated by this reference.

First reading this 18th day of June, 2024.

Public hearing before Council this 2nd day of July, 2024.

Duly passed by the Council this 2nd day of July, 2024.

Signed by the Mayor Pro Tem this 3rd day of July, 2024.

ATTESTED:

SIGNED:

*Sue Ryan*

*Edward Kimmi*

\_\_\_\_\_  
Sue Ryan, City Recorder

\_\_\_\_\_  
EDWARD KIMMI, Mayor Pro Tem



**EXHIBIT A**

Annexation Description  
Revised May 31, 2024

A tract of land in the SE1/4 of Section 7, Township 1 South, Range 1 West, W.M., Washington County, Oregon, being that portion of Lot 21 of the plat of SANTA ROSA described as follows:

**Beginning** at the northeast corner of said Lot 21, said corner being on the west right of way line of SW 170th Avenue, 25.00 feet westerly of the centerline thereof;

thence leaving said right of way line and along the north line of said Lot 21 N89°08'00"W, 174.84 feet;

thence leaving said north line and running S00°16'08"E, 243.12 feet to the south line of said Lot 21;

thence along said south line S69°00'50"E, 47.93 feet;

thence continuing along said south line S11°57'36"W, 1.36 feet;

thence continuing along said south line S71°16'24"E, 114.04 feet to a point on the west right of way line of said SW 170th Avenue, said point being the southeast corner of said Lot 21;

thence along said west right of way line, being also the east line of said Lot 21, N04°06'16"E, 296.34 feet to the **Point of Beginning**.

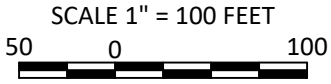
Contains 1.02 acres, or 44,520 square feet, more or less.

The basis of bearings and dimensions of the foregoing description is Record of Survey No. 34414, Survey Records of the Washington County Surveyor, by Toby G. Bolden, PLS.

REGISTERED  
PROFESSIONAL  
SURVEYOR

OREGON  
JULY 14, 1998  
MARK J. MAYER  
2887

EXPIRES: DECEMBER 31, 2024



SW HERITAGE COURT

TL 1S107DB-405  
DOC. NO. 2021-048083

TL 1S107DB-300  
DOC. NO. 2018-016821

N89° 08' 00"W  
174.84'

LOT 21  
SANTA ROSA

TL 1S107DB-400  
DOC. NO. 2017-087196

TL 1S107DB-402  
DOC. NO. 2021-075991

S00° 16' 08"E  
243.12'

N04° 06' 16"E  
296.34'

S11° 57' 36"W  
1.36'

S69° 00' 50"E  
47.93'

TL 1S107DB-1600  
DOC. NO. 2011-039697

S71° 16' 24"E  
114.04'

TL 1S107DB-1601  
DOC. NO. 2022-064725

POINT OF BEGINNING

WEST LINE ELLIOTT DLC No. 41

SW 170th AVENUE

SW NYSSEN ROAD

REGISTERED  
PROFESSIONAL  
SURVEYOR

OREGON  
JULY 14, 1998  
MARK J. MAYER  
2887

EXPIRES: DECEMBER 31, 2024



PUBLIC WORKS DEPARTMENT  
Engineering Division

12725 SW Millikan Way  
P.O. Box 4755 Beaverton, OR  
97076 Ph: 503-526-2269

# ANNEXATION PLAN

A PORTION OF  
Lot 21, SANTA ROSA  
3215 SW 170th Avenue, Beaverton, Oregon  
SE 1/4 Sec. 07, T1S, R1W, W.M.

PROJECT NO. LU32024-243  
Annexation Legal Exhibit B.dwg  
Revised May 31, 2024



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
www.beavertonoregon.gov

# STAFF REPORT

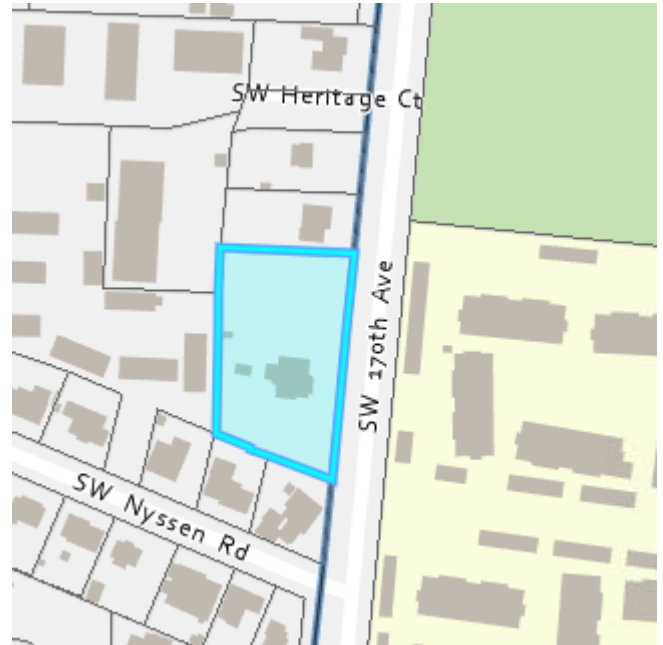
**Report date:** June 11, 2024

**Application/project name:** LU32024-00243 /  
3215 SW 170<sup>th</sup> Avenue Annexation

**Application Numbers:** ANX2024-00240

**Proposal:** An Ordinance Annexing One Parcel of land at 3215 SW 170<sup>th</sup> Avenue; Withdrawing the Properties from the Tualatin Valley Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District; and Adding the Properties to the Five Oaks/Triple Creek Neighborhood Association Committee.

**Proposal location:** 3215 SW 170<sup>th</sup> Avenue. Tax lot 00402 of Washington County Tax Assessor's Map 1S107DB.



**Petitioner:** Raymond and Lucena Gallarde

**Applicant:** City of Beaverton

**Recommendation:** APPROVAL of ANX2024-00240

**Contact information:**

City staff representative: Brett Cannon, Associate Planner  
503-350-4038  
bcannon@BeavertonOregon.gov

Property owner: Gallarde, Ramoncito D Rev Living Trust  
5731 NW Crady LN  
Portland OR, 97229

## Existing conditions

**Zoning:** Washington County R-15

**Site conditions:** Existing uses on site include a single-detached residence with accessory structures common to a single residence.

**Site Size:** 1.19 acres

**Location:** 3215 SW 170<sup>th</sup> Avenue

**Neighborhood Association Committee:** Five Oaks / Triple Creek

**Table 1: Surrounding uses**

Direction	Zoning	Uses
North	Residential	Single-detached Residence
South	Residential	Single-detached Residence
East:	Residential	Multi-unit Residence
West:	Residential	Multi-unit Residence

## Application information

**Table 2: Application summaries**

Application	Application type	Proposal summary	Approval criteria location
ANX2024-00240	Annexation	Annexation to the City of Beaverton one parcel of land.	Metro Code 3.09.045

**Table 3: Key Application Dates**

Application	Petition Date	Deemed Complete	120-Day	365-Day*
ANX2022-0001	March 26, 2024	N/A	N/A	N/A



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## **Annexation Background and Summary**

On March 26, 2024, the owner's representative submitted a petition for annexation. The annexation boundary includes the parcel owned by the petitioner, identified as tax lot 00402 of Washington County Tax Assessor's Map 1S107DB. The annexation area is in unincorporated Washington County. The parcel is developed with a single-detached residence with multiple accessory structures. The surrounding area is comprised of single-detached dwellings, multi-unit dwellings and the Tualatin Hills Nature Park.

The right of way adjacent to the parcel (SW 170<sup>th</sup> Avenue) is already within the City's boundaries and doesn't require annexation.

## Analysis and Findings for Annexation Approval

**Recommendation:** Based on the facts and findings presented below, staff recommends the City Council approve **ANX2024-00240**.

### Metro Code Section 3.09.045 Expedited Decisions:

#### Section 3.09.045 Approval Criteria:

Section 3.09.045 of the Metro Code specifies that to approve an Annexation application, the decision-making authority shall make findings of fact that all criteria specified in Section 30.09.045.A-E are satisfied. The following findings apply to the City's proposed annexation of one parcel of land at 3215 SW 170<sup>th</sup> Avenue.

#### Section 3.09.045.A

The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

##### FINDING:

The proposal is to annex 3215 SW 170<sup>th</sup> Avenue, specifically identified as Tax Lot 00402 on Washington County Tax Assessor's Map 1S107DB. The City of Beaverton received a Petition for a Consent Annexation that was signed by 100 percent of the property owners and 100 percent of the electors. There are no additional electors that reside at the property besides the petitioners. The city may thus use the expedited decision process for a minor boundary change.

**Conclusion:** Therefore, staff finds that the proposal satisfies Section 3.09.045.A.

#### Section 3.09.045.B

The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objections to the boundary change.

##### FINDING:

Metro Code Section 3.09.020.J defines necessary party as "any county; city; district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory; Metro; or any other unit of local government, as defined in ORS 195.003, that is party to any agreement for provision of an urban service to the affected territory." On

May 23, 2024, 26 days prior to the date set for the first reading of the annexation ordinance (June 18, 2024), staff mailed notice of the proposal to the necessary parties. The notice stated that the petition is subject to the expedited process unless a necessary party gives written notice of its objections to the boundary change.

**Conclusion:** Therefore, staff finds that the proposal satisfies Section 3.09.045.B

## Section 3.09.045.C

At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:

1. The extent to which urban services are available to serve the affected territory including an extraterritorial extension of service;

### FINDING:

This staff report was posted on the City's website no later than June 11, 2024, which is seven days prior to the first reading of the annexation ordinance at the June 18, 2024, City Council meeting and 28 days before the public hearing on July 2, 2024.

Critical and essential urban services are already provided to the subject parcel by Washington County and area special service districts. Annexation of the property will mean transfer of some services. The proposed annexation does not entail extraterritorial extensions of city services. More information on each urban service is provided below:

**Public Water:** The subject parcel is within the Tualatin Valley Water District (TVWD) and is served by TVWD. The property will be withdrawn from Tualatin Valley Water District service area to preserve the city's ability to serve the lot in the future. The subject property will continue to be served by the Tualatin Valley Water District through a wheeling agreement until the City has infrastructure in place to serve the property.

**Public Sanitary Sewer:** The subject property will be provided sanitary sewer service by the City of Beaverton upon annexation. At the time of future development staff will review the proposal to ensure sanitary sewer service infrastructure is in place to adequately serve the site. It's likely that any future development of the parcel will be served by the existing 8-inch sanitary sewer line located within SW 170<sup>th</sup> Avenue.

**Stormwater Drainage:** The City of Beaverton will provide stormwater drainage to the parcel upon annexation. At the time of future development staff will review the proposal to ensure stormwater service infrastructure is in place to adequately serve the site. It's likely that any future development of the parcel will be served by an existing 30-inch storm gravity main located within SW 170<sup>th</sup> Avenue.

**Transportation:** The subject parcel has direct access to SW 170<sup>th</sup> Avenue. While SW 170<sup>th</sup> Avenue is within the city's boundaries, it is maintained by Washington County and

classified as an Arterial pursuant to their Transportation System Plan. The county will continue to be responsible for maintenance of the SW 170<sup>th</sup> Avenue after the annexation is finalized. The property will continue to be served by the existing transportation network via SW 170<sup>th</sup> Avenue, SW Tualatin Valley Highway, and SW Merlo Road.

**Fire:** Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the property. TVF&R is designated as the long-term service provider to this area and will continue to serve the subject property after annexation.

**Schools and Parks:** The proposed annexation is within the Beaverton School District. Because the proposed action does not propose new residential use of the property, school enrollment will not be affected by the proposed annexation and no additional service demands will be imposed upon the school district. Potential impacts affecting enrollment would occur if the property were redeveloped in the future. After annexation, school district boundaries will remain unaffected. The site is within the Tualatin Hills Park & Recreation District (THPRD), the recreation district which serves the City of Beaverton. The site will continue to be served by THPRD upon annexation into the city.

**Police Protection:** The property to be annexed receives police protection from the Washington County Enhanced Sheriff's Patrol District (ESPD). The property will be withdrawn from the ESPD, and the City of Beaverton will provide police service upon annexation. In practice, whichever law enforcement agency is able to respond first to an emergency does so in accordance with a mutual aid agreement.

**Planning, Zoning, and Building:** Washington County currently provides long-range planning, development review, and building inspection services to the property. Once the annexation becomes effective, the City will conduct all planning and zoning functions associated with the property. The Beaverton land use and zoning district designations will be applied to the 3215 SW 170<sup>th</sup> Avenue parcel after annexation by the City of Beaverton pursuant to City of Beaverton Comprehensive Plan procedures and Development Code rules. Those land use and zoning changes will be completed through a separate but concurrent process.

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and;

## FINDING:

As part of this annexation proposal, the property will be withdrawn from the Washington County Enhanced Sheriff's Patrol, Tualatin Valley Water District and Urban Road Maintenance Districts. The proposed annexation will not require withdrawal of territory from any other service districts identified as necessary parties, including Clean Water Services and Tualatin Valley Fire & Rescue.

3. The proposed effective date of the boundary change.

## FINDING

ORS 222.180 specifies that the date an approved annexation becomes effective is determined by the date the Secretary of State files the jurisdiction's decision with its office. ORS 222.180 also specifies that when annexation proceedings are initiated by a city, the city may specify a later effective date than that determined by the Secretary of State.

The City of Beaverton's annexation process and City Charter require that the proposed ordinance receive an announcement of a public hearing (first reading) and a public hearing, with the first reading taking place a minimum of one week prior to the second reading. Staff has scheduled the announcement of the public hearing for June 18, 2024, and the public hearing for July 2, 2024. Additionally, Article 6.6 of the City's Charter specifies that city ordinances shall take effect 30 days after their adoption by the Council.

The property shown in Exhibit 1.1 (Vicinity Map), are hereby annexed to the City of Beaverton effective upon the date the ordinance is filed with the Secretary of State (as specified by ORS 222.180) or 30 days from the date of the annexation ordinance's adoption, whichever is later.

**Conclusion:** Therefore, staff finds that the proposal satisfies Section 3.09.045.C

## Section 3.09.045.D

To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with the expressly applicable provisions in:
  - a. Any applicable urban service agreement adopted pursuant to ORS 195.065

### FINDING:

Cooperative, urban service, and/or intergovernmental agreements affecting provision of service to the subject property have been established with all critical and essential special district service providers. This includes Clean Water Services, Tualatin Hills Park & Recreation District, Tualatin Valley Fire & Rescue District and Tualatin Valley Water District.

No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this proposed annexation. This action is consistent with existing agreements.

- b. Any applicable annexation plan adopted pursuant to ORS195.205

## FINDING:

The City has not submitted or received voter approval for an annexation plan related to this annexation, so this criterion is not applicable.

- c. Any applicable cooperative planning agreement adopted pursuant to ORS195.020(2) between the affected entity and a necessary party:

## FINDING:

As noted in the findings above, the City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Hills Park & Recreation District, Tualatin Valley Fire & Rescue District and Tualatin Valley Water District. These agreements call for coordination of planning activities between each service district and the City.

Although annexations are not subject to coordination under the agreement language because annexations do not trigger an immediate change in service provision from the special districts, as necessary parties, the subject districts have been notified of this proposed annexation.

- d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

## FINDING:

The Comprehensive Plan, the Transportation Element of the Comprehensive Plan, the City's Capital Improvements Plan, and the most recent versions of master plans adopted by providers of the following facilities and services that exist in the city: stormwater drainage, potable water, sewage conveyance and processing, parks and recreation, schools, and transportation. The complete list of the City's Public Facilities Plan can be found in Chapter 5.2 of the Comprehensive Plan. Where a service is provided by a jurisdiction other than the City, by adopting the master plan for that jurisdiction as part of its public facilities plan, the City has essentially agreed to abide by any provisions of that master plan. Staff could not identify any provisions in the Washington County Public Facilities Plan or special district plans applicable to the proposed annexation.

- e. Any applicable comprehensive plan;

## FINDING

Staff reviewed both City and County comprehensive plan documents and found three applicable plans, described below.

**City of Beaverton Comprehensive Plan:** There is one policy in the City's Comprehensive Plan that is relevant to annexations. Policy 5.3.1.d states that "the City shall seek to eventually incorporate its entire Urban Service Area." The subject property is within the Assumed Urban Services Area, which is Figure V-1, in Chapter 5 of Volume

1 of the Comprehensive Plan. The annexation proposal is therefore consistent with the City's Comprehensive Plan.

**Aloha-Reedville-Cooper Mountain Community Plan:** The subject site is within the boundaries of Washington County's Aloha-Reedville-Cooper Mountain Community Plan, which is one of a number of planning elements that together comprise the Washington County Comprehensive Plan. Staff reviewed this plan and did not find any policies relevant to the proposed annexation.

**Washington County Comprehensive Framework Plan for the Urban Area:** There are two policies in Washington County's Comprehensive Framework Plan for the Urban Area that are relevant to annexations. The relevant policies are:

**Policy 3, Intergovernmental Coordination:** It is the policy of Washington County to effectively coordinate its planning and development efforts with federal, state, and other local governments and special districts to ensure that the various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan; and

**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.

Subsequent to annexation, the City of Beaverton will apply its comprehensive plan and zoning district designations to the subject property. Selection of the appropriate designations will be dictated by the City of Beaverton pursuant to City of Beaverton Comprehensive Plan procedures and Development Code rules, which are consistent with the Urban Planning Area Agreement with Washington County. Service provision findings were provided above with findings responding to Metro Code 3.09.045.C.

- f. Any applicable concept plan; and

## FINDING:

**Aloha-Reedville-Cooper Mountain Community Plan:** The subject site is within the boundaries of Washington County's Aloha-Reedville-Cooper Mountain Community Plan, which is one of several planning elements that together comprise the Washington County Comprehensive Plan. The Community Plan shows the subject site does not contain any Significant Natural or Cultural Resources, and it is not located in any Areas of Special Concern. Accordingly, the proposed annexation will remain consistent with the Community Plan.

2. Consider whether the boundary change would:



- a. Promote the timely, orderly, and economic provision of public facilities and services;

**FINDING:**

Changes that affect public facility and service provision to individual properties are generally subject to agreements between the City of Beaverton, Washington County, and special districts. These agreements are adopted and periodically updated to address which urban service provider will assume responsibilities for service in the event of a boundary change. By entering into these agreements and through the adoption of planning documents, the City and its service district partners have attempted to ensure that the provision of services subsequent to the proposed boundary change will be timely, orderly, and economically viable.

- b. Affect the quality and quantity of urban services; and

**FINDING:**

Responsibilities pertaining to the provision of public facilities and services will either remain unchanged or transfer to the City. In general, because cities provide services on an urban scale, they can provide services at a level equal to or greater than what is provided in unincorporated areas. Additionally, staff incorporates the findings to Section 3.09.045.C which speaks to each of the critical and essential services that will be serviced at the time of annexation. Therefore, annexation to the City of Beaverton will retain or enhance the quality and quantity of urban services for the annexed area.

- c. Eliminate or avoid unnecessary duplication of facilities or services.

**FINDING:**

This staff report identifies which agency will be responsible for the provision of urban services in this area. The City and service providers have agreements that specify which agency provides services and these agreements therefore fulfill the role of eliminating duplication.

**Conclusion:** Therefore, staff finds that the proposal satisfies Section 3.09.045.D

## **Section 3.09.045.E**

A City may not annex territory that lies outside the UGB, except it may annex a lot parcel that lies partially within and partially outside the UGB.

**FINDING:**

The territory proposed to be annexed into the City of Beaverton lies wholly within the Urban Growth Boundary (UGB).

**Conclusion:** Therefore, staff finds that the proposal satisfies Section 3.09.045.E

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff concludes that this proposed annexation, which was initiated after a petition by the property owner, meets all pertinent criteria outlined in Metro Code Section 3.09.045 for an expedited annexation.

Therefore, staff recommends that City Council adopt an ordinance annexing one parcel of land; withdrawing the property from the Washington County Enhanced Sheriff's Patrol District, the Washington County Urban Road Maintenance District, and Tualatin Valley Water District; and adding the property to the Five Oaks / Triple Creek Neighborhood Association, effective as of the date the ordinance is filed with the Secretary of State as specified by ORS 222.180 or 30 days from the date the ordinance is signed, whichever is later.

# Exhibits

## 1.1 Vicinity Map

