

RESOLUTION NO. 478

A RESOLUTION INITIATING ANNEXATION OF TERRITORY  
TO THE CITY OF WILSONVILLE

This matter is before the City Council of the City of Wilsonville hereinafter referred to as Council; and

WHEREAS, the City staff has prepared a report on the above-captioned subject which is attached hereto as Exhibit "4"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject; and

WHEREAS, it appearing that:

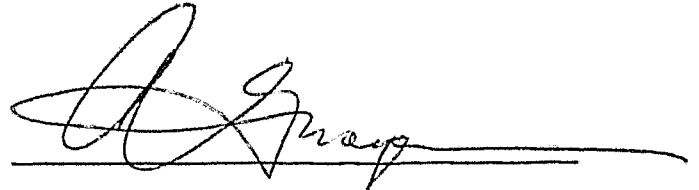
1. The Council is authorized by ORS 199.490(2) to initiate an annexation upon receiving a "Triple Majority" consent in writing from more than half of the owners of land in the territory proposed to be annexed who also own more than half the land and real property therein representing more than half of the assessed value of all real property in the territory proposed to be annexed.
2. 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).
3. The territory proposed to be annexed is presently not within a special water district or sewer district,

therefore, no withdrawal of the territory from another district by authority of ORS 222.520 is required. Further, the City's public facilities are adequate to serve the area within the established Capital Improvements Plan.

4. The annexation is consistent with the City's Comprehensive Plan and within the City's planned service area and urban growth boundary.

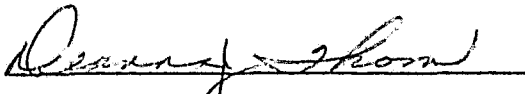
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "4", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof this 24th day of April, 1985, and filed with the Wilsonville City Recorder this same date.



A. G. Meyer, Mayor

ATTEST:

  
Deanna J. Thom, City Recorder

City of Wilsonville  
P. O. Box 220  
Wilsonville, Oregon 97070



**PLANNING DEPARTMENT**  
**SUMMARY STAFF REPORT**

**TO:** City Council

**DATE:** April 24, 1985

**SUBJECT:** Resolution and Findings in support of Annexation

**MEETING DATE:** Special Meeting - April 24, 1985

**ACTION REQUIRED:** Adopt Resolution

**PREVIOUS ACTION TAKEN:**

**CONCLUSIONARY FINDINGS:**

1. The subject properties as identified in Exhibits "A" and "B", attached hereto, are within the City's current acknowledged Urban Growth Boundary. They are further within the City's public facilities service area and were considered in establishing the C.I.P. Master Plans.
2. The area has been considered by the Planning Commission in previous hearings for the Nike/Freeman annexation. However, annexation was not processed at that time due to a lack of Triple Majority Petitions. The findings of the Commission are set forth in Exhibit 5 and fully incorporated as if set forth herein.
3. The City has recently received sufficient Petitions to constitute a Triple Majority, excluding government-owned properties. It is recognized in Exhibit 4 the BPA registers no objection to the annexation.
4. As set forth in the Nike/Freeman findings, the City is capable of serving the area, and currently has a sanitary sewer trunk line and water main within the area as shown on Exhibit 6.
5. Existing industrial development within this area includes Oregon Glass Company, Mt. Tahoma Leasing Company and the Bonneville Power substation. Other industrial development is pending annexation.  
The annexation will allow for full urban services to the existing business. This will accommodate normal expansion of these businesses, plus future development of adjacent properties.
6. The annexation will provide a logical enclosure of the City limits within the current Urban Growth Boundary and facilitate efficient utilization of existing urban services.

7. Police service to the area is and will continue to be provided by Clackamas County. Fire protection is currently provided by the Tualatin Rural Fire Protection District.
8. The subject properties area is currently designated Future Urban Industrial on the City's Comprehensive Plan. They will be rezoned to City PDI, Planned Development Industrial, following annexation.

**RECOMMENDATION:**

Adopt attached Resolution and direct staff to prepare a separate Resolution to establish a "surcharge" on zone change applications in this area to recover the City's costs of processing the annexation.

Further instruct the City Recorder to make application to the Boundary Commission and file appropriate documents for Annexation hearing.

## EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the application as submitted.

- A. Legal description of annexation area.
- B. Boundary Map and list of properties (PMALGBC Form No. 14) within annexation area.
  - 1. City of Wilsonville Comprehensive Plan.
  - 2. Chapter 4 of the Wilsonville Code.
  - 3. Summary Staff Report and Findings.
  - 4. Letter from Department of Energy, BPA, dated February 25, 1985.
  - 5. Findings and Resolution for Nike Annexation 84PC4 and Supplemental Findings for Freeman property and net area.
  - 6. Map of existing sanitary sewer and water lines in the annexation area.

EXHIBIT B

PMALGBC FORM #14

Summary  
Clackamas  
and  
Washington  
Counties

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
2100, 2300, 2400, 2700, 2800-Sec. 11 600-Sec. 2CD	U. S. Government	77.91	4,293,040		XXX
1900, 1901, 2000-Sec. 11 600-Sec. 2CD	U. S. National Bank Trust Dept.	44.23	197,350	XXX	
2200 (11)	State of Oregon, Highway Division	11.44	115,310		XXX
2500 (11)	Mt. Tahoma Leasing Co.	2.26	159,550	XXX	
2900 (11)	Edward Bolf	2.48	190,800		XXX
3000 (11)	Gray, Stuart Trustee, et al.	18.58	336,450	XXX	
3001 (11)	Oregon Glass Co.	2.29	1,035,900	XXX	
3002 (11)	L. C. McFarland Co. Ltd.	27.18	1,560,780	XXX	
700 (2DC)	Wilbur & Marjorie Duncan	.72	21,600	XXX	
800 (2C)	Richard & Margaret Nelsen	5.49	178,400	XXX	
801 (2C)	John, Karen & Margaret Bradford	2.42	87,700		XXX
<b>TOTALS:</b>	12	203.21	8,636,900	3,571,360	4,686,850

SUMMARY

TOTAL NUMBER OF OWNERSHIPS\* IN THE PROPOSAL 12  
 NUMBER OF OWNERSHIPS\* SIGNED FOR 9 (except Lot 2900, unsigned properties are gov't. owned)  
 PERCENTAGE OF OWNERSHIPS\* SIGNED FOR 75% (77.7% of non-Gov't. property)

TOTAL ACREAGE IN PROPOSAL 203.21 acres  
 ACREAGE SIGNED FOR 122.88 acres  
 PERCENTAGE OF ACREAGE SIGNED FOR 62% (96.2% of non-Gov't. property)

TOTAL ASSESSED VALUE IN PROPOSAL \$ 8,636,900  
 ASSESSED VALUE SIGNED FOR \$ 3,571,360 (unsigned gov't. property equals \$4,408,350 assessed value)  
 PERCENTAGE OF ASSESSED VALUE SIGNED FOR 41.4% (92.8% of non-Gov't. property values)

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



## 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
1900, 1901, 2000 T3S-RTW-Sec. 11	U.S. National Bank Trust Dept.	23.48 8.35 & 11.24	169,990 4,430 5,530	XXX	
2001-Sec. 11	Orland O. Ogden	25.31	12,330	XXX	
2100-Sec. 11	United States of America	33.76	4,293,040		XXX
2200-Sec. 11	State of Oregon, Highway Division	11.44	115,310		XXX
2300-Sec. 11	Bonneville Proj. US Dept. Interior	7.08	85,680		XXX
2400-Sec. 11	U.S.A.	9.25	111,880		XXX
2500-Sec. 11	Mt. Tahoma Leasing Co.	2.26	159,550	XXX	
2700-Sec. 11	U.S.A.	7.59	91,829		XXX
2800-Sec. 11	U.S.A.	7.37	89,100		XXX
2900-Sec. 11	Edward Bolf	2.48	190,800		XXX
3000-Sec. 11	John Gray, Kendall Stuart Trustee, et al.	18.58	336,450	XXX	
3001-Sec. 11	Oregon Glass Company	2.29	1,035,900	XXX	
3002-Sec. 11	L. C. McFarland Co., Ltd.	27.18	1,560,780	XXX	
TOTALS:	9	197.66	8,262,590	3,284,960	4,977,630

## SUMMARY

TOTAL NUMBER OF OWNERSHIPS\* IN THE PROPOSAL 9

NUMBER OF OWNERSHIPS\* SIGNED FOR 6

PERCENTAGE OF OWNERSHIPS\* SIGNED FOR 66.66% (83.33% of Non-Government property)

TOTAL ACREAGE IN PROPOSAL 197.66

ACREAGE SIGNED FOR 130.13

PERCENTAGE OF ACREAGE SIGNED FOR 65.84% (98.1% of Non-Government property)

TOTAL ASSESSED VALUE IN PROPOSAL \$ 8,262,590

ASSESSED VALUE SIGNED FOR \$ 3,284,960 (unsigned Gov't. prop. = \$4,786,830 assessed value)

PERCENTAGE OF ASSESSED VALUE SIGNED FOR 40% (94.5% of Non-Government values)

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





Department of Energy

Bonneville Power Administration  
P.O. Box 3621  
Portland, Oregon 97208

RECEIVED  
FEB 25 1983  
PT 10 11 AM

In reply refer to: EVLS  
Oregon City Substation  
Pearl Substation

FEB 25 1983

Mr. Ben J. Altman  
Planning Director, City of Wilsonville  
P.O. Box 220  
Wilsonville, Oregon 97070

Dear Mr. Altman:

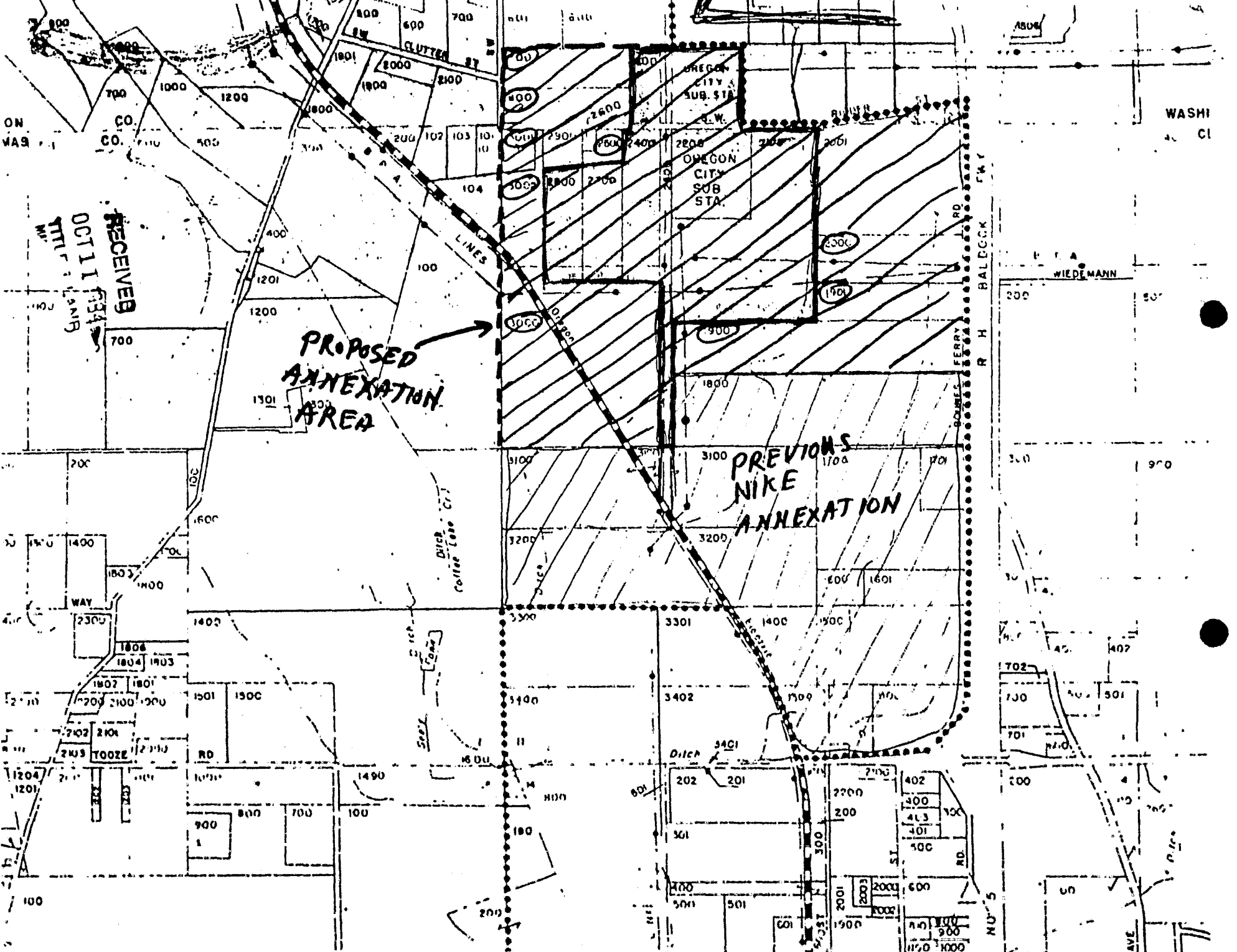
Receipt is acknowledged of your petition and request for Bonneville Power Administration's (BPA) signature for annexation of its fee-owned property at Pearl and Oregon City Substations to the City of Wilsonville.

BPA customarily remains neutral on annexation proposals and abides by the will of the majority of the tax-paying property owners. From the drawing submitted with your request, it appears the greater majority of the tax-paying property owners are agreeable to annexation. Therefore, BPA has no objection to annexation of its real property, as shown on the enclosed drawing, to the City of Wilsonville.

Sincerely,

Larry L. Wilkerson  
Chief, Land Branch

Enclosure



ON  
WAS  
CO.  
CO.  
RECEIVED  
OCT 11 1954  
ATTY. GEN. CAMP

PROPOSED  
ANNEXATION  
AREA

PREVIOUS  
NIKE  
ANNEXATION

OREGON  
CITY  
SUB STA.

OREGON  
CITY  
SUB STA.

WASHI  
CL

WIEDE MANN

R H BALDCK Fwy

NU 5

Ditch  
Coffee Lake Cr.

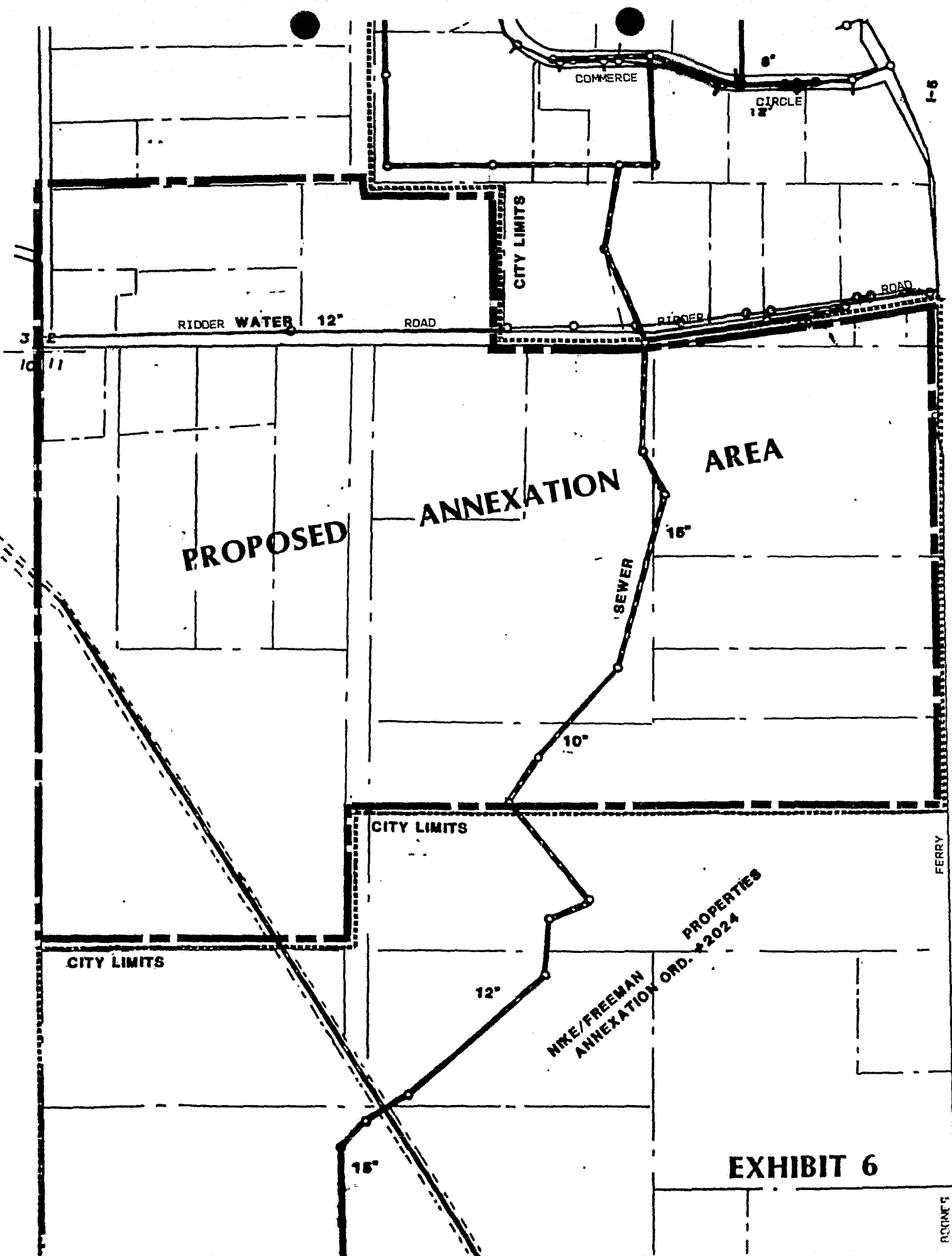
Ditch  
Creek

Ditch

ST

RD

Ave



**PROPOSED**

**ANNEXATION**

**AREA**

**NIKE/FREEMAN  
ANNEXATION ORD. #2024  
PROPERTIES**

**EXHIBIT 6**

RODNEY'S