



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING  
2051 KAEN ROAD | OREGON CITY, OR 97045

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February 11, 2021

Board of County Commissioners  
Clackamas County

Members of the Board:

**Approval of a Board Order for Boundary Change Proposal CL 20-003  
Annexation to Clackamas County Service District No. 1**

<b>Purpose/Outcomes</b>	<i>Conduct Public Hearing/Approve Order</i>
<b>Dollar Amount and Fiscal Impact</b>	<i>None</i>
<b>Funding Source</b>	<i>Not Applicable</i>
<b>Duration</b>	<i>Permanent</i>
<b>Previous Board Action</b>	<i>None</i>
<b>Strategic Plan Alignment</b>	<i>Build Public Trust Through Good Government, hold transparent and clear public processes regarding jurisdictional boundaries</i>
<b>Contact Person</b>	<i>Ken Martin, Boundary Change Consultant - 503 222-0955 Nate Boderman, Assistant County Counsel</i>
<b>Contract No.</b>	<i>Not Applicable</i>

**BACKGROUND**

The County Board is charged with making boundary change decisions (annexations, withdrawals, etc.) for many types of special districts (water, sanitary sewer, rural fire protection, etc.) within the County. One type of special district over which the Board has jurisdiction is a county service district and Clackamas County Service District No. 1 is such a district.

Proposal No. CL 20-003 is a proposed annexation to Clackamas County Service District No. 1 ("District").

State statute and the Metro Code require the Board to hold a public hearing on the proposed annexation. Notice of this hearing invited testimony from any interested party. Notice consisted of: 1) Posting three notices near the territory and one notice near the County hearing room 20 days prior to the hearing; 2) Notice posted online (<https://www.clackamas.us/meetings/bcc/business/2021-02-11>); 3) Published notice twice in

the Clackamas County Review; 4) Mailed notice sent to affected local governments and all property owners within 100 feet of the area to be annexed.

As required by statute the Board of the District has endorsed the proposed annexation. Also as required by statute (ORS 198.720(1)) the City of Happy Valley has approved this petition.

This proposal was initiated by a consent petition of property owners. The petition meets the requirement for initiation set forth in ORS 198.855, ORS 198.750 (section of statute which specifies contents of petition) and Metro Code 3.09.040(a) (lists Metro's minimum requirements for petition). If the Board approves the proposal the boundary change will become effective immediately.

The territory to be annexed is located generally in the eastern part of the District. The territory contains approximately 4.81 acres, one single family dwelling and is valued at \$1,135,906.

## **REASON FOR ANNEXATION**

The property owners desire sewer service to serve future redevelopment of the site. The City of Happy Valley is processing a zone change for the property which would allow for single family dwellings on 15,000 square foot lots.

## **CRITERIA**

Oregon Revised Statute 198 directs the Board to "consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district."

Clackamas County Service District No. 1 and the City of Happy Valley do have an agreement calling for the District to be the provider of sewers inside the City. The District has entered into an agreement with the Surface Water Management Agency of Clackamas County and the Tri-City Service District to create Water Environment Services, an ORS 190 partnership ("WES") as a collective service provider for all three districts. If annexed into the District, the property would be served by WES under such agreement.

Additional criteria can be found in the Metro Code. The code requires a report which addresses the criteria listed below and which includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;
2. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party<sup>1</sup>; and
3. The proposed effective date of the boundary change.

Service availability is covered in the proposed findings. Staff has examined the statutes and

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<sup>1</sup> A "necessary party" is another governmental entity which includes the same area or provides an urban service to the area.

determined that approval of this annexation will not cause the withdrawal of the affected territory from the boundary of any necessary party. The proposed effective date (immediately upon adoption) was noted above.

To approve a boundary change, the reviewing entity [the County Board] must apply the following criteria:

To approve a boundary change the County must:

- (1) Find that the change is consistent with expressly applicable provisions in:
  - (A) Any applicable urban service agreement adopted pursuant to ORS 195.205;
  - (B) Any applicable annexation plan adopted pursuant to ORS 195.205;
  - (C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;
  - (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and
  - (E) Any applicable comprehensive plan;
  - (F) Any applicable concept plan; and
- (2) Consider whether the boundary change would:
  - (A) Promote the timely, orderly and economic provision of public facilities and services;
  - (B) Affect the quality and quantity of urban services; and
  - (C) Eliminate or avoid unnecessary duplication of facilities and services.

There are no cooperative agreements, urban service agreements or annexation plans specifically adopted pursuant to ORS 195 in effect in this area. The proposal is consistent with the Comprehensive Plans as stated in the findings attached in the proposed order. No concept plans cover this area.

Staff has reviewed both the ORS 198 criteria and the Metro Code requirements, and found that the subject property is eligible for annexation to the District. A draft order with proposed findings is attached hereto for the Board's consideration. The territory, if annexed into the District, will be served by Water Environment Services pursuant to that certain ORS 190 Partnership entered into by the District with the Tri-City Service District and the Surface Water Management Agency of Clackamas County, as amended from time to time.

**RECOMMENDATION**

Based on the attached Order and Findings, Staff recommends approval of Proposal No. CL-20-003, annexation to Clackamas County Service District No. 1.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nate Boderman".

Nate Boderman  
Assistant County Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving  
Boundary Change Proposal No.  
CL 20-003



Order No. \_\_\_\_\_

This matter coming before the Board at this time, and it appearing that the owner of all the land in the territory to be annexed has petitioned to annex the territory to Clackamas County Service District No. 1;

**Whereas**, It further appearing that this Board is charged with deciding this proposal for a boundary change pursuant to ORS Chapters 198 and Metro Code 3.09; and

**Whereas**, It further appearing that staff retained by the County have reviewed the proposed boundary change and issued a report which complies with the requirements of Metro Code 3.09.050(b); and

**Whereas**, It further appearing that this matter came before the Board for public hearing on February 11, 2021 and that a decision of approval was made February 11, 2021;

**NOW, THEREFORE, IT IS HEREBY ORDERED** that Boundary Change Proposal No. CL 20-003 is approved for the reasons stated in attached Exhibit A and the territory described in Exhibit B and depicted on Exhibit C is annexed to Clackamas County Service District No. 1 as of February 11, 2021.

**ADOPTED** this 11<sup>th</sup> day of February, 2021.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Tootie Smith, Chair

\_\_\_\_\_  
Christina Terwilliger, Clerk to the Board

## FINDINGS

Based on the study and the public hearing the Board found:

1. The territory to be annexed contains approximately 4.81 acres, one single family dwelling and is valued at \$1,135,906.
2. The property owners desire sewer service to serve future redevelopment of the site. The City of Happy Valley is processing a zone change for the property which would allow for single family dwellings on 15,000 square foot lots.
3. Oregon Revised Statute 198 directs the Board to “consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.”

Clackamas County Service District No. 1 and the City of Happy Valley do have an agreement calling for the District to be the provider of sewers inside the City. The District has entered into an agreement with the Surface Water Management Agency of Clackamas County and the Tri-City Service District to create Water Environment Services, an ORS 190 partnership (“WES”) as a collective service provider for all three districts. If annexed into the District, the property would be served by WES under such agreement.

4. Additional criteria can be found in the Metro Code. The code requires a report which addresses the criteria listed below and which includes the following information:
  - a. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;
  - b. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party<sup>1</sup>; and
  - c. The proposed effective date of the boundary change.
5. Service availability is covered in the findings below. Staff has examined the statutes and determined that approval of this annexation will not cause the withdrawal of the affected territory from the boundary of any necessary party. The proposed effective date is immediately upon adoption.
6. To approve a boundary change, the reviewing entity [the County Board] must apply the following criteria:

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<sup>1</sup> A “necessary party” is another governmental entity which includes the same area or provides an urban service to the area.

To approve a boundary change the County must:

- (1) Find that the change is consistent with expressly applicable provisions in:
  - (A) Any applicable urban service agreement adopted pursuant to ORS 195.205;
  - (B) Any applicable annexation plan adopted pursuant to ORS 195.205;
  - (C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;
  - (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and
  - (E) Any applicable comprehensive plan;
  - (F) Any applicable concept plan; and
- (2) Consider whether the boundary change would:
  - (A) Promote the timely, orderly and economic provision of public facilities and services;
  - (B) Affect the quality and quantity of urban services; and
  - (C) Eliminate or avoid unnecessary duplication of facilities and services.

7. There are no cooperative agreements, urban service agreements or annexation plans specifically adopted pursuant to ORS 195 in effect in this area. The proposal is consistent with the Comprehensive Plans as stated in the findings below. No concept plans cover this area.

8. Staff has reviewed both the ORS 198 criteria and the Metro Code requirements, and found that the subject property is eligible for annexation to the District.

9. This territory is inside of Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).

The law that requires Metro to adopt criteria for boundary changes specifically states that Metro shall “. . . ensure that a boundary change is in compliance with the Metro regional framework plan as defined in ORS 197.015 and cooperative agreements and

*urban service agreements adopted pursuant to ORS chapter 195.*” ORS 197.015 says “Metro regional framework plan means the regional framework plan required by the 1992 Metro Charter or its separate components.” The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

There are two adopted regional functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan, which were examined and found not to contain any directly applicable standards and criteria for boundary changes.

10. The PUBLIC FACILITIES AND SERVICES Element of the Comprehensive Plan contains the following Goal:

POLICIES

Sanitary Sewage Disposal

\* \* \*

- 6.0 Require sanitary sewerage service agencies to coordinate extension of sanitary services with other key facilities, i.e., water, transportation, and storm drainage systems, which are necessary to serve additional lands.

11. The territory is inside the City of Happy Valley and is in the process of being zoned R-15 which would allow development of single family dwellings on 15,000 square foot lots.
12. ORS 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements. There are no urban service agreements under ORS 195 relative to sewer service in this area of Clackamas County.
13. WES, as the service provider for the District, has sewer and storm sewer lines in SE Toscana Place stubbed to the southern edge of the property. These lines can provide service to the site.
14. The Sunrise Water Authority has water service available to serve the site in SE Toscana Place.
15. The area receives police service from the City of Happy Valley which contracts with the Clackamas County Sheriff’s Department for service.



16. The territory is within the Clackamas County R.F.P.D. #1. This service will not be affected by annexation to the County Service District for sanitary sewers.

### **CONCLUSIONS AND REASONS FOR DECISION**

Based on the Findings, the Board determined:

1. The Metro Code requires the boundary change decision to be consistent with expressly applicable provisions in any urban service provider agreements, cooperative agreements and annexation plans adopted pursuant to ORS 195. As noted in Findings 7 & 12 there are no such agreements or plans in place in this area. The Board concludes that its decision is not inconsistent with any such agreements and plans.
2. The Metro Code calls for consistency between the Board decision and any "applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services." The Board notes the original public facility plan for this area does call for sewer service by the District.
3. ORS 198 requires consideration of the comprehensive plan and any service agreements affecting the area. The Board has reviewed the applicable comprehensive plans (Clackamas County Comprehensive Plan and the Happy Valley Comprehensive Plan) and concludes this proposal complies with them. All other necessary urban services can be made available.
4. The Board considered the timing & phasing of public facilities to this area, the quantity and quality of services available and the potential for duplication of services. The District, through Water Environment Services, has service available to the area to be annexed as noted in Finding No. 13. The Board concludes this annexation is timely, the District has an adequate quantity and quality of services available and that the services are not duplicative.
5. The Metro Code at 3.09.050 (B) (2) requires a determination of whether the boundary change will cause withdrawal of the territory from the boundary of any necessary party. An examination of this issue found that no such withdrawals would be caused by approval of this annexation.

EXHIBIT "B"

November 16, 2020

**Annexation**

A parcel of land, as shown on attached Exhibit "C", lying in the Northwest One-Quarter of the Southwest One-Quarter, and the Southwest One-Quarter of the Northwest One-Quarter of Section 36, Township 1 South, Range 2 East of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and being all of that tract of land described by Statutory Warranty Deed to Jeffrey Michael Owens and Malia Rae Faith Owens, Trustees or their successors in trust of the Owens Joint Revocable Trust dated October 30, 2003, and any amendments thereto, recorded February 20, 2015 as Document No. 2015-008818, Clackamas County Deed Records, said parcel also being all of that tract of land described by Quitclaim Deed-Statutory Form to Jeffrey Owens and Malia Owens, recorded November 03, 1997 as Document No. 97-086688, Clackamas County Deed Records, said parcel being more particularly described as follows;

Beginning at the One-Quarter Section Corner common to Sections 35 and 36, Township 1 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2001-101, Clackamas County Survey Records;

Thence S88°39'38"E, along the north line of said Document No. 97-086688, 327.02 feet to the northeast corner thereof;

Thence S02°11'14"W, along the east line of said Document No. 97-086688 and the east line of said Document No. 2015-008818, 669.76 feet to the southeast corner of said Document No. 2015-008818;

Thence N88°30'20"W, along the south line of said Document No. 2015-008818, 326.89 feet to the southwest corner thereof;

Thence N02°10'40"E, along the west line of said Document No. 2015-008818, 668.87 feet to the Point of Beginning.

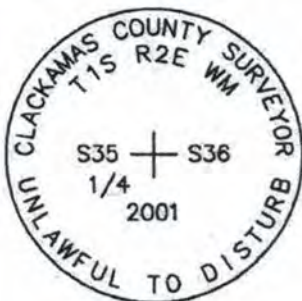
The parcel of land to which this description applies contains 218,818 square feet or 5.02 acres more or less.

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone. The west line of Document No. 2015-008818, Clackamas County Deed Records was held to be N02°10'40"E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John T. Campbell*  
OREGON  
JULY 15, 2003  
JOHN T. CAMPBELL  
60070 LS

EXPIRES: 12-31-21



# EXHIBIT "C" ANNEXATION EXHIBIT MAP

LOCATED IN THE NORTHWEST ONE-QUARTER  
OF THE SOUTHWEST ONE-QUARTER, AND THE  
SOUTHWEST ONE-QUARTER OF THE NORTHWEST  
ONE-QUARTER OF SECTION 36,  
TOWNSHIP 1 SOUTH, RANGE 2 EAST, W.M.  
CLACKAMAS COUNTY, OREGON

TRACT C  
"NORTHVIEW AT  
HAPPY VALLEY  
HEIGHTS"

POINT OF BEGINNING  
ONE-QUARTER  
SECTION CORNER  
COMMON TO  
SECTIONS 35 AND  
36, T1S, R2E, WM  
PER U.S.B.T. ENTRY  
2001-101

DOCUMENT  
NUMBER  
2001-074921

LOT 19  
"CLAREMONT  
AT HAPPY  
VALLEY"

DOCUMENT  
NO.  
2009-062196

S88°39'38"E 327.02'

KRAUSE LN

N02°10'40"E 668.87'

S02°11'14"W 669.76'

DOCUMENT  
NUMBER  
2018-066901

1S2E36CB-05600, 05690  
DOCUMENT NUMBERS  
2015-008818  
AND 97-086688  
218,818 SQ. FT. OR  
5.02 ACRES +/-

N88°30'20"W 326.89'

LOT 14  
"TUSCAN  
HILLS"

LOT 15  
"TUSCAN  
HILLS"

LOT 16  
"TUSCAN  
HILLS"

LOT 17  
"TUSCAN  
HILLS"

SE TOSCANA PL

SE VIOLA VINEYARD DR



SCALE  
1" = 150'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John T. Campbell*  
OREGON  
JULY 15, 2003

JOHN T. CAMPBELL  
60073

RENEWS: 12-31-2021

SEE ATTACHED  
LEGAL DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

MPP-09 TMW 11/16/2020 PAGE 1 OF 1



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING  
2051 KAEN ROAD | OREGON CITY, OR 97045

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Andrew R. Naylor  
Andrew Narus  
Sarah Foreman  
Assistants

February 11, 2021

Board of County Commissioners  
Clackamas County

Members of the Board:

**Approval of a Board Order for Boundary Change Proposal CL 20-004  
Annexation to Clackamas County Service District No. 1**

<b>Purpose/Outcomes</b>	<i>Conduct Public Hearing/Approve Order</i>
<b>Dollar Amount and Fiscal Impact</b>	<i>None</i>
<b>Funding Source</b>	<i>Not Applicable</i>
<b>Duration</b>	<i>Permanent</i>
<b>Previous Board Action</b>	<i>None</i>
<b>Strategic Plan Alignment</b>	<i>Build Public Trust Through Good Government, hold transparent and clear public processes regarding jurisdictional boundaries</i>
<b>Contact Person</b>	<i>Ken Martin, Boundary Change Consultant - 503 222-0955 Nate Boderman, Assistant County Counsel</i>
<b>Contract No.</b>	<i>Not Applicable</i>

**BACKGROUND**

The County Board is charged with making boundary change decisions (annexations, withdrawals, etc.) for many types of special districts (water, sanitary sewer, rural fire protection, etc.) within the County. One type of special district over which the Board has jurisdiction is a county service district and Clackamas County Service District No. 1 is such a district.

Proposal No. CL 20-004 is a proposed annexation to Clackamas County Service District No. 1 ("District").

State statute and the Metro Code require the Board to hold a public hearing on the proposed annexation. Notice of this hearing invited testimony from any interested party. Notice consisted of: 1) Posting three notices near the territory and one notice near the County hearing room 20 days prior to the hearing; 2) Notice posted online (<https://www.clackamas.us/meetings/bcc/business/2021-02-11>); 3) Published notice twice in the Clackamas County Review; 4) Mailed notice sent to affected local governments and all property owners within 100 feet of the area to be annexed.

As required by statute the Board of the District has endorsed the proposed annexation. Also as required by statute (ORS 198.720(1)) the City of Happy Valley has approved this petition.

This proposal was initiated by a consent petition of property owners. The petition meets the requirement for initiation set forth in ORS 198.855, ORS 198.750 (section of statute which specifies contents of petition) and Metro Code 3.09.040(a) (lists Metro's minimum requirements for petition). If the Board approves the proposal the boundary change will become effective immediately.

The territory to be annexed is located generally in the eastern part of the District. The territory contains .46 acres, one single family dwelling and is valued at \$658,360.

## **REASON FOR ANNEXATION**

The property owners desire sewer service to serve the existing single-family dwelling.

## **CRITERIA**

Oregon Revised Statute 198 directs the Board to "consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district."

Clackamas County Service District No. 1 and the City of Happy Valley do have an agreement calling for the District to be the provider of sewers inside the City. The District has entered into an agreement with the Surface Water Management Agency of Clackamas County and the Tri-City Service District to create Water Environment Services, an ORS 190 partnership ("WES") as a collective service provider for all three districts. If annexed into the District, the property would be served by WES under such agreement.

Additional criteria can be found in the Metro Code. The code requires a report which addresses the criteria listed below and which includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;
2. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party<sup>1</sup>; and
3. The proposed effective date of the boundary change.

Service availability is covered in the proposed findings. Staff has examined the statutes and determined that approval of this annexation will not cause the withdrawal of the affected territory from the boundary of any necessary party. The proposed effective date (immediately upon adoption) was noted above.

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<sup>1</sup> A "necessary party" is another governmental entity which includes the same area or provides an urban service to the area.

To approve a boundary change, the reviewing entity [the County Board] must apply the following criteria:

To approve a boundary change the County must:

- (1) Find that the change is consistent with expressly applicable provisions in:
  - (A) Any applicable urban service agreement adopted pursuant to ORS 195.205;
  - (B) Any applicable annexation plan adopted pursuant to ORS 195.205;
  - (C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;
  - (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and
  - (E) Any applicable comprehensive plan;
  - (F) Any applicable concept plan; and
- (2) Consider whether the boundary change would:
  - (A) Promote the timely, orderly and economic provision of public facilities and services;
  - (B) Affect the quality and quantity of urban services; and
  - (C) Eliminate or avoid unnecessary duplication of facilities and services.

There are no cooperative agreements, urban service agreements or annexation plans specifically adopted pursuant to ORS 195 in effect in this area. The proposal is consistent with the Comprehensive Plans as stated in the findings attached in the proposed order. No concept plans cover this area.

Staff has reviewed both the ORS 198 criteria and the Metro Code requirements, and found that the subject property is eligible for annexation to the District. A draft order with proposed findings is attached hereto for the Board's consideration. The territory, if annexed into the District, will be served by Water Environment Services pursuant to that certain ORS 190 Partnership entered into by the District with the Tri-City Service District and the Surface Water Management Agency of Clackamas County, as amended from time to time.

**RECOMMENDATION**

Based on the attached Order and Findings, Staff recommends approval of Proposal No. CL-20-004, annexation to Clackamas County Service District No. 1.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nate Boderman".

Nate Boderman  
Assistant County Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving  
Boundary Change Proposal No.  
CL 20-004



Order No. \_\_\_\_\_

This matter coming before the Board at this time, and it appearing that the owner of all the land in the territory to be annexed has petitioned to annex the territory to Clackamas County Service District No. 1;

**Whereas**, It further appearing that this Board is charged with deciding this proposal for a boundary change pursuant to ORS Chapters 198 and Metro Code 3.09; and

**Whereas**, It further appearing that staff retained by the County have reviewed the proposed boundary change and issued a report which complies with the requirements of Metro Code 3.09.050(b); and

**Whereas**, It further appearing that this matter came before the Board for public hearing on February 11, 2021 and that a decision of approval was made February 11, 2021;

**NOW, THEREFORE, IT IS HEREBY ORDERED** that Boundary Change Proposal No. CL 20-004 is approved for the reasons stated in attached Exhibit A and the territory described in Exhibit B and depicted on Exhibit C is annexed to Clackamas County Service District No. 1 as of February 11, 2021.

**ADOPTED** this 11<sup>th</sup> day of February, 2021.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Tootie Smith, Chair

\_\_\_\_\_  
Christina Terwilliger, Clerk to the Board



## FINDINGS

Based on the study and the public hearing the Board found:

1. The territory to be annexed contains .46 acres, one single family dwelling and is valued at \$658,360.
2. The property owners desire sewer service to serve the existing single-family dwelling.
3. Oregon Revised Statute 198 directs the Board to “consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.”

Clackamas County Service District No. 1 and the City of Happy Valley do have an agreement calling for the District to be the provider of sewers inside the City. The District has entered into an agreement with the Surface Water Management Agency of Clackamas County and the Tri-City Service District to create Water Environment Services, an ORS 190 partnership (“WES”) as a collective service provider for all three districts. If annexed into the District, the property would be served by WES under such agreement.

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  1. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;
  2. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party<sup>1</sup>; and
  3. The proposed effective date of the boundary change.

Service availability is covered in the findings below. Staff has examined the statutes and determined that approval of this annexation will not cause the withdrawal of the affected territory from the boundary of any necessary party. The proposed effective date is immediately upon adoption.

5. To approve a boundary change, the reviewing entity [the County Board] must apply the following criteria:

To approve a boundary change the County must:

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<sup>1</sup> A “necessary party” is another governmental entity which includes the same area or provides an urban service to the area.

- (1) Find that the change is consistent with expressly applicable provisions in:
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  - (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and
  - (E) Any applicable comprehensive plan;
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- (2) Consider whether the boundary change would:
  - (A) Promote the timely, orderly and economic provision of public facilities and services;
  - (B) Affect the quality and quantity of urban services; and
  - (C) Eliminate or avoid unnecessary duplication of facilities and services.

There are no cooperative agreements, urban service agreements or annexation plans specifically adopted pursuant to ORS 195 in effect in this area. The proposal is consistent with the Comprehensive Plans as stated in the findings below. No concept plans cover this area.

6. Staff has reviewed both the ORS 198 criteria and the Metro Code requirements, and found that the subject property is eligible for annexation to the District.
7. This territory is inside of Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).

The law that requires Metro to adopt criteria for boundary changes specifically states that Metro shall “. . . ensure that a boundary change is in compliance with the Metro regional framework plan as defined in ORS 197.015 and cooperative agreements and urban service agreements adopted pursuant to ORS chapter 195.” ORS 197.015 says “Metro regional framework plan means the regional framework plan required by the

1992 Metro Charter or its separate components.” The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

There are two adopted regional functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan, which were examined and found not to contain any directly applicable standards and criteria for boundary changes.

8. The PUBLIC FACILITIES AND SERVICES Element of the Comprehensive Plan contains the following Goal:

POLICIES

Sanitary Sewage Disposal

\* \* \*

6.0 Require sanitary sewerage service agencies to coordinate extension of sanitary services with other key facilities, i.e., water, transportation, and storm drainage systems, which are necessary to serve additional lands.

9. The territory is inside the City of Happy Valley and is zoned R-5, Single Family.
10. ORS 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements. There are no urban service agreements under ORS 195 relative to sewer service in this area of Clackamas County.
11. WES, as the service provider for the District, has an 8-inch sewer line in SE Hagen Road which can serve the property.
12. The Sunrise Water Authority provides water service to the site.
13. The area receives police service from the City of Happy Valley which contracts with the Clackamas County Sheriff’s Department for service.
14. The territory is within the Clackamas County R.F.P.D. #1. This service will not be affected by annexation to the County Service District for sanitary sewers.

## CONCLUSIONS AND REASONS FOR DECISION

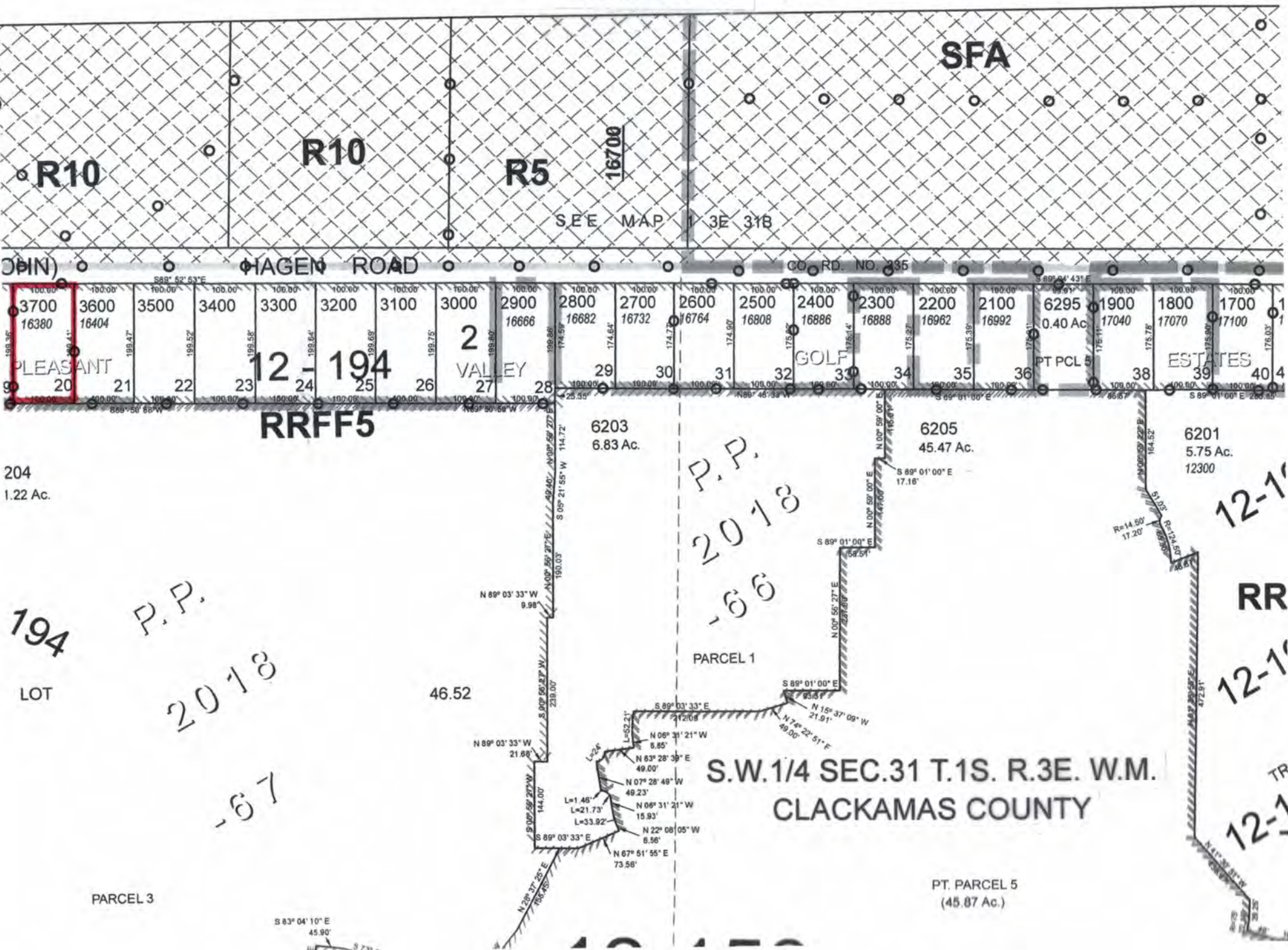
Based on the Findings, the Board determined:

1. The Metro Code requires the boundary change decision to be consistent with expressly applicable provisions in any urban service provider agreements, cooperative agreements and annexation plans adopted pursuant to ORS 195. As noted in Findings 5 & 10 there are no such agreements or plans in place in this area. The Board concludes that its decision is not inconsistent with any such agreements and plans.
2. The Metro Code calls for consistency between the Board decision and any "applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services." The Board notes the original public facility plan for this area does call for sewer service by the District.
3. ORS 198 requires consideration of the comprehensive plan and any service agreements affecting the area. The Board has reviewed the applicable comprehensive plans (Clackamas County Comprehensive Plan and the Happy Valley Comprehensive Plan) and concludes this proposal complies with them. All other necessary urban services are available.
4. The Board considered the timing & phasing of public facilities to this area, the quantity and quality of services available and the potential for duplication of services. The District, through Water Environment Services, has service available to the area to be annexed as noted in Finding No. 9. The Board concludes this annexation is timely, the District has an adequate quantity and quality of services available and that the services are not duplicative.
5. The Metro Code at 3.09.050 (B) (2) requires a determination of whether the boundary change will cause withdrawal of the territory from the boundary of any necessary party. An examination of this issue found that no such withdrawals would be caused by approval of this annexation.

## Legal Description

Lot 20, Block 2, PLEASANT VALLEY GOLF ESTATES, in the County of Clackamas and  
State of Oregon

# EXHIBIT C



SFA

R10

R5

16700

SEE MAP 3E 31B

HAGEN ROAD

CD. RD. NO. 35

3700  
16380  
PLEASANT  
20

3600  
16404

3500

3400

3300

3200

3100

3000

2900  
16666

2800  
16682

2700  
16732

2600  
16764

2500  
16808

2400  
16886

2300  
16888

2200  
16962

2100  
16992

6295  
0.40 Ac

1900  
17040

1800  
17070

1700  
17100

12-194

2

VALLEY

GOLF

PT PCL

ESTATES

RRFF5

6203  
6.83 Ac.

6205  
45.47 Ac.

6201  
5.75 Ac.  
12300

204  
1.22 Ac.

194

LOT

P.P.

2018

-67

P.P.  
2018  
-66

PARCEL 1

S.W. 1/4 SEC. 31 T. 1S. R. 3E. W.M.  
CLACKAMAS COUNTY

12-1

RR

12-1

12-1

PARCEL 3

PT. PARCEL 5  
(45.87 Ac.)

N 83° 04' 10" E  
45.90'