

## **EXHIBIT A**

### **FINDINGS AND REASONS FOR DECISION**

Based on the staff report and the public hearing, the Board found that:

1. The territory to be annexed contains 1.35 acres, one single-family dwelling, a population of two, and is evaluated at \$ 399,493.
2. A small portion of the property to be annexed lies within Clackamas County. According to State statute, the Board of the County containing the largest proportion of the assessed value of the annexing district shall be the decision maker. The bulk of the assessed value of the Dunthorpe-Riverdale County Service District lies within Multnomah County.
3. The property owners desire sanitary sewer service to serve the existing dwelling.
4. Oregon Revised Statute Chapter 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.”

A second set of criteria can be found in the Metro Code. To approve a boundary change, the reviewing entity [the County Board] must apply the criteria and consider the factors set forth in the Code. 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.
5. This territory is inside of Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).
6. The Multnomah County portion of the territory is zoned R-20, which allows single-family dwellings on 20,000 square foot lots. The portion of the territory within Clackamas County is zoned R-30, which allows single-family dwellings on 30,000 square foot lots. The property contains one single-family dwelling and no additional development is proposed.
7. LCDC required each jurisdiction requesting acknowledgement of their plan to include in the plan a written statement "...setting forth the means by which a plan for management of the unincorporated area within the urban growth boundary will be implemented and by which the urban growth boundary may be modified." This takes the form of urban growth management agreements between each city and county.

The bulk of the territory to be annexed to the Dunthorpe-Riverdale CSD is covered by Urban Planning Area Agreement between Multnomah County and the City of Portland. The agreement acknowledges that areas covered by the agreement can and should ultimately be provided with a full range of services by the City of Portland and that this should be accomplished through annexation to the City. However, the City is not pursuing annexations in this area at this time. The City would have the option of automatically withdrawing this area from the Dunthorpe-Riverdale District at the time of annexation to the City.

The portion of the territory to be annexed which lies within Clackamas County is covered by an Urban Growth Management Agreement between Clackamas County and the City of Lake Oswego. The agreement acknowledges that areas covered by the agreement can and should ultimately be provided with a full range of services by the City of Lake Oswego and that this should be accomplished through annexation to the City. However, this territory is not currently contiguous to the City.

8. The City of Portland has established an Urban Services Boundary which has also been adopted as the Urban Planning Area Agreement boundary. The portion of the area to be annexed which lies in Multnomah County falls within this boundary. The City's Urban Services Policy acknowledges the City's ultimate primacy as service provider but also calls on the City to coordinate with other urban service providers within the urban services area prior to the ultimate timely annexation of the area.

9. The City of Lake Oswego has established an Urban Service Boundary which covers the portion of the area within Clackamas County. The boundary identifies the area as potential for an R-10 residential use. The City does not oppose annexation to the District since the property is not currently contiguous to the City and the property owners have signed a contract to eventually annex to the City. The City's position is based on [Lake Oswego] Comprehensive Plan Policy 22. The policy states:

*22. The City will support expansion of an existing service district's boundaries only if:*

- a) It can be shown that it is the only feasible way to provide a particular service. City services, rather than district services shall be provided when they are, or can be, made available and are adequate;*
- b) The provision of service is consistent with the City's Public Facility Plan and Comprehensive Plan goals and policies;*
- c) Annexation agreements are recorded for the property receiving service, to the extent permitted by law, that provides for non-remonstrance to annexation; and*
- d) The service district can maintain an adequate level of service over both the short and long term.*

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 ORS 195 agreements between the Dunthorpe-Riverdale County Service District and other entities.
11. The Dunthorpe-Riverdale County Service District is a separate governmental entity which has as its board of directors the County Commissioners. The District provides collector sanitary sewer service in the Dunthorpe-Riverdale portion of the County. Through an agreement with the City of Portland, sewage from the District is treated at the City's Tryon Creek regional sewage treatment plant. While previously staffed and run by County employees, the District is now maintained by the City of Portland through a contract. The existing dwelling can be served from a District line which is in an easement on the north property line of the territory to be annexed.
12. The territory receives water service from the Palatine Hill Water District.
13. The territory is within the Multnomah County Rural Fire Protection District #11 (also known as Dunthorpe-Riverdale RFPD #60). This District provides fire protection services via a contract with the City of Lake Oswego.
14. The bulk of the site is served generally by Multnomah County. The portion of the site within Clackamas County, which includes the existing dwelling, would be served by the Clackamas County Sheriff.
15. Other services are provided generally by Multnomah County and Clackamas County.

## **CONCLUSIONS AND REASONS FOR DECISION**

Based on findings, the Board concluded that:

1. The Metro Code calls for consistency with expressly applicable provisions of urban service agreements adopted pursuant to ORS 195. The annexing entity (Dunthorpe-Riverdale County Service District) is not a party to an urban service agreement. Therefore, no inconsistencies exist.
2. The Metro Code requires consistency with expressly applicable provisions of any applicable annexation plan adopted pursuant to ORS 195.205. No city or district annexation plan covers this area. Therefore, the boundary change is not inconsistent with any such plan.
3. Metro Code 3.09.045 (d) (1) (C) requires the County to find that the boundary change is consistent with any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party. The District is not a party to a cooperative agreement required by ORS 195. Therefore, the Board concludes the proposal is consistent with this requirement.
4. The Metro Code at 3.09.045 (d) (1) (C) calls for consistency between the Board decision and any "expressly applicable provisions" contained in any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services. The cities of Portland and Lake Oswego's plans call for services to be ultimately provided by the respective cities. Lake Oswego's Comprehensive allows for interim service to be provided by the District.
5. The Metro Code calls for consistency with expressly applicable provisions in any applicable comprehensive land use plans. ORS 198 requires consideration of the applicable comprehensive plan and any service agreements affecting the area. The Board has reviewed the Lake Oswego Comprehensive Plan and specifically Policy 22 and concludes this proposal complies with it. As noted in Finding 9, the Plan allows annexation to the District because the District has service available and the property owner has agreed to eventual annexation to the City.
6. Metro Code 3.09.045 (d) (2) (A) requires consideration of whether the boundary change would "Promote the timely, orderly and economic provision of public facilities and services." The District already provides service to the surrounding areas. The Board therefore concludes that annexation promotes the timely, orderly and economic provision of this service.
7. The Metro Code at 3.09.045 (d) (2) (B) calls for consideration of whether the boundary change will affect the quality and quantity of urban services. Given the size of the District, this one-lot annexation will have little or no impact on the District's ability to provide services.

8. The Board is to consider whether the boundary change would “Eliminate or avoid unnecessary duplication of facilities or services.” Annexation legitimizes service provision by the District which is the only entity with sewer lines in the area. Therefore, the Board concludes this criterion is met.