

CITY OF TIGARD, OREGON

RESOLUTION NO. 04-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIGARD SUBMITTING THE PROPOSED ANNEXATION OF BULL MOUNTAIN AREAS TO THE VOTERS OF THE CITY OF TIGARD AND TO VOTERS IN THE AREA PROPOSED TO BE ANNEXED

WHEREAS, a public hearing was held July 27, 2004, to receive public input on the proposed annexation of the Bull Mountain area to the City of Tigard, with additional written materials received until August 3, 2004; and

WHEREAS, the City Council, after the public hearing, consideration of the additional written materials, and deliberation on August 10, 2004, has decided to submit the proposed annexation to the voters for their approval; and

WHEREAS, the area proposed for annexation is within the Urban Growth Boundary and within Tigard Urban Service Area Boundary; and

WHEREAS, the Urban Planning Area Agreement between the City of Tigard and Washington County identifies the City of Tigard as the logical provider of urban services to unincorporated Bull Mountain; and

WHEREAS, the Tigard Urban Service Provider Agreement between Washington County, the City of Tigard, and districts that provide urban services in the area to be annexed contemplates annexation of the unincorporated Bull Mountain area by the City of Tigard;

WHEREAS, the Tigard City Council has decided that it will count the votes from within the existing city limits separately from the votes from within the area to be annexed (double majority);

WHEREAS, the Tigard City Council has determined that property taxes for the area to be annexed can be phased-in over a three year period without affecting the ability of the City to provide services within the City or in the area to be annexed;

WHEREAS, after a public hearing on August 10, 2004 and due consideration, the Tigard City Council decided to approve the ballot measure for annexation of the Bull Mountain area as described below;

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: An election is hereby called in and for the City of Tigard and the area proposed for annexation for the purpose of submitting to the legal voters the following question:

Shall unincorporated Bull Mountain be annexed to Tigard?

SECTION 2: Tuesday, November 2, 2004, is hereby designated as the date for holding the election for the purpose of voting on the measure as stated in the above paragraph.

SECTION 3: The election will be conducted by the Washington County Elections Department.

SECTION 4: The precincts for said election shall be and constitute all of the territory included within the corporate limits of the City of Tigard and within the area proposed for annexation as shown in the attached map (Exhibit A). The election shall be conducted under the double majority provisions of ORS 222.

SECTION 5: The ballot title to appear on the ballots shall be:

**CAPTION**

Annexation by Tigard of Bull Mountain with phased in taxation.

**QUESTION**

Shall unincorporated Bull Mountain be annexed to Tigard with city taxes phased in for two years within the annexed areas?

**SUMMARY**

Approval would annex the following territory to Tigard effective July 1, 2005:

North of center of Beef Bend Road to 150<sup>th</sup> Ave.; East of center of 150<sup>th</sup> Ave.; North of south line of French Prairie and Meyer's Farm subdivisions to southerly extension of west line of The Woods subdivisions; East of west line of Kerron's Crest, Tuscany, The Woods subdivisions, and the southerly extension of west line of The Woods subdivisions to westerly extension of south line of Meyers Farm; South of SW Barrows Road to BPA power lines; West of BPA power lines to north line of High Tor subdivisions; South of north line of High Tor subdivisions; West of east boundary of High Tor subdivisions; South of city limits.

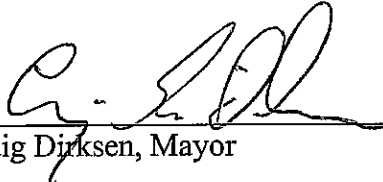
All city taxes, including property taxes and bond or serial levies in the annexed area would be: FY05-06: 50% of City's rate, FY06-07: 75%, 100% thereafter.

SECTION 6: The Council adopts the Explanatory Statement for the measure that is attached to this Resolution (Exhibit B).

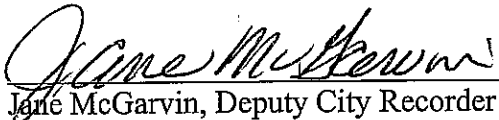
SECTION 7: The City Recorder and other staff shall take all necessary steps to effectuate this resolution.

SECTION 8: This resolution is effective immediately upon passage.

PASSED: This 24<sup>th</sup> day of August, 2004.

  
\_\_\_\_\_  
Craig Dirksen, Mayor

ATTEST:

  
\_\_\_\_\_  
Jane McGarvin, Deputy City Recorder

CITY of TIGARD  
GEOGRAPHIC INFORMATION SYSTEM

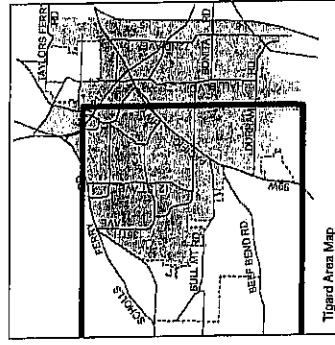
# BULL MOUNTAIN Annexation Plan Area



Tigard City Limits



Annexation Plan Area



0 1000 2000 3000 Feet

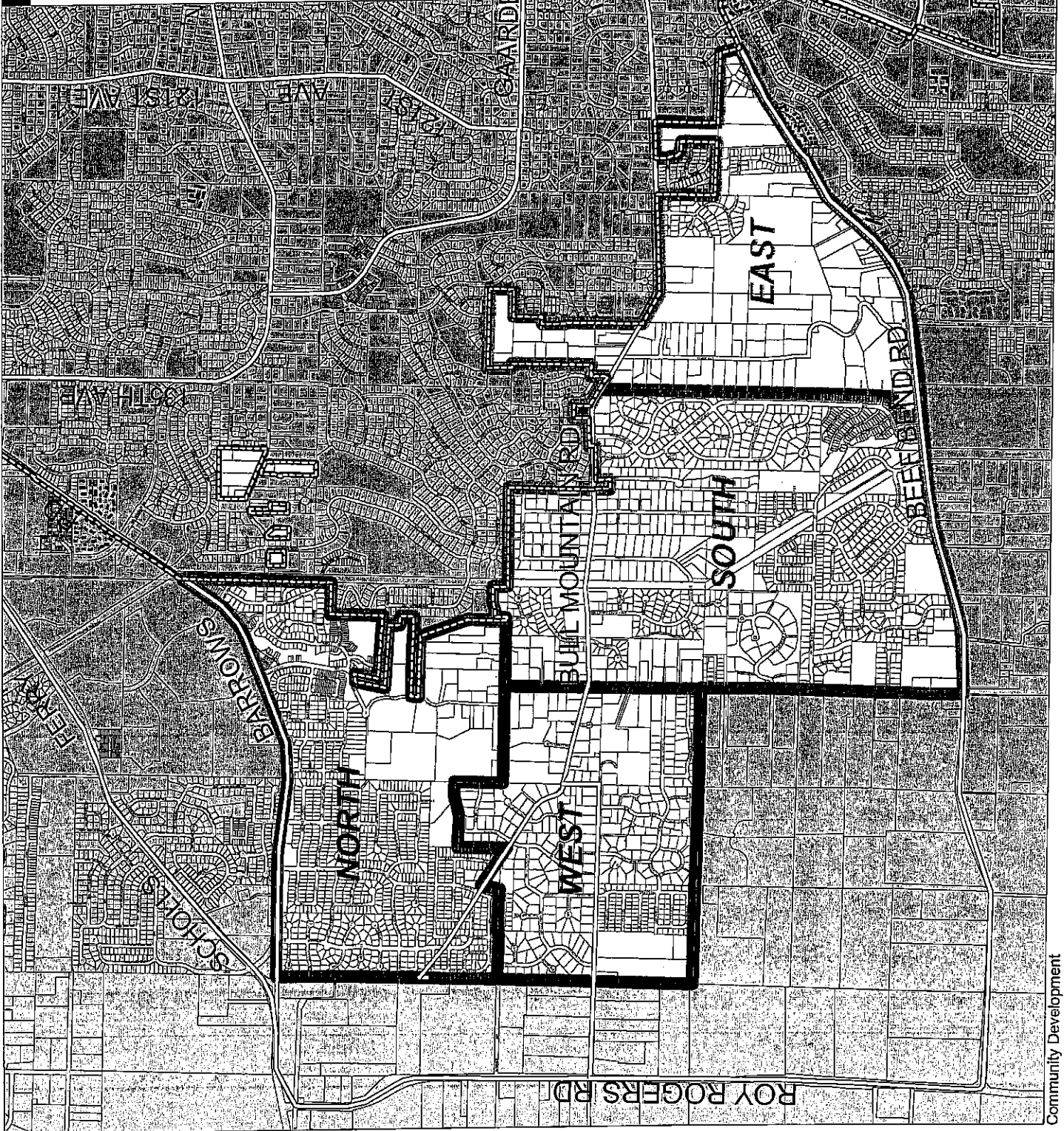
1" = 2000 feet



City of Tigard

Information on this map is for general location only and should be verified with the Development Services Division.  
1325 SW Hall Blvd  
Tigard, OR 97223  
(503) 636-4171  
<http://www.ci.tigard.or.us>

Produced: August 11th 2004



This measure, if approved in both the City and in the area proposed for annexation, would annex the unincorporated Bull Mountain area into Tigard effective July 1, 2005, and withdraw the area from the Tigard Water District, Washington County Street Lighting District, Washington County Enhanced Sheriff's Patrol District, and the Urban Road Maintenance District. The area is within the UGB.

The area includes areas west of the existing City limits, north of Beef Bend, south of Barrows. The area does not include UGB expansion areas 63 and 64.

Property owners in the unincorporated Bull Mountain would no longer pay for county special service districts such as road maintenance, Enhanced Sheriff's Patrol, and street light maintenance.

All city taxes, including property taxes and bond or serial levies for the area to be annexed, would be phased in over three years. City property taxes in the area proposed for annexation for the first year after annexation (fiscal year 2005-06) would be set at 50% of the City's tax rate; City property taxes for the second year (fiscal year 2006-07) would be set at 75% of the City's tax rate, and City property taxes for all later years would be at 100% of the City's rate.

Annexation would result in a property tax increase of approximately 8.3% to 8.4% within the area to be annexed, based on the amount payable in the third year after annexation. Property owners within the area to be annexed would begin paying property taxes to the City of Tigard, but would stop paying some property taxes to Washington County. Property with an assessed value of \$250,000 would experience a net property tax increase of \$317 in the third year. The area would be subject to the City's street maintenance fee on annexation. Other charges may also increase. The annexation would create an increase in revenue to the City of Tigard, but the City would have higher operating costs. Increased revenue to the City includes additional state shared revenues, system development charges, traffic impact fees, franchise fees and property taxes. Property taxes for existing City property owners will not increase, and service levels to existing city residents will not decrease, as a result of this annexation.

Annexation of the Bull Mountain area would not impact service levels for existing city residents. The City would become responsible for capital improvements in the Bull Mountain area.

In comparison to the services that Washington County provides residents of the Bull Mountain annexation area, the City of Tigard provides its residents with more police officers per 1000 population, shorter police emergency response times, more park facilities, traffic calming programs, and more frequent road maintenance services.

If annexed, Bull Mountain residents would receive broader civic participation and voting rights in the City of Tigard.

Newly annexed residents and existing City residents would be involved in updating the Comprehensive Plans for both the City and the Bull Mountain areas.