

6926

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
320 S. W. Stark (#530) - Portland, Ore 97204 - Tel: 229-5307

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1392 - Annexation of territory to the City of Portland.

Proceedings on Proposal No. 1392 commenced upon receipt by the Boundary Commission of a resolution from the Portland City Council on February 7, 1979 requesting that certain property be annexed to the city. The resolution meets the requirements for initiating a proposal set forth in ORS 222.750 and paragraph (a) Section (4) of ORS 199.490.

Upon receipt to the resolution, the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on March 8, 1979. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

FINDINGS

On the basis of the public hearing and the study, the Boundary Commission found that:

1. The territory to be annexed is contiguous to the city and contains approximately 785 acres, 35 single family dwellings, 5 commercial structures, an estimated population of 100 persons and is evaluated at \$6,836,760. An additional \$2,319,210 in assessed value is nontaxable and \$582,650 has taxes deferred on it.
2. The city desires annexation to rationalize the provision of urban services to an area completely surrounded by the city.
3. LCDC Goals #1, 2, 3, 8, 11 and 14 are complied with by this proposal. Goals #4 - 7, 9, 10, 12, 13 and 15 - 19 do not apply here.
4. Both the MSD Regional Framework Plan and the Multnomah County Framework Plan identify the area as Urban. The county planning department supports the annexation.
5. Four property owners in the area are utilizing the farm Green-belt and Open Space property tax deferral program (two golf courses). Annexation to the city will not affect their ability to continue to utilize these tax saving devices. The properties will not necessarily be exempt from special assessments for water or sewer lines should Local Improvement Districts be utilized to finance the installation of water and sewer lines in the area that will benefit their property. However, such L.I.D. s would be at the instigation of the area's property owners, not the city itself, and they would be remonstrable.

FILE NO. 6926  
EXHIBIT 1.

6. The city has no comprehensive plan covering the area. However, the city has participated extensively in the joint city-county Port PIA Master Plan planning process and has agreed by resolution to seek consistency with that as a part of its own comprehensive plan currently being composed. The PIA Master Plan designates the area as either Open Space (golf course) or Industrial. Approximately 128 acres of the island area show no designation on the plan, but are part of the area being acquired by the Port to complete its FAA approved airport boundary.
7. The area is served water as outside users by the Rose City Water District. The Rose City District has no problem with the city taking over the area. They would prefer the city also take over service to the strip of unincorporated land along the Columbia which is serviced by Rose City as outside users and is an extension of the "island" system. The city has indicated they intend to pursue annexation of that area subsequent to approval of the island annexation.
8. Sanitary sewers can be provided to the area by extension of existing adjacent city sewers which were sized to handle the area at existing zoning densities.
9. Fire protection is provided by RFPD #10 and the area will be automatically withdrawn from the district upon annexation. Police is supplied by the county sheriff even though the area is surrounded by the city. Annexation will eliminate jurisdictional confusion which is a problem for the providers and receivers of all services, but particularly the emergency services.
10. The area falls within two different drainage districts but these boundaries will not be affected by the annexation.
11. The city requested that the annexation be approved prior to the March 31 date for changing the assessors tax map. If the annexation is to be approved after March 31, then the city requested a delayed effective date to bring date for providing services closer to the date of receiving tax revenues from the territory to be annexed.

#### REASONS FOR DECISION

On the basis of the findings, the Commission determined that:

1. The territory is designated Urban on the county and regional land use Framework Plans. The PIA Master Plan has been completed for this area and the city will seek conformance with this plan of its own comprehensive plan which is under construction.
2. The City of Portland is the logical provider of urban services for this area.
3. The territory is completely surrounded by the city boundary and annexation will help ease the provision of municipal services to the territory particularly fire and police protection.

4. The December 31, 1979 effective date should help relieve the city from providing services without receiving tax revenues from the area.

ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1392 on April 12, 1979.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Portland as of December 31, 1979.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

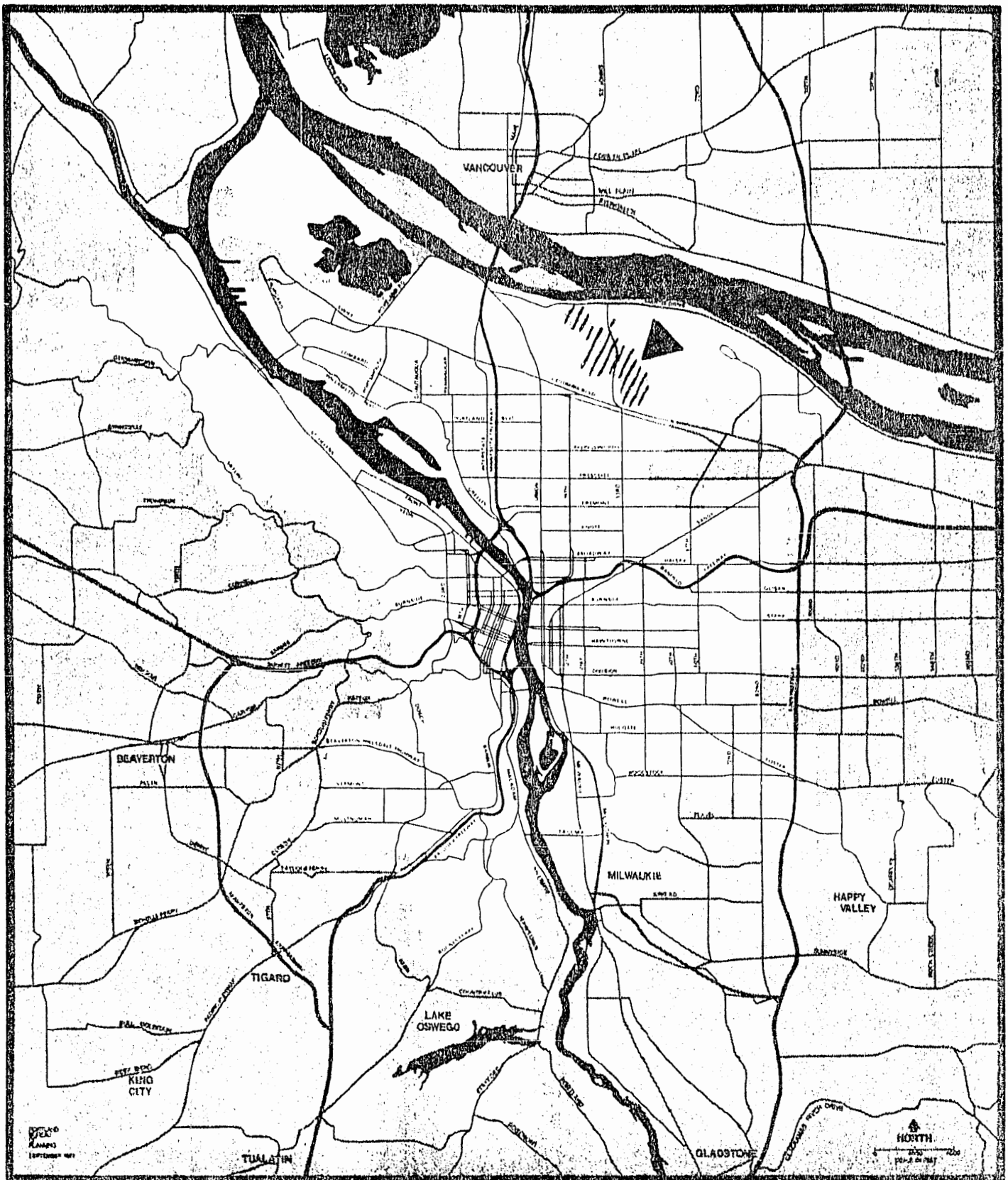
DATE: April 12, 1979

By:

Robert S. Ball  
Robert S. Ball  
Chairman

Attest:

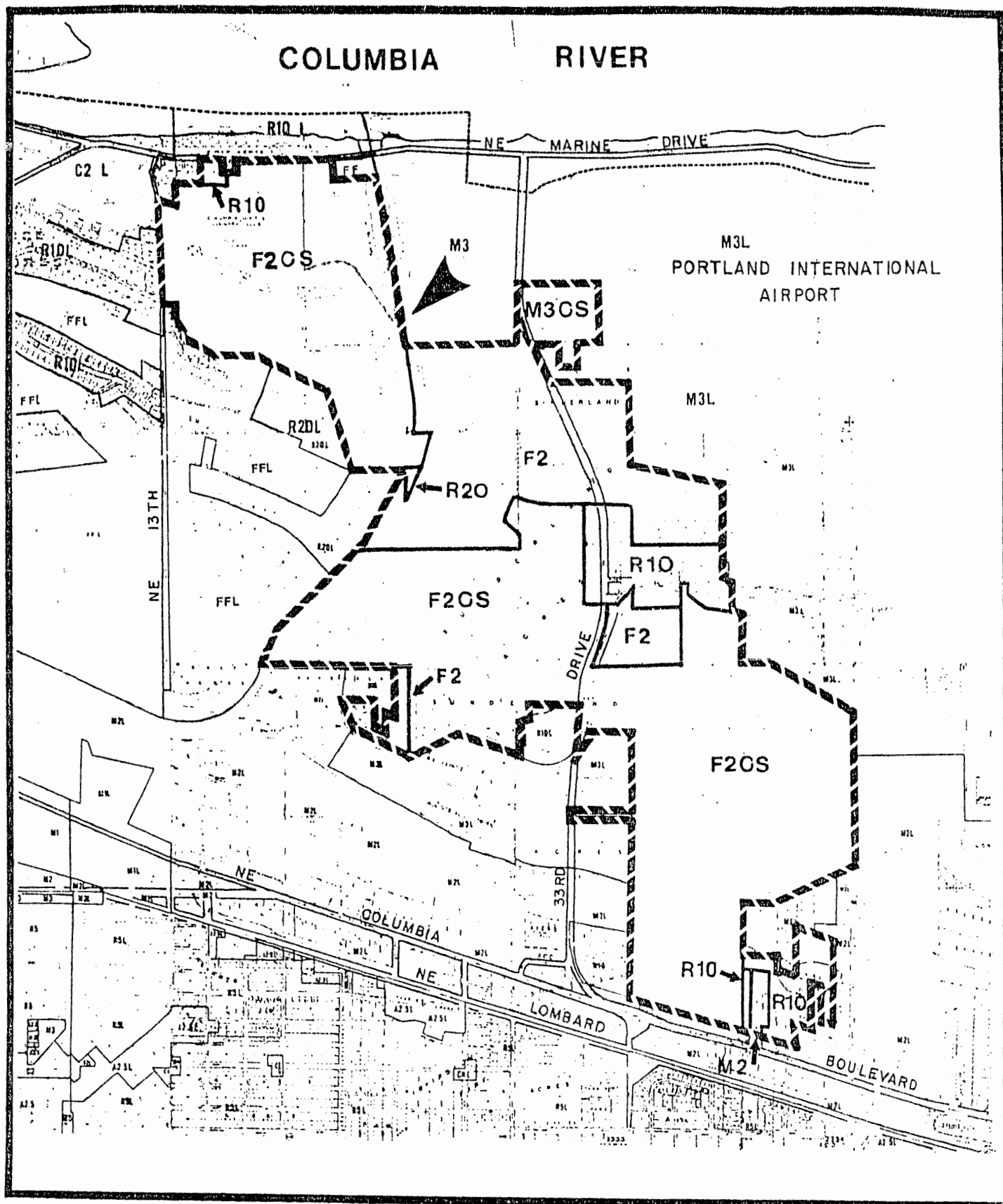
Donald E. Jones



# Vicinity

File No. 69216  
 1/4 Section 1931, 1932, 1933, 2031, 2032, 2033, 2132, 2133, 2134, 2234, 2232, 2233, 2334  
 Scale 1" = 12,000'  
 Request ESTABLISH CITY ZONING  
 Exhibit 2

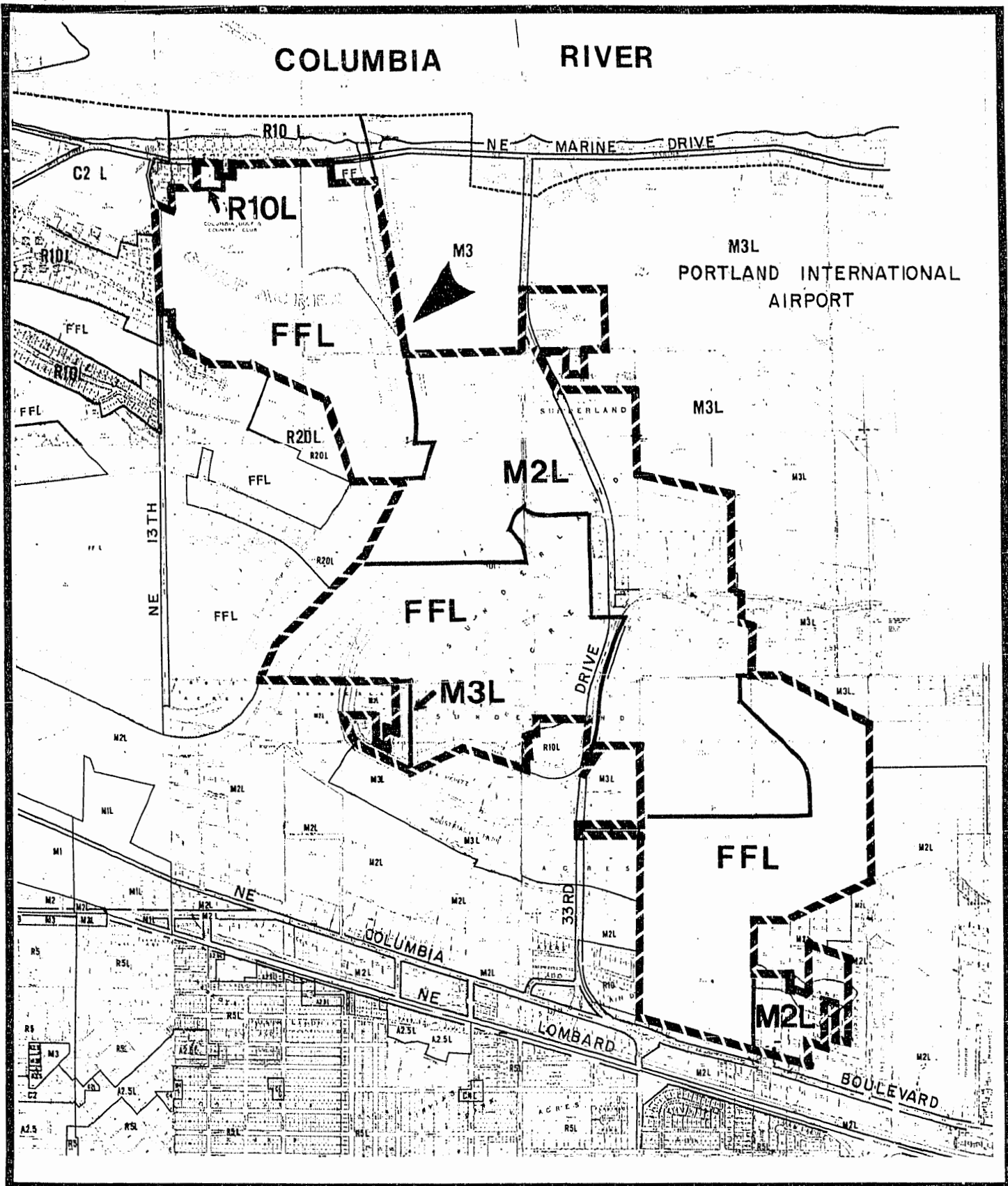




**Zoning**  
existing county



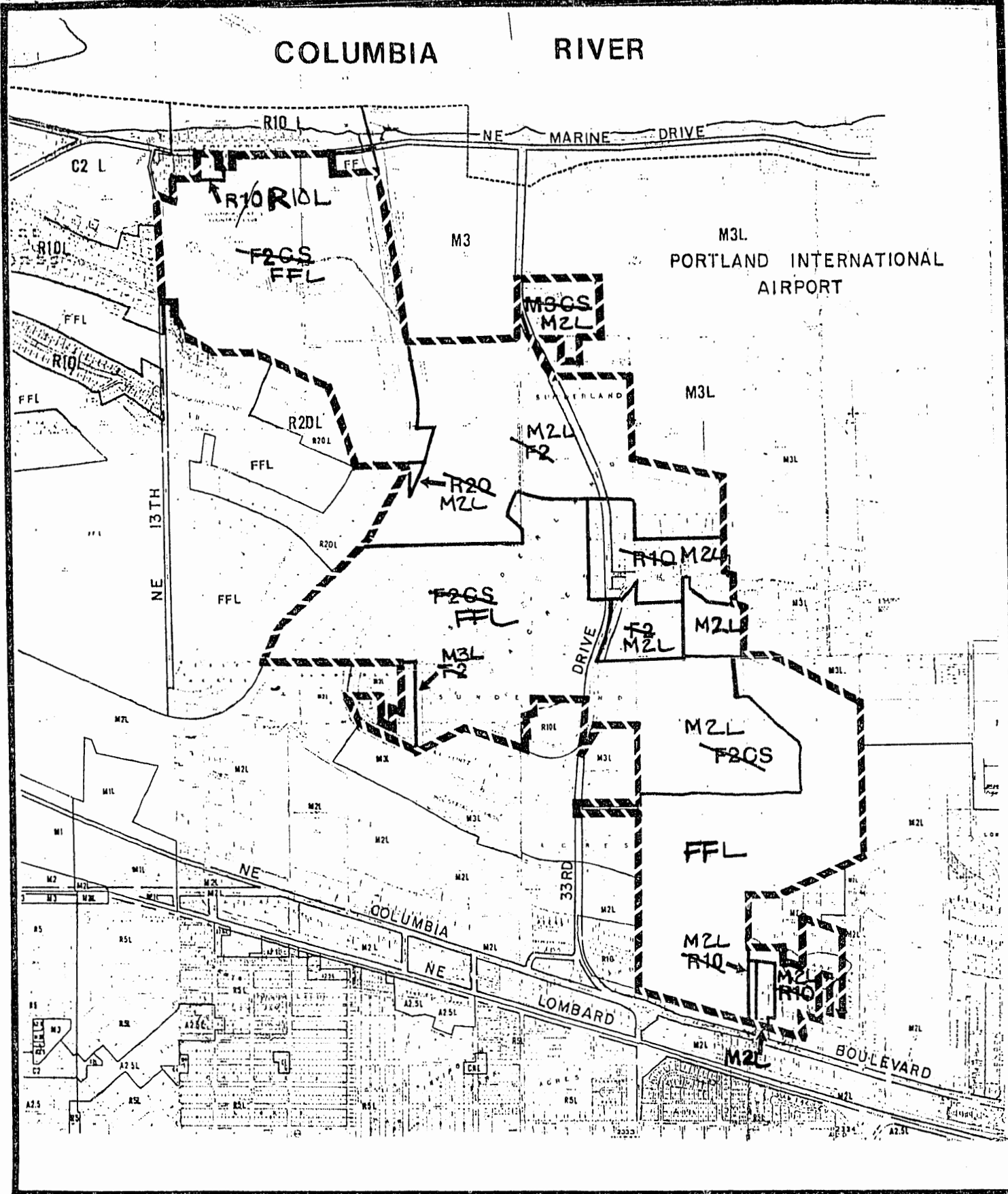
File No. 6926  
 1/4 Section 1931, 1932, 1933, 2031, 2033, 2032, 2132, 2133, 2134, 2234, 2232, 2233, 2234  
 Scale 1" = 1500'  
 Request ESTABLISH CITY ZONING  
 Exhibit 3A



# Zoning proposed city



File No. 6926  
 1/4 Section 1931-33, 2031-33, 2132-34,  
2232-34, 2334  
 Scale 1" = 1500'  
 Request ESTABLISH CITY ZONING  
 Exhibit 3C



# Zoning

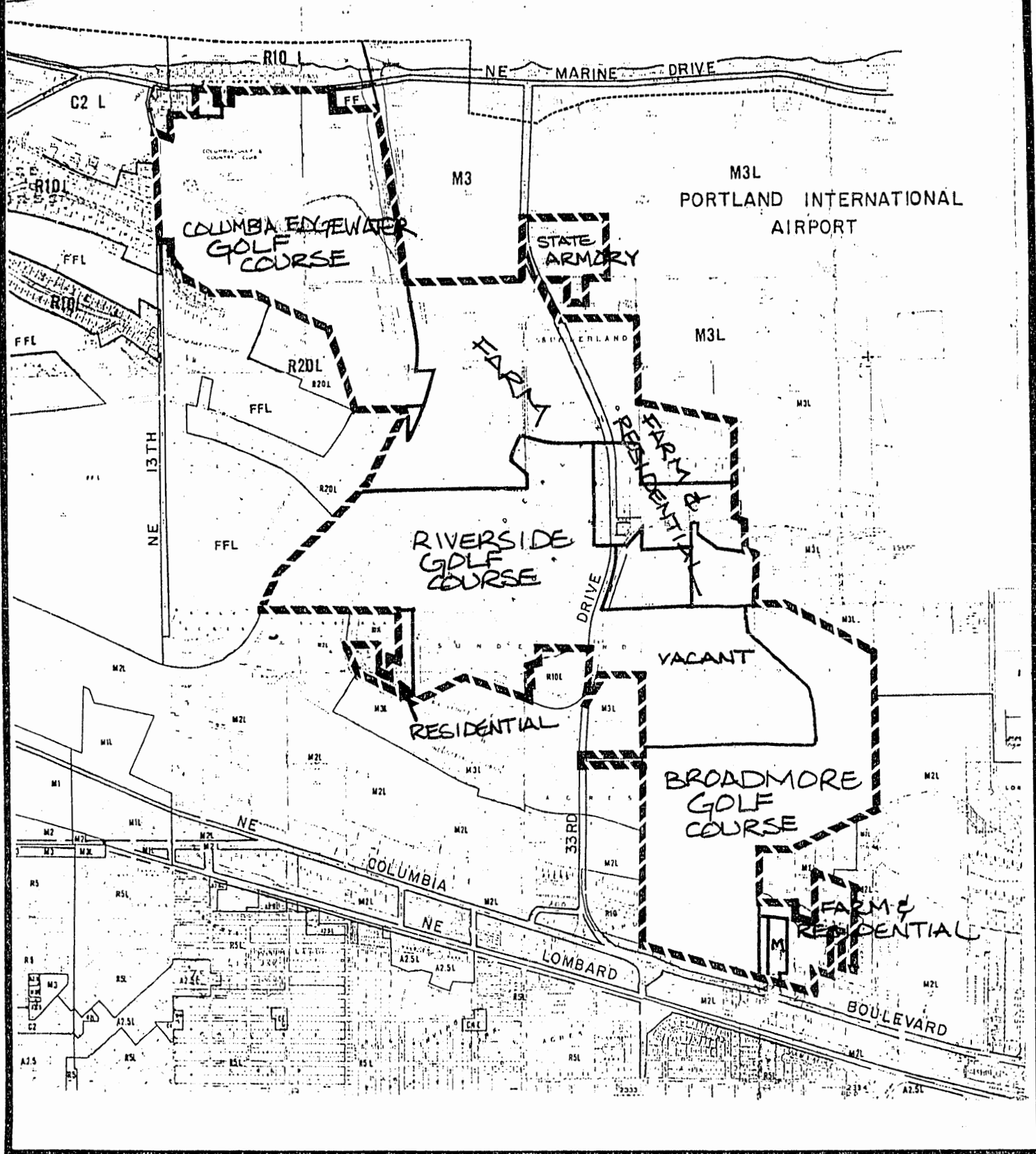
PROPOSED CHANGE IN  
ZONING



File No. 6926  
 1/4 Section 1931-33, 2031-33, 2132-34,  
 Scale 2232-34, 2334  
 Request 1"=1500'  
 Exhibit ESTABLISH CITY ZONING  
3B



# COLUMBIA RIVER

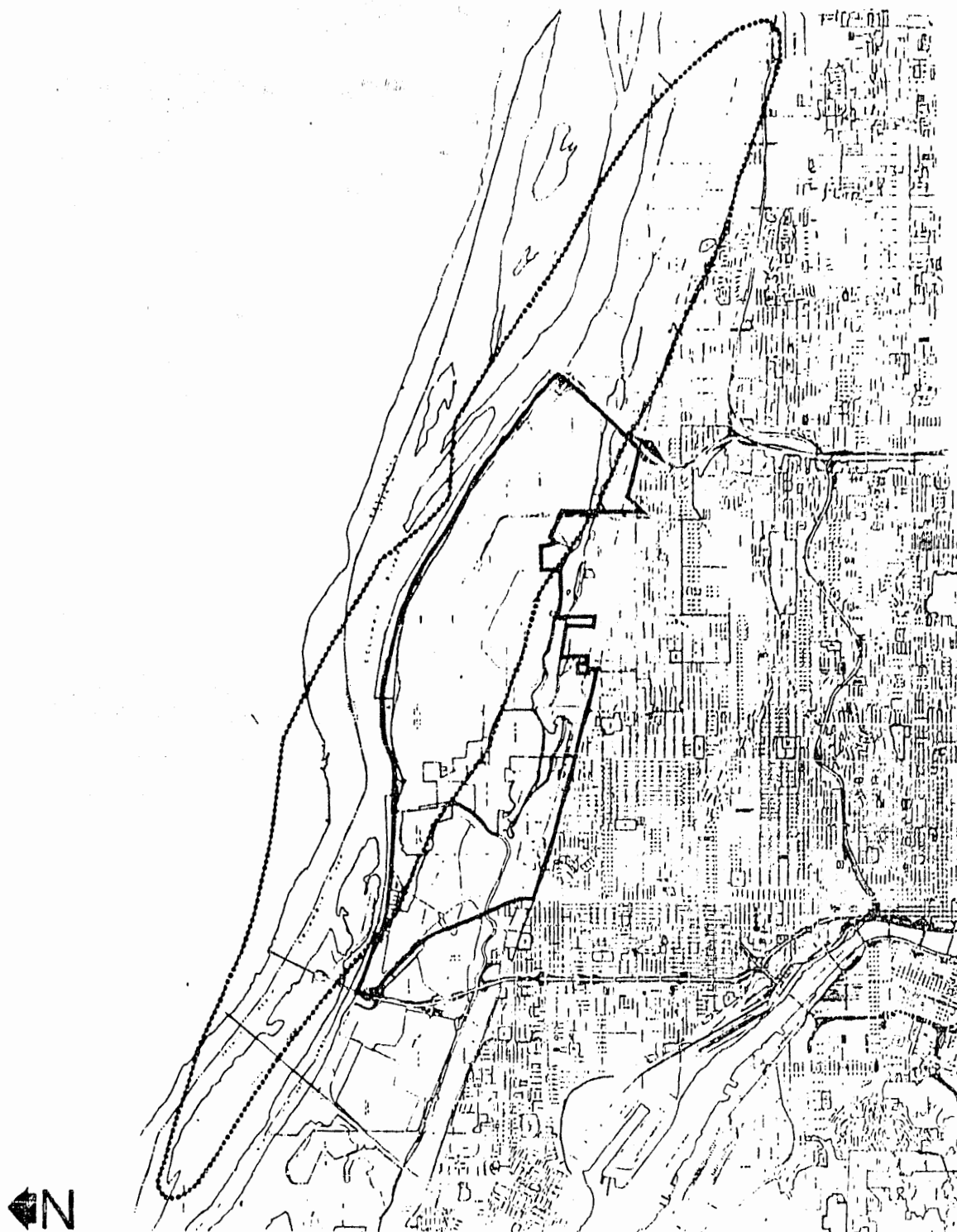


LAND USE



File No. 69216  
 1/4 Section 1931-33, 2031-33, 2132-34, 2232-34, 2334  
 Scale 1" = 1500'  
 Request ESTABLISH CITY ZONING  
 Exhibit 4





— Proposed Noise Overlay Zone  
.....  $L_{dn}$  65 Noise Contour  
(approximate location)

PROPOSED NOISE OVERLAY ZONE  
FILE NO. 69210  
EXHIBIT 5

ORDINANCE NO. 150239

An Ordinance establishing City M2L, M3L, R10L and FFL zoning in recently annexed northeast "Golf Courses" and adjacent areas, which is located west of the Portland International Airport previously zoned County R10, R20, F2CS, F2, and M3CS.

The City of Portland ordains:

Section 1. The Council finds:

1. The three northeast Golf Courses and other nearby properties have been recently annexed to the City.
2. In accordance with Title 33, Planning and Zoning, of the Code of the City of Portland, said area retains the zoning regulations of the former jurisdiction, Multnomah County, until City zoning is established.
3. On June 3, 1980, a duly authorized and conducted public hearing was held, at which time the Report and Recommendation incorporated herein and thereby made a part of this Ordinance was adopted by the Planning Commission.
4. The notice requirements for public hearings have been met.
5. The Zoning Code requires the initiation of City zoning on annexed property within six months of the annexation in order that all appropriate and pertinent City codes should become applicable to such property.
6. There is a public need to affix these City zoning designations to the property in order to conform to the Code of the City of Portland and assure that appropriate and pertinent planning, zoning and building regulations of the City shall apply. The zoning designations are in accordance with generally accepted land use planning standards in that it is in the public interest to convert to said zones, which are consistent with the pre-existing zoning scheme of the City of Portland, and take into consideration the service capacities and land hazards of said property (Planning Commission File No. 6926).

NOW, THEREFORE, the Council directs:

- a. City zoning shall be established as indicated on the map designated as Exhibit 1 attached hereto and incorporated by reference and thereby made a part of this ordinance.

## ORDINANCE No.

- b. The City Auditor shall file a certified copy of this ordinance in the appropriate record file of the County in which said annexed property is located. The City Auditor shall enter the property zoned as set forth in Section 1 hereof, in the zoning maps of the City. Establishment of said zone classifications are for the benefit of the public and the requirement of acceptance of this ordinance by the property owners is hereby waived.

Section 2. The Council declares that an emergency exists because there should be no delay in the establishing of zone for the annexed area; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

ORDINANCE NO. 150239

Title

Section 1. The Council hereby declares that an emergency exists because there should be no delay in the establishing of zone for the annexed area; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

AUG 12 1980

CITY CLERK

Passed by the Council, AUG 20 1980

Mayor McCreedy  
S. Feldman/lb  
July 7, 1980

Attest:

*Serge E. Fichon*  
Auditor of the City of Portland

Calendar No. 2881

# ORDINANCE No. 150239

## Title

An Ordinance establishing City M2L, M3L, R10L and FFL zoning in recently annexed northeast "Golf Courses" and adjacent areas, which is located west of the Portland International Airport previously zoned County R10, R20, F2CS, F2 and M3CS.

INTRODUCED BY

Mayor McCready

NOTED BY THE COMMISSIONER

Affairs *CM*

Finance and Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Bureau of Planning

Prepared By:

S. Feldman/lb

Date:

7/7/80

Budget Impact Review:

☐ Completed

☐ Not required

Bureau Head:

Frank N. Frost *Frank N. Frost*

NOTED BY

City Attorney *W. S. McCall*

City Auditor

City Engineer

THE COMMISSIONERS VOTED  
AS FOLLOWS:

	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCready	1	

FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

Filed AUG 15 1980

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By *George Yerkovich*

Deputy