

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

October 21, 1971

RECEIVED
OCT 22 1971

Portland
City Planning Commission

From James H. Riopelle, Chief, Bureau of Fire
To Mr. Spencer Vail, City Planning Commission
Addressed to Portland Metropolitan Boundary Review Board
Subject RFPD No. 1 - Health Hazard Annexation


Rural Fire Protection District No. 1 and Rural Fire Protection District No. 13 are presently responsible for the fire protection of the area currently under consideration for annexation. RFPD No. 1 does not have a fire department of its own but contracts with the City of Portland for its fire protection services. RFPD No. 13 protects that portion of the area under consideration for annexation which lies generally east of N. E. Union Avenue. Property owners in RFPD No. 1 presently buy their fire insurance at Class 7, 8, or 9 rates. The property owners in the area protected by RFPD No. 13 presently buy their fire insurance at Class 8 or 9 rates. The poor fire insurance class ratings in RFPD No. 1 are due, in a large measure, to a poor water supply and excessive response distances for fire apparatus. They are also partly due to the fact that the area is not within the jurisdiction of a well regulated city. The poorer fire insurance class ratings for those properties in RFPD No. 13 may be attributed generally to the same reasons.

Exhibit A lists the response distances from the various fire stations to locations within the area considered for annexation.

As a result of an analysis of the needs for fire protection in the area, in my judgment, one fire company should be located initially somewhere in the vicinity of N. E. Union Ct. and Delta Park. At the present time, the Bureau of Fire does not have sufficient money budgeted to establish a fire company in that area, but it is anticipated that provision for a fire station would be made and that better service could be inaugurated in the late fall of 1972 if annexation occurs in 1971.

In any event, annexation would assure better fire protection for the area under consideration without an additional station. The City of Portland now has the three closest fire stations available to serve the area under consideration for annexation. As the water supply system is improved and a positive program of improved fire protection from the City of Portland is assured, the insurance buyers in the area may anticipate substantially lower fire insurance costs.

Every community's fire defense system is subject to periodic review for the purpose of establishing fire insurance classes, which directly affect insurance rates. Portland has been successful in sustaining a fire defense system which has merited Class 2 insurance rating over an extended number of years.


JAMES H. RIOPELLE
Chief, Bureau of Fire

PORTLAND BUREAU OF FIRE

Location	1st Eng. Co.	2nd Eng. Co.	Truck Co.	Dist. 13	Proposed Eng. Co.
N. E. 19th and Columbia Blvd.	Eng. 14-1.7 mi	Eng. 8-2.0 mi	T7-3.5 mi	3.2 mi	2.5 mi
N. E. Union and Columbia Blvd.	Eng. 8-1.4	Eng. 14-2.0	T7-2.9	4.0	1.7
N. E. 3rd and Gertz Road	Eng. 8-1.8	Eng. 14-2.9	T7-3.3	4.9	0.8
N. E. 6th Dr. & Vancouver Way	Eng. 8-2.0	Eng. 14-3.1	T7-3.5	5.1	0.6
N. E. Columbia Ave. & Levee Rd.	Eng. 8-2.5	Eng. 14-3.6	T7-4.0	5.6	2.0
N. E. Marine Dr. & Gertz Rd.	Eng. 8-2.9	Eng. 14-4.0	T7-4.4	5.1	1.4
Columbia School	Eng. 8-2.7	Eng. 14-3.8	T7-4.2	5.4	1.6
Columbia Edgewater	Eng. 8-3.3	Eng. 14-4.4	T7-4.8	4.7	2.2
N. E. Marine Dr. & Gantenbein	Eng. 8-3.4	Eng. 14-4.2	T7-4.9	6.0	0.5
N. E. Union and Interstate	Eng. 8-3.1	Eng. 14-3.9	T7-4.6	- -	0.2
Exposition Center	Eng. 8-3.7	Eng. 26-3.8	T9-4.4	- -	0.8
N. Portland Rd. & Suttle Rd.	Eng. 26-2.9	Eng. 22-3.5	T9-3.5	- -	1.7
N. Columbia Blvd. & Portsmouth	Eng. 26-0.9	Eng. 22-2.3	T9-2.3	- -	3.9

Engine 8
Engine 14
Engine 26
Engine 22
Engine 24

Truck 7
Truck 9

RFPD No. 13

PROPOSED

7134 N. Maryland Avenue (Maryland and Buffalo)
1905 N. E. Killingsworth (19th and Killingsworth)
5247 N. Lombard Avenue (Lombard and Hereford)
7205 N. Alta Avenue (Alta and Syracuse)
4515 N. Maryland Avenue (Maryland and Going)

4515 N. Maryland Avenue (Maryland and Going)
7205 N. Alta Avenue (Alta and Syracuse)

5916 N. E. Going Street (59th and Going)

N. E. Union Ct. and Delta Park

EXHIBIT A

FIRE INSURANCE PREMIUM COMPARISON

The fire insurance premium for dwellings, including farm dwellings, is based upon construction, fire protection class of the area within which the dwelling is located and upon the amount of insurance carried.

Class D and B buildings mean buildings with wood or frame walls and buildings with masonry walls respectively. Class 10 protection means an area without fire protection or with no recognized fire protection. Rural fire protection districts without fire hydrant protection generally grade Class 9b or 9a (or 8 for dwellings) depending upon the fire protection available within the area.

COMPARISON OF ANNUAL DWELLING PREMIUMS FOR A CLASS D (frame) DWELLING UNDER VARIOUS CLASSES OF PROTECTION

Rates Effective November 1, 1967

Protection Class	BUILDING Amount of Insurance			CONTENTS Amount of Insurance		
	\$5,000	\$10,000	\$25,000	\$2,000	\$5,000	\$10,000
2	\$ 13.10	\$ 15.00	\$ 25.20	\$ 9.62	\$ 10.38	\$ 14.10
3	14.40	16.45	27.60	10.57	11.39	15.45
4	15.90	18.15	30.27	11.75	12.65	17.07
5	17.55	20.05	33.67	12.86	13.86	18.82
6	20.05	22.05	38.52	14.73	15.89	21.57
7	23.55	26.90	45.07	17.31	18.65	25.27
8	27.60	31.65	53.17	20.29	21.91	29.77
9a	46.85	65.70	133.50	26.09	37.23	63.45
9b	61.80	75.60	158.25	31.67	41.19	73.35
10	55.00	82.00	174.12	33.01	43.81	79.77

Farm property such as Fruit and Vegetable Driers, Grain Warehouses and Elevators, Hop Risks and Peppermint Stills receive protection credit in accordance with the following table:

Protection Class (as given for use with Farm Tariff)	Credit
10	No Credit
9b	5%
9a	10%
6, 7 or 8	15%
1 to 5, inc.	20%

Other farm properties such as barns, outbuildings and crops in the open, and other commercial and industrial properties in Rural Fire Protection Districts receive credits varying somewhat from the above tables.

Other information on fire insurance may be obtained from local fire insurance agents or from the Oregon Insurance Rating Bureau.

To qualify for grading into one of the above classes of fire protection, better than Class 10, one or more of

the motorized pieces of fire apparatus must be a pumper of sufficient capacity to supply a standard fire stream. The standard sizes of pumpers are 500, 750, 1,000, 1,250 and 1,500 gallons per minute capacity. The pumper should carry at least, 1,000 feet of 2½-inch hose and some 1½-inch hose is desirable. Water for structural fires should be available within a distance from all buildings 200 feet less than the length of the hose carried on the apparatus. The water supply from reservoirs, tanks, irrigation ditches or other sources must be sufficient to supply pumper for one hour at capacity.

When a Rural Fire Protection District contracts with a nearby incorporated city, town or other organized rural fire protection district for fire department response, the credit would depend in general on the following: type of apparatus and equipment responding to fire calls, whether responding department is full paid, call or volunteer; means for transmitting alarms; distance of department from the district and condition of the roads or highway.

The Oregon Insurance Rating Bureau is available to provide rating and grading information and to assist communities in improving fire protection.

Appraisal
Volunteer residents
made it prominent real estate
city assumed citizens revenue would be assumed merit
23rd
Meet
Push
Marrit

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

October 22, 1971

To: Boundary Commission

From: Staff

Re: BOUNDARY CHANGE PROPOSAL NO. 335 - Annexation of territory to the City of Portland

Proposal No. 335 was initiated by the adoption of "findings of fact" by the State Board of Health. These findings state in part that:

XVII.

"A danger to public health exists in the territory proposed to be annexed and as legally described in Resolution No. 30806 of the city council of the City of Portland, Oregon, excluding those portions described in the aforementioned final orders of the Portland Metropolitan Area Local Government Boundary Commission (Nos. 253, 263 and 279), in that conditions exist in the territory conducive to the propagation of communicable or contagious disease-producing organisms and which present a reasonably clear possibility that the public generally is being exposed to disease caused suffering or illness and specifically conditions caused by inadequate installations for the disposal and treatment of sewage in the territory.

XVIII.

"The danger to public health as aforementioned existing in the territory proposed to be annexed could be removed or alleviated by putting the sewage facility plan filed with the Board and the Environmental Quality Commission by the City of Portland into operation in accordance with the plan and specifications and time schedule proposed by the City and as approved and certified to the Oregon State Board of Health by the Environmental Quality Commission."

The "findings of fact" meet the requirements for initiating an annexation as set forth in paragraph (b), Section (3) of ORS 199.490. If the Boundary Commission approves the proposal, the boundary change will take effect upon the date of approval.

The territory to be annexed is located in North Portland. As you recall from the attached map, the territory contains basically the same area included in Proposal No. 110 approved by the Commission on March 25, 1970. The territory to be annexed contains approximately 4 square miles, 800 dwelling units and an estimated population of 2,000 persons.

Briefly the background on this proposal is as follows:

1. There have been sewer problems in the North Portland area for a number of years. Conditions progressed to the point where the Department of Environmental Quality put heavy pressure on existing industrial and commercial firms in the area to clean up their waste discharges into the Columbia Slough and the Columbia River. The County Public Health Department several years ago put a ban on the issuance of plumbing permits (septic tanks) for new construction.
2. In early 1970 the Boundary Commissions received two proposals for boundary changes in the area. One proposal from Multnomah County was for the formation of a county service district to among other things build a sewer system and the other proposal from the City of Portland was for annexation of the area. The Commission heard both proposals at the same public hearing and denied the County's and approved the City's. The voters in the territory to be annexed subsequently remonstrated and defeated the City's proposal on July 28, 1970.
3. Subsequent to the defeat of the City's proposal, the County again initiated the formation of a county service district in the general area. During the time the Commission was processing the County's proposal, residents within the area requested the State Board of Health to begin the "health hazard annexation" proceedings. Because of this and other reasons the Commission again denied the County's proposal. The findings of the Commission in denying Proposal No. 204 are listed below:
 - a) the territory included within the formation proposal is located generally north of the Columbia Slough and south of the Oregon Slough; it is bounded on the east by the Peninsula drainage canal and on the west by Union Ave. and the SP&S Railroad tracks in the extreme northwest portion;
 - b) the territory contains approximately 1400 acres and a population of 1500 persons and is essentially the same area (except for the inclusion of the N. Marine Drive area west of Union Ave.) that was considered by the Commission in Boundary Change Proposal No. 108 (formation of a county service district);
 - c) a significant health problem exists in the territory due to inadequate sewage disposal methods;
 - d) the County Commissioners initiated the proposal because of the sanitary sewer problem and because the voters in the territory recently rejected a proposal for annexation to the City of Portland;
 - e) there are existing problems with the water supply and distribution systems in the territory;

Handwritten note:
Remonstrated
1970

- f) under existing law the proposed county service district can install sanitary sewers but cannot make improvements to the water distribution system;
- g) the County's plan for sewerage the territory includes for the transportation of collected wastes to the City of Portland's Columbia Blvd. treatment plant for treatment and disposal and the Portland City Engineer indicated that the City Council has adopted a policy prohibiting the provision of such service to an area unless the area annexes to the City;
- h) proceedings are underway with the Oregon State Board of Health for annexation of territory, including all or most of the territory under consideration in this proposal, to the City of Portland under the "health hazards" annexation law; and
- i) the long-range solution to the territory's municipal service problems can best be provided through inclusion of the area in a general purpose government such as the City of ~~Portland~~ ^{which} that can provide the full array of urban services in a comprehensive and coordinated manner.

4. Following denial of the County's proposal on October 7, 1970 the State Board of Health proceeded with its investigation and matters have proceeded to where they are today.

In the staff's opinion conditions are substantially the same with respect to the territory to be annexed as they were a year ago when the Commission denied the County's second proposal. The territory is still lacking two basic urban services -- sewers and water. The Board of Health's findings speak to the sewer problem. The water situation is almost as critical. The problem is basically one of a poor distribution system. The City provides water system to much of the area but the water is distributed by private companies. It is our understanding that the water systems barely meet the needs for daily living and in no way are capable of meeting the needs for fire protection purposes.

To correct the situation the City has prepared plans for improvements to both the area's water and sewer systems. In regard to the sewer problem, the "health hazard annexation" law sets forth conditions which the City must meet if the area is to be annexed. The City has met these requirements to date in the form of preparing detailed plans and time schedules for construction which must meet the approval of the DEQ. Also, the "health hazard" law has a provision that the City must follow the time schedule. Preliminary estimates by the City indicate that the sewer system for the territory to be annexed will cost approximately \$2,541,600. Of this amount the City will absorb from \$537,200 from its Sewage Disposal Fund (principally accumulated sewer user charges from entire city); in addition the City has applied and given its top priority for two federal grants in the amount of \$855,100 for certain costs of the system.

These grants have been approved by CRAG and the D3Q and in all likelihood should be obtained. The remaining costs \$1,149,000 will be the responsibility of the property owners in the territory to be annexed. The money will be collected in the form of assessments following the establishment of one or more "local improvement districts" in the territory.

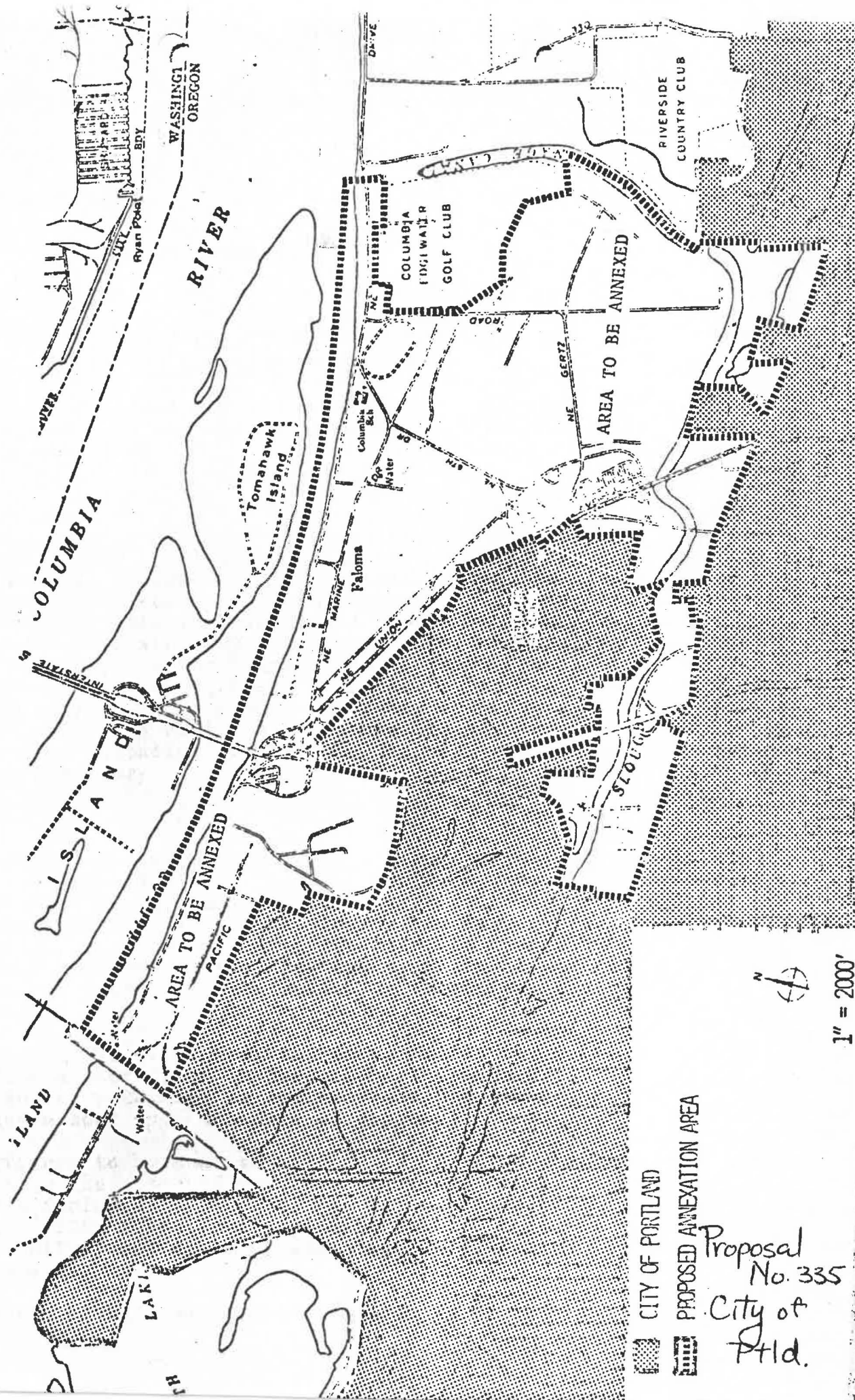
Improvements to the water system have been estimated to cost \$1,105,441. The City will pay for the cost of installing mains over 12" in diameter (supply mains) which in the territory to be annexed are estimated to be \$524,779. To help defray these costs the City has applied for a federal grant in the amount of \$374,000. This grant has also been approved by CRAG as going for facilities which are compatible with regional water planning. The cost for the mains 8" and under (distribution mains) are generally the responsibility of the benefitted property owners. (The City has a policy, however, that if the City is assured of a certain amount of revenue from the sale of water, it will assume the cost of distribution mains from its water user funds.) It is the staff's understanding that of the \$580,662 remaining for the expense of installing the distribution mains in the area, most of this will be assumed by the City because there are sufficient customers all ready in the territory to meet the City's revenue formula.



Recommendation.

The staff recommends that Proposal No. 235 be approved for the following reasons:

- a) the territory to be annexed is contiguous to the City;
- b) the State Board of Health has found that a danger to public health exists in the area due to inadequate sewerage facilities and that the City of Portland has prepared the necessary plans and time schedule to alleviate the "health hazard";
- c) that the area also has a critical water supply and distribution problem which can be eliminated by facilities available from the City of Portland; and
- d) the long range solution to the territory's municipal service problems can best be provided through inclusion of the area in a general purpose government such as the City which can provide the full array of urban services in a comprehensive and coordinated manner.

NOTE: Additional materials detailing the City's service proposals will be delivered by the staff on Tuesday (10/26/71).



 CITY OF PORTLAND
 PROPOSED ANNEXATION AREA

Proposal No. 335
 City of
 Portland



1" = 2000'

FINAL ORDER

Proceedings on Proposal No. 335 commenced upon receipt by the Boundary Commission of Findings of Fact of the Oregon State Board of Health on September 22, 1971 requesting that the property described in Appendix A attached hereto be annexed to the City. The Findings of Fact meet the requirements for initiating a proposal set forth in ORS 222.850 to 222.915 and paragraph (b) Section (3) of ORS 199.490.

On the basis of the public hearing and the study, the Boundary Commission made a number of findings:

- Page 1 - FINAL ORDER**

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION
6400 S. W. Canyon Court - Portland, Oregon 97221 - Tel: 297-2237

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 335 - Annexation of the following territory to the City of Portland.

Proceedings on Proposal No. 335 commenced upon receipt by the Boundary Commission of Findings of Fact of the Oregon State Board of Health on September 22, 1971 requesting that the property described in Appendix A attached hereto be annexed to the City. The Findings of Fact meet the requirements for initiating a proposal set forth in ORS 222.850 to 222.915 and paragraph (b) Section (3) of ORS 199.490.

Upon receipt of the Findings of Fact, the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.520 and conducted a public hearing on the proposal on October 27, 1971. 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.

On the basis of the public hearing and the study, the Boundary Commission made a number of findings:

- a) the territory to be annexed is contiguous to the City;
- b) the territory is located generally north of the City and contains approximately 3 square miles, 800 dwelling units, a number of industrial and commercial firms and an estimated population of 2,000 persons;
- c) the State Board of Health has found that a "danger to public health" exists in the territory due to inadequate sewage disposal methods and facilities and that the City has prepared engineering plans and a time schedule for the construction of facilities to alleviate the health hazard, and that such plans and time schedule have been reviewed and approved by the Oregon State Environmental Quality Commission;
- d) the territory has a water supply and distribution problem which can be alleviated by the construction of facilities available through the City; and
- e) the City is presently providing fire protection service to a part of the territory on a contract basis with Rural Fire Protection District No. 1 and has indicated a willingness to locate a fire station at the edge of the territory to upgrade fire protection in the existing City and the territory; and

The long range solution to the

EAST COLUMBIA NEIGHBORHOOD ASSOC.
C/O MARTHA JOHNSTON
9509 N.E. 13TH AVE.
PORTLAND, OR 97211

Dear Neighbors,

November 1986

When our area was forceably annexed to the City of Portland in 1971, residents and property owners were turned topsy-turvy with doubts regarding the sincerity of Portland's commitment to our citizens.

At that time, many major problems faced our community. Many of our neighbors donated their time and resources, tackling a maze of obstacles and bureaucratic blind alleys.

In reviewing the past 15 years hard work, we can look back at our numerous accomplishments with pride. Accomplishments such as:

- 1) Stabilizing present residential zoning,
- 2) Comprehensive planning for future growth of homes,
- 3) Tackling the Port of Portland on noise abatement and Noise Overlay Zones,
- 4) Minimizing truck intrusion into our lovely Neighborhood,
- 5) Restoration and Maintenance of Columbia Children's Arboretum (our Park)

These advances have resulted not only in making our Neighborhood a great place to live and raise a family, but have also brought us great respect from our industrial neighbors and, more importantly, from our City Bureaus and Council Members - including Mayor Bud Clark.

The last major obstacle in making our 1971 forced annexation complete is seeing that the City fulfills its commitment to provide adequate Fire Protection to large parts of our Community. The City has not lived up to this issue, simply because our Neighborhood has never really pursued it. When Columbia Edgewater burned to the ground, many of our active neighbors began looking into "WHY?" - realizing that No Fire Hydrants existed in our area.

Our Neighborhood and our families need Fire Protection! It is not only a necessity for our security and well-being, but also a valuable service to which we are entitled. If the City of Portland is not persuaded to accept its responsibility, we will all have to bear a heavy burden. The current cost of receiving adequate Fire Protection in our Neighborhood is estimated at between \$3,000.00 to \$5,000.00 per individual lot, according to the size of the lot. Either the City pays, or we pay.

We have begun a program to attain this last major goal by submitting Formal Requests through the Neighborhood Needs Reports Process. We have discussed our Area's City Service needs with Commissioner Dick Bogle and received members of both the Water Bureau and the Fire Bureau in special Neighborhood Meetings. Now, through your support, we are ready to achieve our objective.

Some of you have contributed generously in the past and our Association has made tremendous progress toward stabilizing the Neighborhood and in attaining a reasonable growth rate.

In order to continue, we must again appeal to your generosity and sense of Neighborhood pride.

During the accomplishment of our goals, we have relied on Attorney John Wight for technical assistance and direction. At this time, we are indebted to Mr. Wight for approximately \$500.00. His fees have been more than reasonable and we have been strictly prudent in utilizing legal aid.

This obligation should be speedily met. With your contribution and the help of our neighbors, it can be fulfilled in short order.

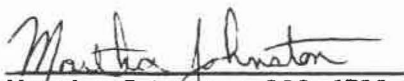
We appeal to you and thank you for your help. Any amount you give - or any volunteer time you can contribute - will be greatly appreciated and effectively used for the betterment of our Neighborhood and Community.

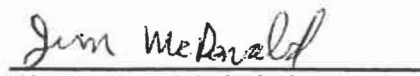
Please make your contribution payable to: East Columbia Neighborhood Assoc.
If you have any questions, we urge you to call us.


Again, we thank you and promise to keep you informed as the Goal for Fire Protection in our Area becomes a reality.

Sincerely,

Your Neighborhood Representatives,
East Columbia Neighborhood Assoc.


Martha Johnston 289-6711
Meadow Drive/13th Ave.


Jim McDonald 283-1641
Marine Drive


Edith Hutchins 285-2806
Gertz Rd./Levee Rd.


Helen Clinton 289-0827
South Shore Rd./Faloma Rd.


Fred Meikle 283-3074
Golf Court Rd.