

FINAL ORDER

Re: BOUNDARY CHANGE PROPOSAL NO. 1275 - Annexation of territory to the City of Vernonia

Proceedings on Proposal No. 1275 commenced upon receipt by the Boundary Commission of a petition from property owners on June 23, 1978 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 199.490, particularly paragraph (c) of Section (1).

Upon receipt of the petition 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 July 26, 1978. 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 45.8 acres, 4 single family residences and is evaluated at \$81,080.
2. The applicants desire annexation to receive city services to facilitate the development of a mobile home park. Parcel B, MALMSTEN'S RIVERSIDE VIEW, consists of approximately 12 acres and is proposed as the 19-unit second phase of the Riverside Mobile Home Park. The remainder (Parcel C) is proposed to be developed in mobile homes in the future.
3. The city has not yet adopted a comprehensive plan for the area; the proposed plan shows the land within the urban service boundary. The county has no comprehensive plan or zoning in the area. City zoning will allow minimum lot sizes of 7500 sq. ft. Each lot can accommodate a duplex and by analogy 2 mobile homes. Trailer parks are subject to the city's conditional use permit approval and the city's regulations.
4. Annexation of the entire requested territory is contrary to LCDC goals:
 - a) Because the planning for the city is not complete, it is not demonstrated that the territory is needed.
 - b) The city does not have adequate sewage treatment capacity to serve Parcel C.
 - c) Parcel C is Forest land and Goal 4 applies.
5. The city has constructed a sewer line across Parcel B, proposed for the second phase of Riverside Meadows Mobile Home Park. The easement agreement provides that the city provide connections to the property. DEQ has approved sufficient connections to handle the proposed development of Parcel B.
6. The Parcel B development has received Department of Commerce approval for the mobile home park.

7. The proposed development is above the Nehalem River 100-year flood plain according to an engineering study.
8. The city's sewage treatment lagoons are almost at capacity. DEQ has authorized a total of 795 connections and will not approve additional connections until improvements are made.
9. The city has adequate water storage to serve the property. Its system can accommodate approximately 4000 people. Current population is 1700.
10. Police and fire protection will be available upon annexation. The territory is within Vernonia RFPD; it will be automatically withdrawn upon annexation.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The petitioners have specific, immediate plans to develop a mobile home park on approximately 12 acres of the territory known as the Vacated Plat of MALMSTEN'S RIVERSIDE VIEW
2. The city has limited sewage treatment capacity. The mobile home park has been granted connection approval by the city.
3. The Vernonia city council supports the modified annexation of the vacated plat of MALMSTEN'S RIVERSIDE VIEW.
4. The annexation of the modified territory complies with the provisions of the LCDC Annexation Rule in that municipal services, particularly water and sewer service, are immediately available and the parcel is substantially surrounded by urban development and there is a need for additional urban land to accommodate mobile home park development.
5. The city through its conditional use process has the ability to mitigate an adverse impact regarding the access problems for Riverside Drive.

ORDER

On the basis of the findings and reasons listed above the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1275 as modified on July 26, 1978.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Vernonia as of 45 days from this date or at what other subsequent date that the law requires.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

Date: July 26, 1978

By: Marie B. Williams
Marie Williams
Vice-Chairman

Attest: Donald E. Larson

Annexation
CITY OF VERNONIA

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning.

Parcel #2.

Beginning at the point of intersection of the West line of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South $2^{\circ}41'$ West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

Parcel #3.

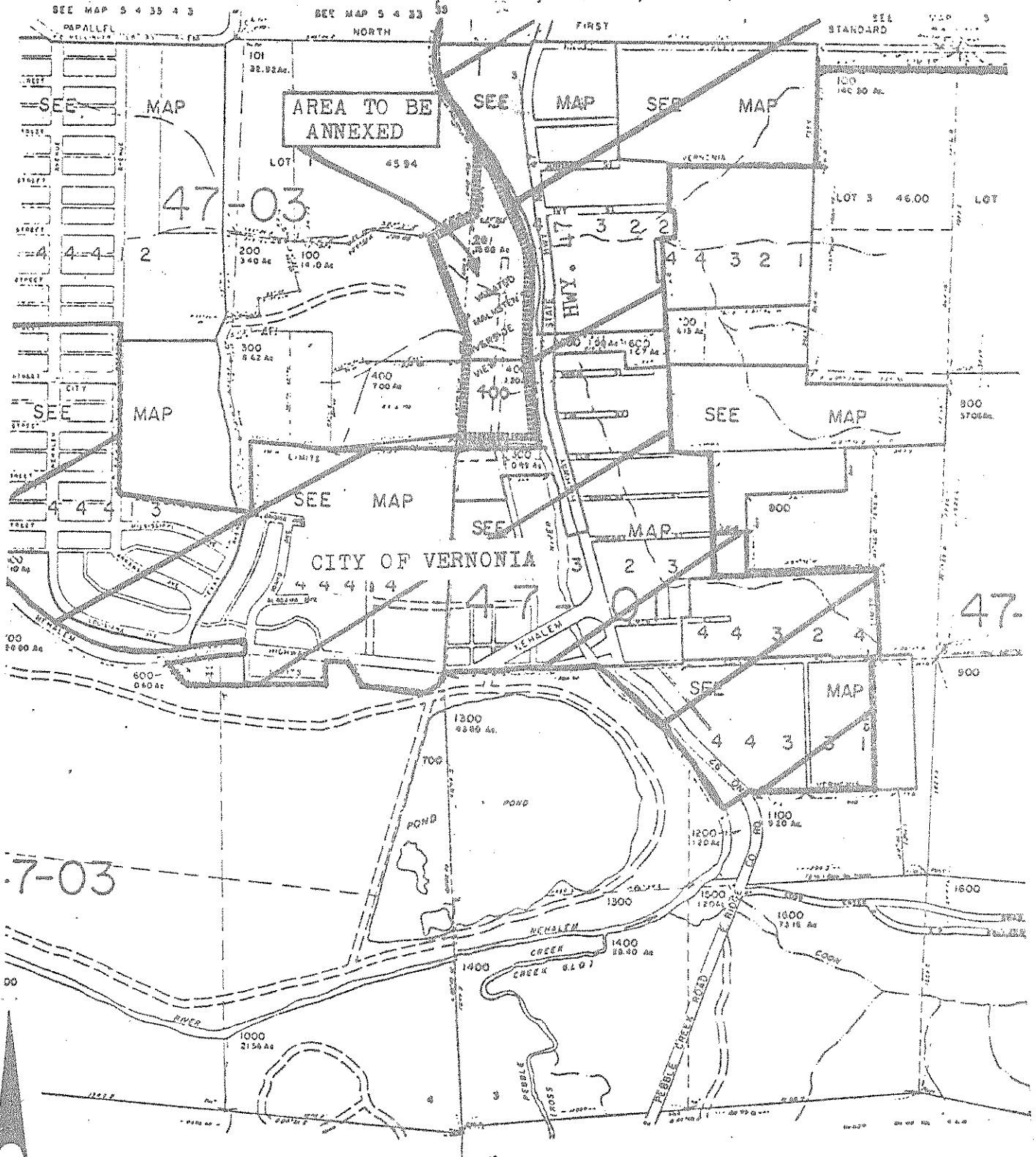
Beginning at a point marked with $\frac{1}{2}$ " iron pipe that is South $2^{\circ}41'$ West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South $62^{\circ}52'$ West 286.8 feet to a point marked with a $\frac{1}{2}$ " iron pipe, thence South $21^{\circ}19'$ East 609.1 feet to the East line of said Section 4 that is marked with a $\frac{1}{2}$ " iron pipe;

thence North $2^{\circ}41'$ East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----

Proposal No. 1275

4 4 3
4 4 4

Sec 3 & 4, T4N., R4W., W.M., Col. Co., Ore



PROPOSAL NO. 1275
CITY OF VERNONIA
ANNEXATION
MOD. FIG. 2

1979-11

- 5" -

NOTIFICATION
OF CODE AREA CHANGE

IN COLUMBIA COUNTY ORE

☒ ANNEXATION

☐ WITHDRAWAL

AREA: Vernonia

TOWNSHIPS:

RANGES:

SECTIONS:

4

4

3

ROUTING:

Pld Met ALGB Commission

PROPOSAL #: 1275

FINAL ORDER #: 1275

D.O.R. #:

DATE:

RECORDED:

DEED BK: 222

Pg. 417

DATE: 9-20-78

CODE AREA:

FROM: 47-03

TO: 47-01

DATE COMPLETED: 2-27-79

REMARKS:

OFFICIAL JAF PLAY TIME FORM # 1-A-78

Annexation
CITY OF VERNONIA

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning. Also EXCEPTING that portion already in the city limits of Vernonia.

Parcel #2.

Gov't Lot 4 in
Beginning at the point of intersection of the West line of/Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South $2^{\circ}41'$ West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

Parcel #3.

Beginning at a point marked with $\frac{1}{2}$ " iron pipe that is South $2^{\circ}41'$ West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South $62^{\circ}52'$ West 286.8 feet to a point marked with a $\frac{1}{2}$ " iron pipe, thence South $21^{\circ}19'$ East 609.1 feet to the East line of said Section 4 that is marked with a $\frac{1}{2}$ " iron pipe;

thence North $2^{\circ}41'$ East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----

1133

STATE OF OREGON
COLUMBIA COUNTY
RECORDED OR FILED

FEB 16 3 57 PM '79

BOOK 222 PAGE 417

COLUMBIA CO. CLERK
JANET SMITH DEP.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION
320 S.W. Stark Street - Portland, Oregon 97204 - Tel: 229-5307

12/26/78

Attached is a correction on the FINAL ORDER NO. 1275-City of Vernonia

Sent to you previously. The correction is for:

- ☐ Corrected Map
- ☒ Corrected Legal
- ☐ Other

*Find order 1275
Rec'd bk 220 pg. 36*

Would you please substitute the correction enclosed on your copy
of the Boundary Commission's FINAL ORDER.

Thank you.

Donald E. Carlson, Executive Officer

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION
320 S.W. Stark Street - Portland, Oregon 97204 - Tel: 229-5307

12/26/78

Attached is a correction on the FINAL ORDER NO. 1275-City of Vernonia
Sent to you previously. The correction is for:

- . Corrected Map
- Corrected Legal
- . Other

Would you please substitute the correction enclosed on your copy
of the Boundary Commission's FINAL ORDER.

Thank you.

Donald E. Carlson, Executive Officer

DEC 29 1978

FILED

19

HENRY T. HUDSON

Assessor

By

Deputy

ATT. ✓ A F
RETURN ✓
YOUR FILE ✓

Annexation
CITY OF VERNONIA

BK 222
Pg 417

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning. Also EXCEPTING that portion already in the city limits of Vernonia.

Parcel #2.

Gov't Lot 4 in
Beginning at the point of intersection of the West line of/Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South 2°41' West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

Parcel #3.

Beginning at a point marked with $\frac{1}{2}$ " iron pipe that is South 2°41' West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South 62°52' West 286.8 feet to a point marked with a $\frac{1}{2}$ " iron pipe, thence South 21°19' East 609.1 feet to the East line of said Section 4 that is marked with a $\frac{1}{2}$ " iron pipe;

thence North 2°41' East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----FILED-----19

HENRY T. HUDSON
Assessor

DEC 29 1978

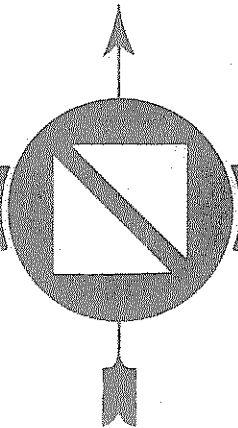
ATT.
RETURN
YOUR FILE

IAF

By

Deputy

CLACKAMAS
COLUMBIA
MULTNOMAH
WASHINGTON



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

320 S.W. STARK STREET (SUITE 530)

PORTLAND, OREGON 97204

PHONE: 229-5307

September 11, 1978

COLUMBIA COUNTY

Attn: Henry T. Hudson, Assessor

Enclosed please find copies of the Final Order(s) adopted
by the PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY
COMMISSION on:

July 26, 1978

FINAL ORDER(S) NO.

1275 City of Vernonia (Col.)

*"Price
Annexation
2/11 Sept 78"*

*See Revised
1/2/79
12/29/78*

Sincerely,

Donald E. Carlson
Executive Officer

DEC/jk
Enc.

ATT. LAF
RETURN ✓
YOUR FILE ✓

FILED **SEP 15 1978** 19
HENRY T. HUDSON
Assessor

By _____ Deputy

STAFF:

DONALD E. CARLSON, Executive Officer
KENNETH S. MARTIN, Executive Assistant
JEAN KRETZER, Administrative Assistant

COMMISSIONERS:

ROBERT S. BALL, Chairman
MARIE WILLIAMS, Vice-Chairman
CAROLYN GASSAWAY
KENNETH E. JERNSTEDT

PETER G. McDONALD
FAMA PARTLOW
JEANNE ROBINETTE
DORINDA SOLHEIM
CAROL STEELE

FINAL ORDER

Re: BOUNDARY CHANGE PROPOSAL NO. 1275 - Annexation of territory to the City of Vernonia

Proceedings on Proposal No. 1275 commenced upon receipt by the Boundary Commission of a petition from property owners on June 23, 1978 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 199.490, particularly paragraph (c) of Section (1).

Upon receipt of the petition 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 July 26, 1978. 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 45.8 acres, 4 single family residences and is evaluated at \$81,080.
2. The applicants desire annexation to receive city services to facilitate the development of a mobile home park. Parcel B, MALMSTEN'S RIVERSIDE VIEW, consists of approximately 12 acres and is proposed as the 19-unit second phase of the Riverside Mobile Home Park. The remainder (Parcel C) is proposed to be developed in mobile homes in the future.
3. The city has not yet adopted a comprehensive plan for the area; the proposed plan shows the land within the urban service boundary. The county has no comprehensive plan or zoning in the area. City zoning will allow minimum lot sizes of 7500 sq. ft. Each lot can accommodate a duplex and by analogy 2 mobile homes. Trailer parks are subject to the city's conditional use permit approval and the city's regulations.
4. Annexation of the entire requested territory is contrary to LCDC goals:
 - a) Because the planning for the city is not complete, it is not demonstrated that the territory is needed.
 - b) The city does not have adequate sewage treatment capacity to serve Parcel C.
 - c) Parcel C is Forest land and Goal 4 applies.
5. The city has constructed a sewer line across Parcel B, proposed for the second phase of Riverside Meadows Mobile Home Park. The easement agreement provides that the city provide connections to the property. DEQ has approved sufficient connections to handle the proposed development of Parcel B.
6. The Parcel B development has received Department of Commerce approval for the mobile home park.

7. The proposed development is above the Nehalem River 100-year flood plain according to an engineering study.
8. The city's sewage treatment lagoons are almost at capacity. DEQ has authorized a total of 795 connections and will not approve additional connections until improvements are made.
9. The city has adequate water storage to serve the property. Its system can accommodate approximately 4000 people. Current population is 1700.
10. Police and fire protection will be available upon annexation. The territory is within Vernonia RFPD; it will be automatically withdrawn upon annexation.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The petitioners have specific, immediate plans to develop a mobile home park on approximately 12 acres of the territory known as the Vacated Plat of MALMSTEN'S RIVERSIDE VIEW
2. The city has limited sewage treatment capacity. The mobile home park has been granted connection approval by the city.
3. The Vernonia city council supports the modified annexation of the vacated plat of MALMSTEN'S RIVERSIDE VIEW.
4. The annexation of the modified territory complies with the provisions of the LCDRC Annexation Rule in that municipal services, particularly water and sewer service, are immediately available and the parcel is substantially surrounded by urban development and there is a need for additional urban land to accommodate mobile home park development.
5. The city through its conditional use process has the ability to mitigate an adverse impact regarding the access problems for Riverside Drive.

ORDER

On the basis of the findings and reasons listed above the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1275 as modified on July 26, 1978.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Vernonia as of 45 days from this date or at what other subsequent date that the law requires.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

Date: July 26, 1978

By: Marie B. Williams
Marie Williams
Vice-Chairman

Attest: Donald E. Larson

Annexation
CITY OF VERNONIA

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning.

Parcel #2.

Beginning at the point of intersection of the West line of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South 20°41' West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

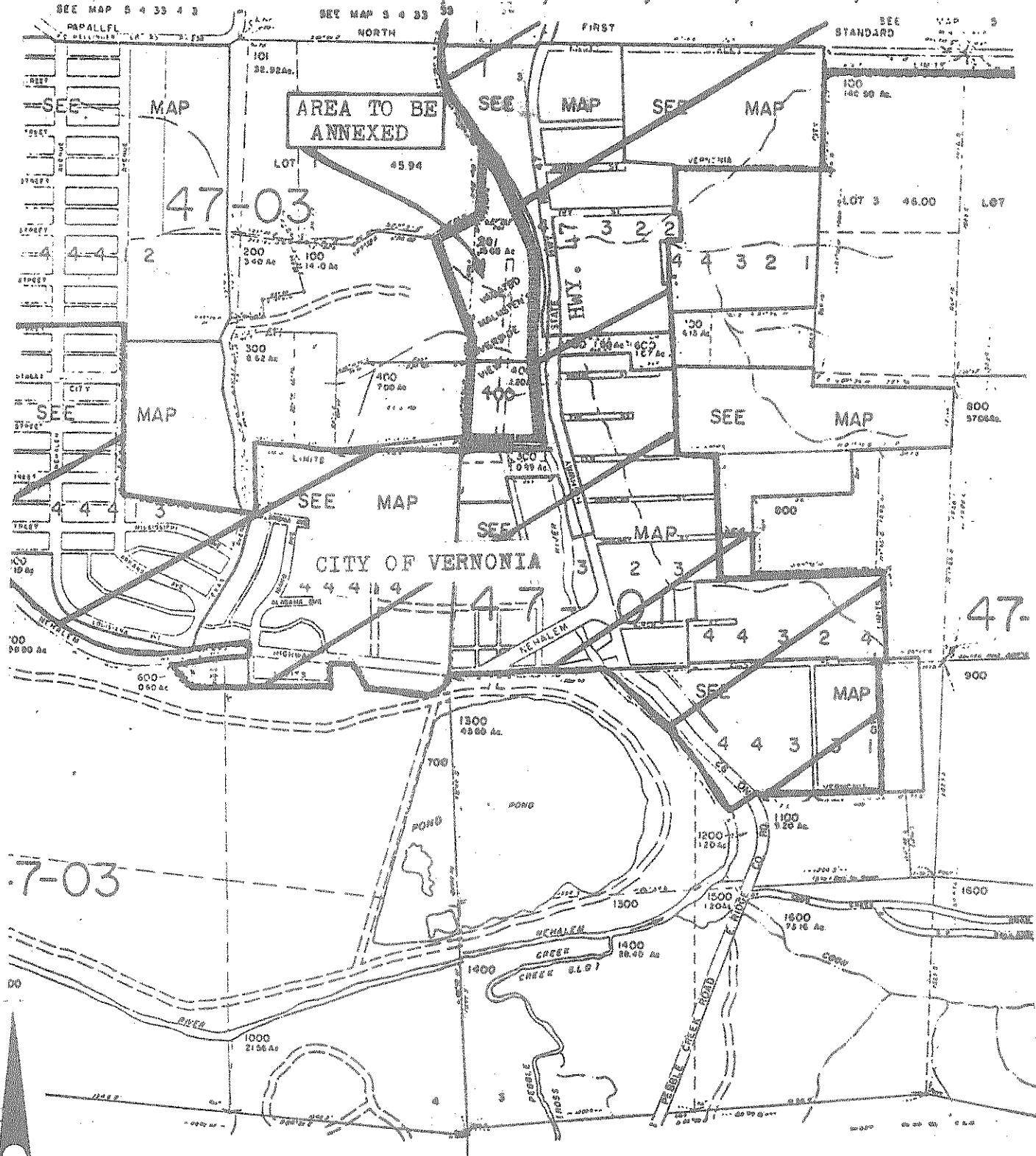
Parcel #3.

Beginning at a point marked with ½" iron pipe that is South 20°41' West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South 62°52' West 286.8 feet to a point marked with a ½" iron pipe, thence South 21°19' East 609.1 feet to the East line of said Section 4 that is marked with a ½" iron pipe;

thence North 20°41' East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----

See Revised Legal 29 Dec 78

Sec 3 & 4, T4N., R4W., W.M., Col. Co., Ore



PROPOSAL NO. 1275
CITY OF VERNONIA
ANNEXATION
MOD. FIG. 2

NOTICE TO TAXING DISTRICTS
ORS 308.225

ATT. JAF
RETURN ✓
YOUR FILE ✓

FROM: APPROVED AS PER
ORS 308.225
STATE OF OREGON
DEPARTMENT OF REVENUE
U-R MAPPING UNIT
SALEM, OREGON 97310 DESCRIPTION & MAP

MAR 31 1979

TO:
CITY OF VERNONIA
City Recorder
919 Bridge Street
VERNONIA, OREGON 97064

This is to notify you that your boundary
change in Clatsop County, for
ED 4275 Area 101
withdrawal for Vernonia RECD.

has been:

- ☒ Received 3-30-79 resubmitted
☒ Approved 4-4-79
☐ Disapproved (see notes)

If disapproved, please submit corrected
description and map.

Notes: ok for '79-'80 roll

FILED

APR 5 1979

19

HENRY T. HUDSON

Assessor

FOR MAPPING UNIT AND ASSESSOR USE ONLY

By

Department of Revenue file no: DOR 5-18-78

Boundary: change ☒ proposed change ☐ received from: PMALGRC

The change is for a:

- ☐ Formation of a new district
☒ Annexation of territory to a district
☒ Withdrawal of territory from a district
☐ Dissolution of a district

Data received:

- ☒ Description
☒ Map

Certified by registered surveyor or registered
engineer:

☐ yes ☒ no

CC County Assessor
Boundary Commission (when appropriate)

Department of Revenue A&A-0-39 (11-75)

Annexation
CITY OF VERNONIA

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning. Also EXCEPTING that portion already in the city limits of Vernonia.

Parcel #2.

Gov't Lot 4 in
Beginning at the point of intersection of the West line of/Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South 20°41' West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

Parcel #3.

Beginning at a point marked with ½" iron pipe that is South 20°41' West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South 62°52' West 286.8 feet to a point marked with a ½" iron pipe, thence South 21°19' East 609.1 feet to the East line of said Section 4 that is marked with a ½" iron pipe;

thence North 20°41' East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----

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. 1275 - Annexation of territory to the City of Vernonia

Proceedings on Proposal No. 1275 commenced upon receipt by the Boundary Commission of a petition from property owners on June 23, 1978 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 199.490, particularly paragraph (c) of Section (1).

Upon receipt of the petition 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 July 26, 1978. 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 45.8 acres, 4 single family residences and is evaluated at \$81,080.
2. The applicants desire annexation to receive city services to facilitate the development of a mobile home park. Parcel B, MALMSTEN'S RIVERSIDE VIEW, consists of approximately 12 acres and is proposed as the 19-unit second phase of the Riverside Mobile Home Park. The remainder (Parcel C) is proposed to be developed in mobile homes in the future.
3. The city has not yet adopted a comprehensive plan for the area; the proposed plan shows the land within the urban service boundary. The county has no comprehensive plan or zoning in the area. City zoning will allow minimum lot sizes of 7500 sq. ft. Each lot can accommodate a duplex and by analogy 2 mobile homes. Trailer parks are subject to the city's conditional use permit approval and the city's regulations.
4. Annexation of the entire requested territory is contrary to LCDC goals:
 - a) Because the planning for the city is not complete, it is not demonstrated that the territory is needed.
 - b) The city does not have adequate sewage treatment capacity to serve Parcel C.
 - c) Parcel C is Forest land and Goal 4 applies.
5. The city has constructed a sewer line across Parcel B, proposed for the second phase of Riverside Meadows Mobile Home Park. The easement agreement provides that the city provide connections to the property. DEQ has approved sufficient connections to handle the proposed development of Parcel B.
6. The Parcel B development has received Department of Commerce approval for the mobile home park.

Revised Legal 10-28-78
See Joe's File

7. The proposed development is above the Nehalem River 100-year flood plain according to an engineering study.
8. The city's sewage treatment lagoons are almost at capacity. DEQ has authorized a total of 795 connections and will not approve additional connections until improvements are made.
9. The city has adequate water storage to serve the property. Its system can accommodate approximately 4000 people. Current population is 1700.
10. Police and fire protection will be available upon annexation. The territory is within Vernonia RFPD; it will be automatically withdrawn upon annexation.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The petitioners have specific, immediate plans to develop a mobile home park on approximately 12 acres of the territory known as the Vacated Plat of MALMSTEN'S RIVERSIDE VIEW
2. The city has limited sewage treatment capacity. The mobile home park has been granted connection approval by the city.
3. The Vernonia city council supports the modified annexation of the vacated plat of MALMSTEN'S RIVERSIDE VIEW.
4. The annexation of the modified territory complies with the provisions of the LCDC Annexation Rule in that municipal services, particularly water and sewer service, are immediately available and the parcel is substantially surrounded by urban development and there is a need for additional urban land to accommodate mobile home park development.
5. The city through its conditional use process has the ability to mitigate an adverse impact regarding the access problems for Riverside Drive.

ORDER

On the basis of the findings and reasons listed above the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1275 as modified on July 26, 1978.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Vernonia as of 45 days from this date or at what other subsequent date that the law requires.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

Date: July 26, 1978

By: Marie B. Williams
Marie Williams
Vice-Chairman

Attest: Donald E. Larson

Annexation
CITY OF VERNONIA

Parcel #1.

All of the following described tract lying Northerly of the city limit boundary line of the City of Vernonia as said boundary line existed May 14, 1976:

Beginning at the Northwest corner of Tract No. 5 in Malmsten's Riverside View and running to a point on Section line 1550.63 feet in a Northerly direction; thence 290 feet in an Easterly direction to a point in the middle of the Nehalem River; thence up the middle of the said river in a Southerly direction to a point being the Northeastern corner of Tract No. 18, Malmsten's Riverside View; thence in a Westerly direction 275 feet; thence in a Southerly direction along West side of County Rd. to the Northeast corner of Tract No. 5, Malmsten's Riverside View; thence in a Westerly direction 274 feet to place of beginning all in Section 3, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the Northwest corner of Tract 18, Malmsten's Riverside View in Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence West on the Westerly extension of the North line of said Tract 18, a distance of 20 feet; thence North 180 feet; thence East to the center of the Nehalem River; thence up the center of said River in a Southerly direction to the Northeast corner of said Tract 18; thence West along the North line of said Tract 18 to the point of beginning.

Parcel #2.

Beginning at the point of intersection of the West line of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon with the West bank of the Nehalem River; thence South 2°41' West along the West line of said Section 3 to the Northwest corner of tract conveyed to George D. Wells et ux by deed recorded January 23, 1947 in Book 91, page 537, Deed Records of Columbia County, Oregon; thence 290 feet in an Easterly direction to the West bank of said Nehalem River; thence Northwesterly along the West bank of said Nehalem River to the point of beginning.

Parcel #3.

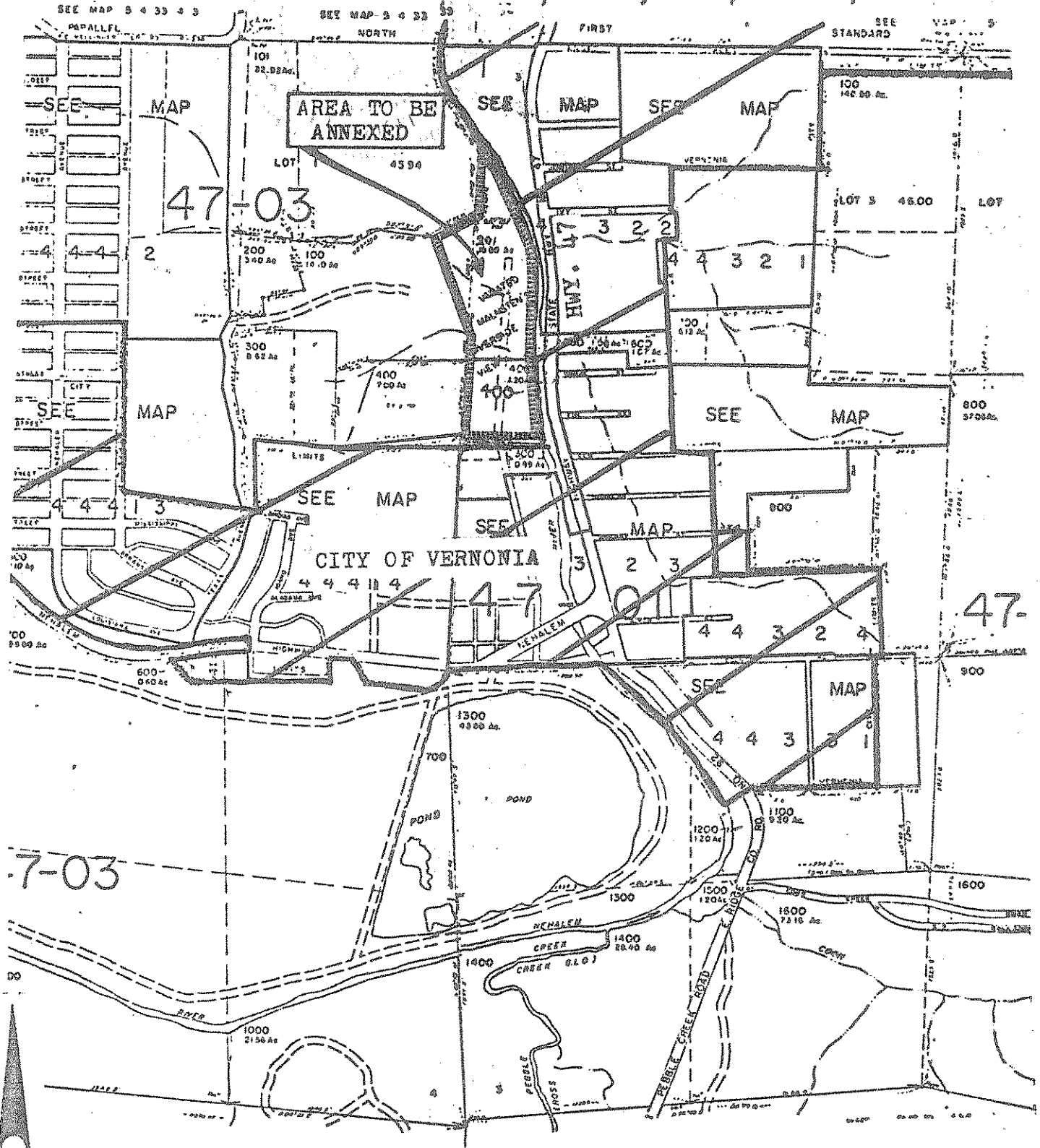
Beginning at a point marked with ½" iron pipe that is South 2°41' West 951.0 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence running South 62°52' West 286.8 feet to a point marked with a ½" iron pipe, thence South 21°19' East 609.1 feet to the East line of said Section 4 that is marked with a ½" iron pipe;

thence North 2°41' East on the said East line of Section 4 distant 698.9 feet to the place of beginning.-----

Revised 12/29/78
 29 Dec 78
 SEE

Proposal No. 1275

Sec 3 & 4 T4N., R4W., W.M., Col. Co., Ore



PROPOSAL NO. 1275
CITY OF VERNONIA
ANNEXATION
MOD. FIG. 2

88 3025 088 2012

BOOK 220 PAGE 40

7263-10010

STATE OF OREGON
COLUMBIA COUNTY
RECORDED OR FILED

SEP 20 1 30 PM '78

Deeds

BOOK 220 PAGE 36

ROY A NELSON CO CLK

BY *E. L. Wright* DEP