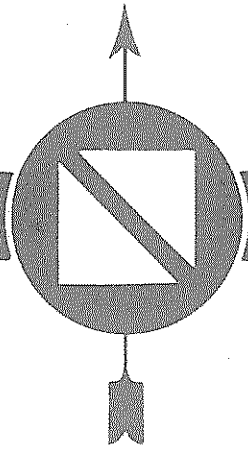


COLUMBIA  
MULTNQMAH  
WASHINGTON

ATT: J.F.

FINISHED?

1978-05



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

527 S.W. HALL STREET

PORTLAND, OREGON 97201

PHONE: 229-5307

June 15, 1977

Henry T. Hudson, Assessor  
Columbia County

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

June 1, 1977

FINAL ORDER(S) NO. 1078 - City of Scappoose

Sincerely,

*Donald E. Carlson*

Donald E. Carlson  
Executive Officer

DEC/jk  
Enc.

JUL 7 1977

FILED \_\_\_\_\_ 19  
HENRY T. HUDSON  
Assessor

By \_\_\_\_\_  
Deputy

STAFF:

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

COMMISSIONERS:

MRS. CAROLYN GASSAWAY, Chairman  
ROBERT S. BALL, Vice-Chairman  
DR. RONALD C. CEASE  
ANTHONY N. FEDERICI

KEITH LINDAHL  
DR. PAUL J. SLOMINSKI  
CAROL STEELE  
MARIE WILLIAMS  
DENIECE WON

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1078 - Annexation of territory to the City of Scappoose.

Proceedings on Proposal No. 1078 commenced upon receipt by the Boundary Commission of a petition from property owners on April 4, 1977 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 222.170 and paragraph (a) Section (4) of ORS 199.490.

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 June 1, 1977. 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 149.75 acres, 33 single family dwellings, 1 duplex, 2 commercial structures, a senior citizens' meeting hall, an estimated population of 125 and is evaluated at \$986,780.
2. The petitioners desire annexation in order to retain city water service which they now receive on an outside-user basis.
3. The city and county are both in the process of formulating new comprehensive plans, and this area falls within the urban containment line proposed on those plans.
4. Current county zoning is R-S--Rural Suburban (allowing one unit per  $\frac{1}{2}$  acre with water) in the north portion of the area to be annexed; and R-R--Rural Residential (2-acre minimums) in the south portion.
5. The city's existing plan identifies the area as suitable for low density residential.
6. The territory is currently served with a dilapidated 3-inch wooden water line which has losses estimated at 50%. This will be replaced with 8" and 12" line paid for out of the city's water fund subsequent to annexation.

7. The city has a 1.75 million reservoir capacity which is greater than that required for the standard three days of storage.
8. Outside users now pay \$13.50 for 3000 gallons and \$1.20 per 1000 gallons thereafter for water. This is double the inside-city rate.
9. The city has sewer lines abutting the territory on the north which will be able to provide service when the area develops further.
10. The city already provides fire protection through a contract with the Scappoose RFPD.

#### REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The city will not continue to provide water service unless the outside users either annex or repair the water line.
2. The petitioners desire annexation in order to retain their current water supply from the city.
3. The proposed annexation does not conflict with the existing city plan nor the proposed city and county plans.
4. The city can continue to provide water service and will repair the line once the area is annexed.

#### ORDER


On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1078 on June 1, 1977.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Scappoose as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: June 1, 1977

By:   
Carolyn Gassaway  
Chairman

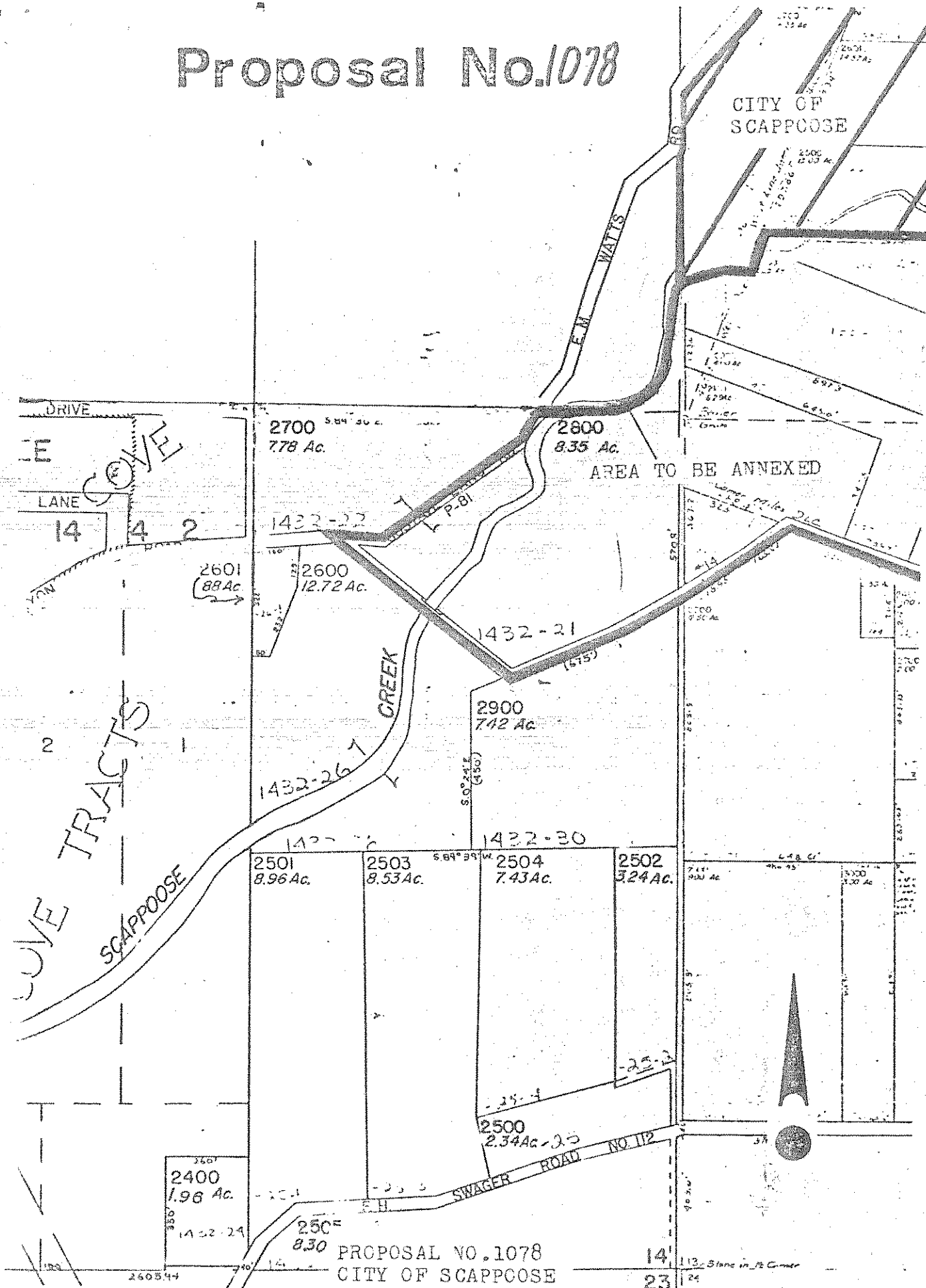
Attest: 

City of Scappoose  
Annexation

Beginning at the NW corner of the Matthew F. Barta tract as recorded in Deed Book 101 at Page 180, also being a point on the NW boundary of the Jessie Miles DLC #39 said point being N 23° 45' E (GLO) 840 ft. m/l from the SW corner of the said DLC #39 and being on the existing City Limit of the City of Scappoose in Section 13, T3N, R2W, W.M., Col. Co., Ore.; thence following said City Limit S 20° 19' W a distance of 105.26 ft.; thence S 87° 22' W a distance of 92.31 ft.; thence S 31° 07½' W a distance of 179.50 ft. to the W line of said Section 13, said point being in the centerline of the South Fork of Scappoose Creek; thence leaving said City Limit and following the centerline of said Scappoose Creek Southwesterly to the E-W centerline of Section 14 of aforementioned Township; thence W on said subdivision line to the northwesterly right of way line of the Gustave Lang County Road No. P-81; thence southwesterly following said northwesterly right of way line 800 ft. m/l to its intersection with the northwesterly extension of the southerly right of way line of the Dutch Canyon County Road No. 14; thence following said southerly right of way line southeasterly and northeasterly a distance of 1270 ft. m/l to the line between said Sections 14 and 13; thence N 56° 51½' E a distance of 218.95 ft.; thence N 54° 48' E a distance of 165.61 ft.; thence S 69° 35' E a distance of 813.90 ft. to the NW corner of the Bessie Fisher tract as recorded in Deed Book 3 at page 306; thence S 0° 15' E a distance of 709.70 ft. to the NW corner of the Donald A. Fisher tract as recorded in Deed Book 179 at Page 945; thence following said Fisher tract S 87° 01' E a distance of 175.0 ft.; thence S 0° 15' E a distance of 350.0 ft. to the SE corner of said tract; thence S 87° 01' E a distance of 375.50 ft. to the NW corner of the Charles F. Nakvasil tract as recorded in Deed Book 174 at Page 83; thence S 0° 15' W a distance of 462.11 ft. to the northerly right of way line of the F. H. Swager County Road; thence N 89° 44' W along said northerly right of way line a distance of 298.97 ft. to a point which is N 0° 56' E from the NW corner of the Marie H. and Frank V. Nakvasil tract as recorded in Deed Book 118 at Page 480; thence S 0° 56' W a distance of 302.50 ft. to the SW corner thereof; thence S 89° 44' E along said Nakvasil tract and the extension thereof a distance of 1300.0 ft. m/l to the westerly right of way line of the Old Portland Road; thence S 7° 43½' E along said Westerly right of way line a distance of 150 ft. m/l to a point which is N 89° 36½' W from the NW corner of the Joseph Leptich tract as recorded in Deed Book 138 at Page 630; thence S 89° 36½' E a distance of 175.61 ft. to the NE corner of said Leptich tract; thence S 7° 43½' E a distance of 118.0 ft. to the N line of the Fairview Cemetery; thence S 89° 36' E along said Cemetery and the extension thereof a distance of 352.36 ft. to the easterly right of way line of the Columbia River Highway; thence following said Easterly right of way line N 3° 45' W a distance of 2817.42 ft. to the Easterly extension of the S line of the Fred Havlik tract which line is the existing City

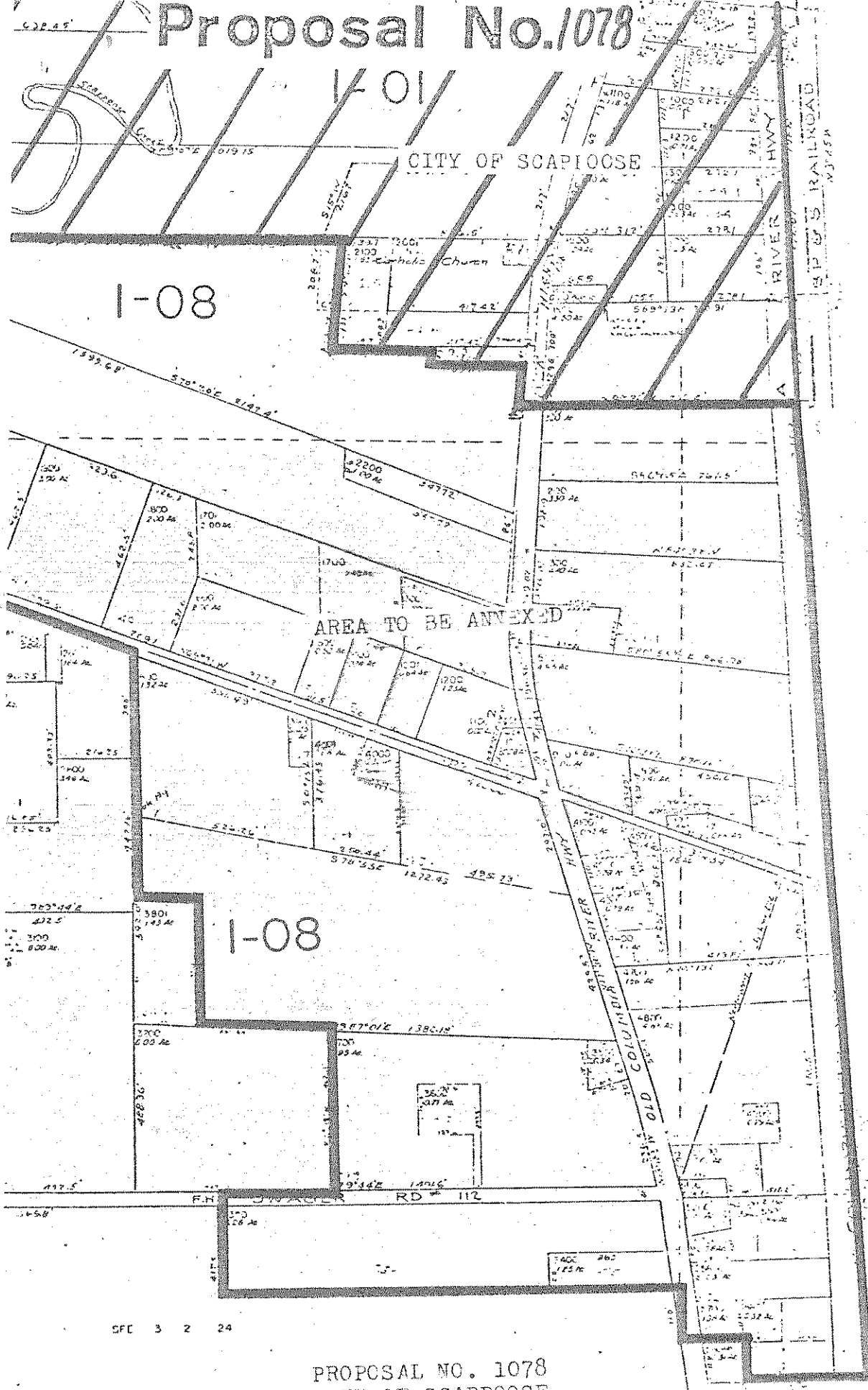
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# Proposal No.1078



PROPOSAL NO. 1078  
CITY OF SCAPPOOSE  
ANNEXATION  
FIG. 2a

# Proposal No. 1078



SFC 3 2 24

PROPOSAL NO. 1078  
CITY OF SCAIPOOSE  
ANNEXATION  
FIG. 2b

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1078 - Annexation of territory  
to the City of Scappoose.

Proceedings on Proposal No. 1078 commenced upon receipt by the Boundary Commission of a petition from property owners on April 4, 1977 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 222.170 and paragraph (a) Section (4) of ORS 199.490.

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 June 1, 1977. 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 149.75 acres, 33 single family dwellings, 1 duplex, 2 commercial structures, a senior citizens' meeting hall, an estimated population of 125 and is evaluated at \$986,780.
2. The petitioners desire annexation in order to retain city water service which they now receive on an outside-user basis.
3. The city and county are both in the process of formulating new comprehensive plans, and this area falls within the urban containment line proposed on those plans.
4. Current county zoning is R-S--Rural Suburban (allowing one unit per  $\frac{1}{2}$  acre with water) in the north portion of the area to be annexed; and R-R--Rural Residential (2-acre minimums) in the south portion.
5. The city's existing plan identifies the area as suitable for low density residential.
6. The territory is currently served with a dilapidated 3-inch wooden water line which has losses estimated at 50%. This will be replaced with 8" and 12" line paid for out of the city's water fund subsequent to annexation.

FILED JUL 7 1977  
HENRY T. HUDSON  
Assessor  
Deputy



7. The city has a 1.75 million reservoir capacity which is greater than that required for the standard three days of storage.
8. Outside users now pay \$13.50 for 3000 gallons and \$1.20 per 1000 gallons thereafter for water. This is double the inside-city rate.
9. The city has sewer lines abutting the territory on the north which will be able to provide service when the area develops further.
10. The city already provides fire protection through a contract with the Scappoose RFPD.

#### REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The city will not continue to provide water service unless the outside users either annex or repair the water line.
2. The petitioners desire annexation in order to retain their current water supply from the city.
3. The proposed annexation does not conflict with the existing city plan nor the proposed city and county plans.
4. The city can continue to provide water service and will repair the line once the area is annexed.

#### ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1078 on June 1, 1977.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Scappoose as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: June 1, 1977

By: Carolyn Gassaway  
Carolyn Gassaway  
Chairman

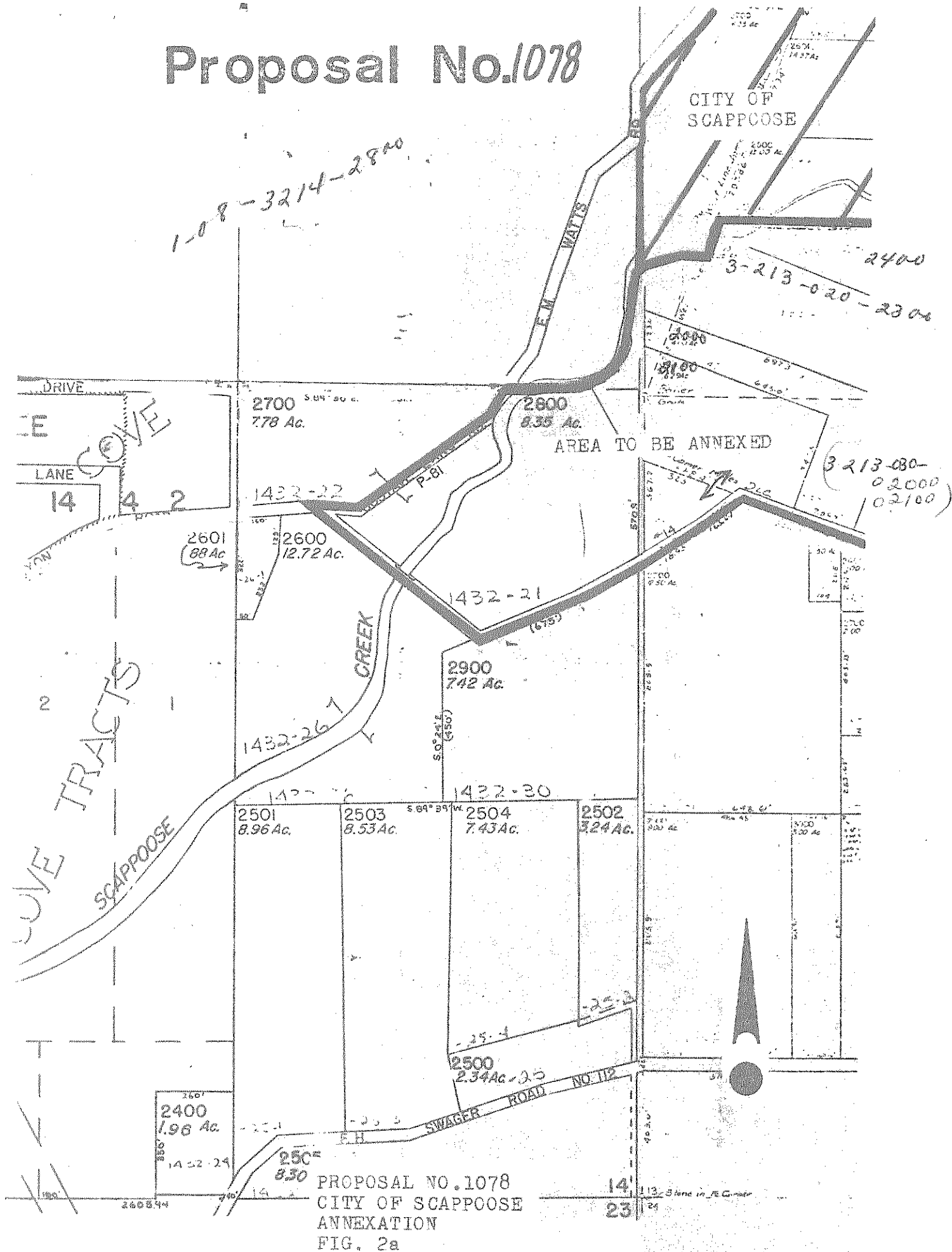
Attest: Donald E. Carlson

City of Scappoose  
Annexation

Beginning at the NW corner of the Matthew F. Barta tract as recorded in Deed Book 101 at Page 180, also being a point on the NW boundary of the Jessie Miles DLC #39 said point being N 23° 45' E (GLO) 840 ft. m/1 from the SW corner of the said DLC #39 and being on the existing City Limit of the City of Scappoose in Section 13, T3N, R2W, W.M., Col. Co., Ore.; thence following said City Limit S 20° 19' W a distance of 105.26 ft.; thence S 87° 22' W a distance of 92.31 ft.; thence S 31° 07½' W a distance of 179.50 ft. to the W line of said Section 13, said point being in the centerline of the South Fork of Scappoose Creek; thence leaving said City Limit and following the centerline of said Scappoose Creek Southwesterly to the E-W centerline of Section 14 of aforementioned Township; thence W on said subdivision line to the northwesterly right of way line of the Gustave Lang County Road No. P-81; thence southwesterly following said northwesterly right of way line 800 ft. m/1 to its intersection with the northwesterly extension of the southerly right of way line of the Dutch Canyon County Road No. 14; thence following said southerly right of way line southeasterly and northeasterly a distance of 1270 ft. m/1 to the line between said Sections 14 and 13; thence N 56° 51½' E a distance of 218.95 ft.; thence N 54° 48' E a distance of 165.61 ft.; thence S 69° 35' E a distance of 813.90 ft. to the NW corner of the Bessie Fisher tract as recorded in Deed Book 3 at page 306; thence S 0° 15' E a distance of 709.70 ft. to the NW corner of the Donald A. Fisher tract as recorded in Deed Book 179 at Page 945; thence following said Fisher tract S 87° 01' E a distance of 175.0 ft.; thence S 0° 15' E a distance of 350.0 ft. to the SE corner of said tract; thence S 87° 01' E a distance of 375.50 ft. to the NW corner of the Charles F. Nakvasil tract as recorded in Deed Book 174 at Page 83; thence S 0° 15' W a distance of 462.11 ft. to the northerly right of way line of the F. H. Swager County Road; thence N 89° 44' W along said northerly right of way line a distance of 298.97 ft. to a point which is N 0° 56' E from the NW corner of the Marie H. and Frank V. Nakvasil tract as recorded in Deed Book 118 at Page 480; thence S 0° 56' W a distance of 302.50 ft. to the SW corner thereof; thence S 89° 44' E along said Nakvasil tract and the extension thereof a distance of 1300.0 ft. m/1 to the westerly right of way line of the Old Portland Road; thence S 7° 43½' E along said Westerly right of way line a distance of 150 ft. m/1 to a point which is N 89° 36½' W from the NW corner of the Joseph Leptich tract as recorded in Deed Book 138 at Page 630; thence S 89° 36½' E a distance of 175.61 ft. to the NE corner of said Leptich tract; thence S 7° 43½' E a distance of 118.0 ft. to the N line of the Fairview Cemetery; thence S 89° 36' E along said Cemetery and the extension thereof a distance of 352.36 ft. to the easterly right of way line of the Columbia River Highway; thence following said Easterly right of way line N 3° 45' W a distance of 2817.42 ft. to the Easterly extension of the S line of the Fred Havlik tract which line is the existing City

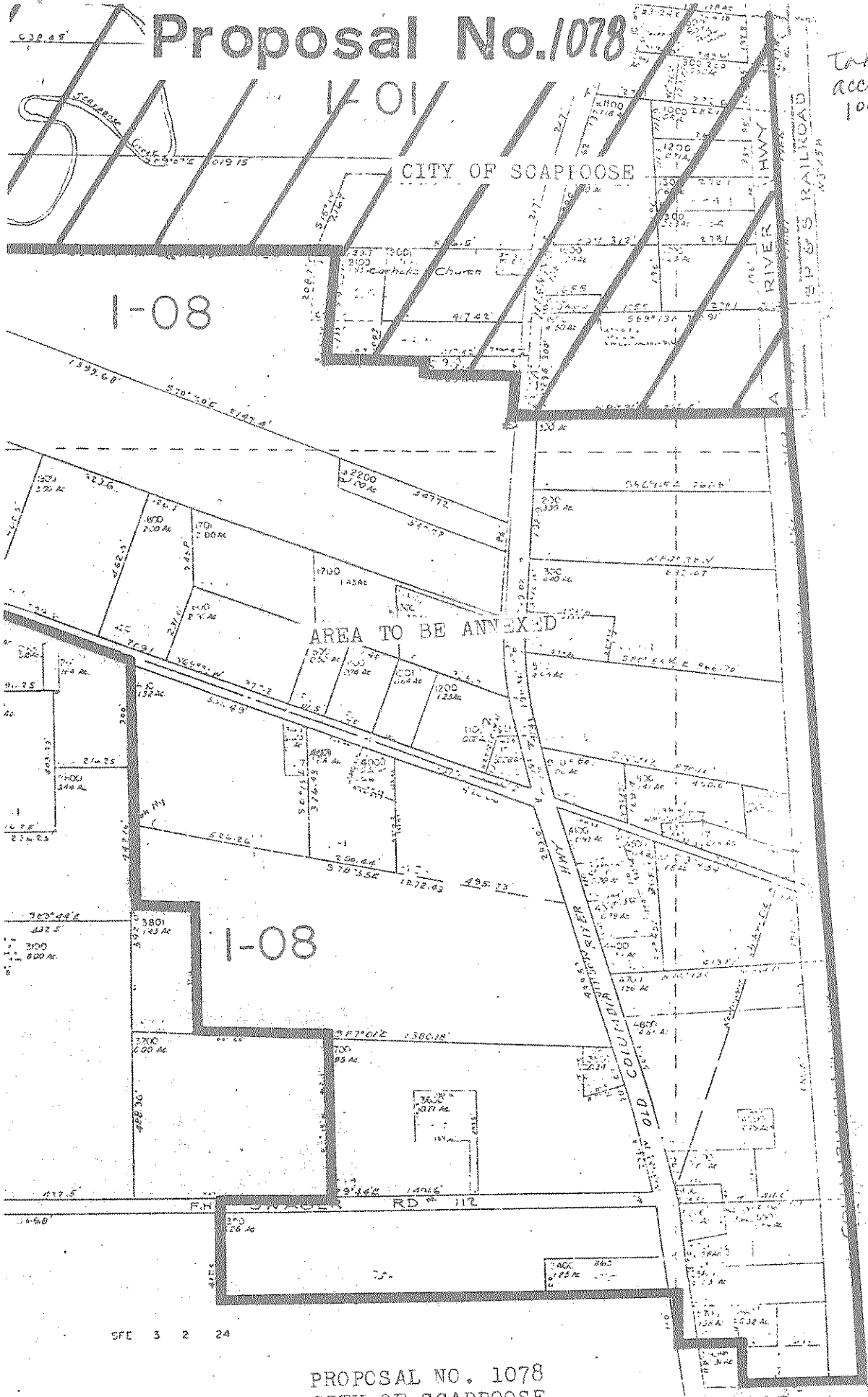
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# Proposal No.1078



# Proposal No. 1078

Tax  
accounts  
100-5900



PROPOSAL NO. 1078  
CITY OF SCAPOOSE  
ANNEXATION  
FIG. 2b

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
527 S. W. Hall Street - Portland, Oregon 97201 - Tel: 229-5307

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1078 - Annexation of territory  
to the City of Scappoose.

Proceedings on Proposal No. 1078 commenced upon receipt by the Boundary Commission of a petition from property owners on April 4, 1977 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 222.170 and paragraph (a) Section (4) of ORS 199.490.

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FINDINGS

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

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10. The city already provides fire protection through a contract with the Scappoose RFPD.

#### REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The city will not continue to provide water service unless the outside users either annex or repair the water line.
2. The petitioners desire annexation in order to retain their current water supply from the city.
3. The proposed annexation does not conflict with the existing city plan nor the proposed city and county plans.
4. The city can continue to provide water service and will repair the line once the area is annexed.

#### ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1078 on June 1, 1977.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Scappoose as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: June 1, 1977

By:

Carolyn Gassaway  
Chairman

Attest:

Donald E. Carlson

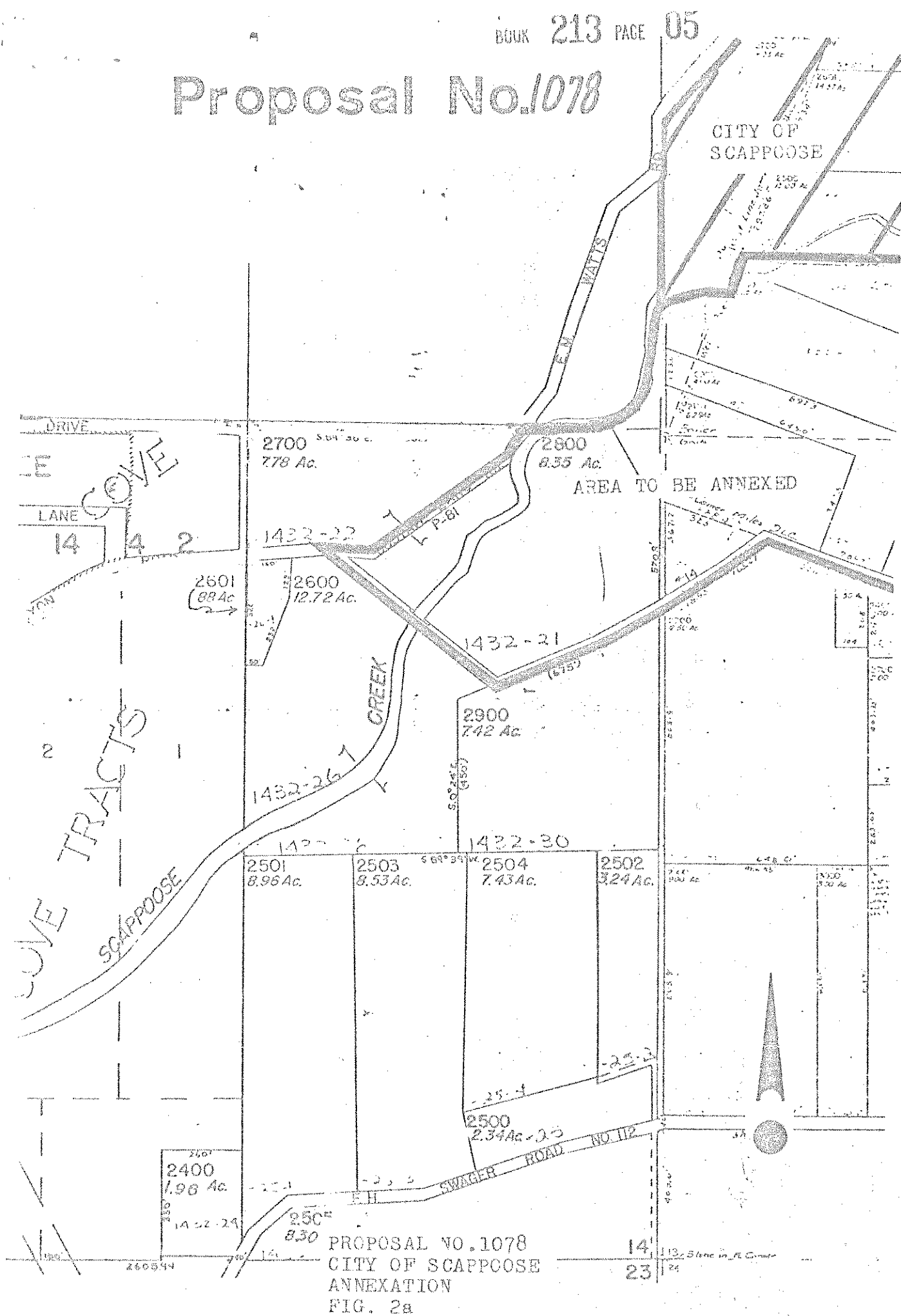
City of Scappoose  
Annexation

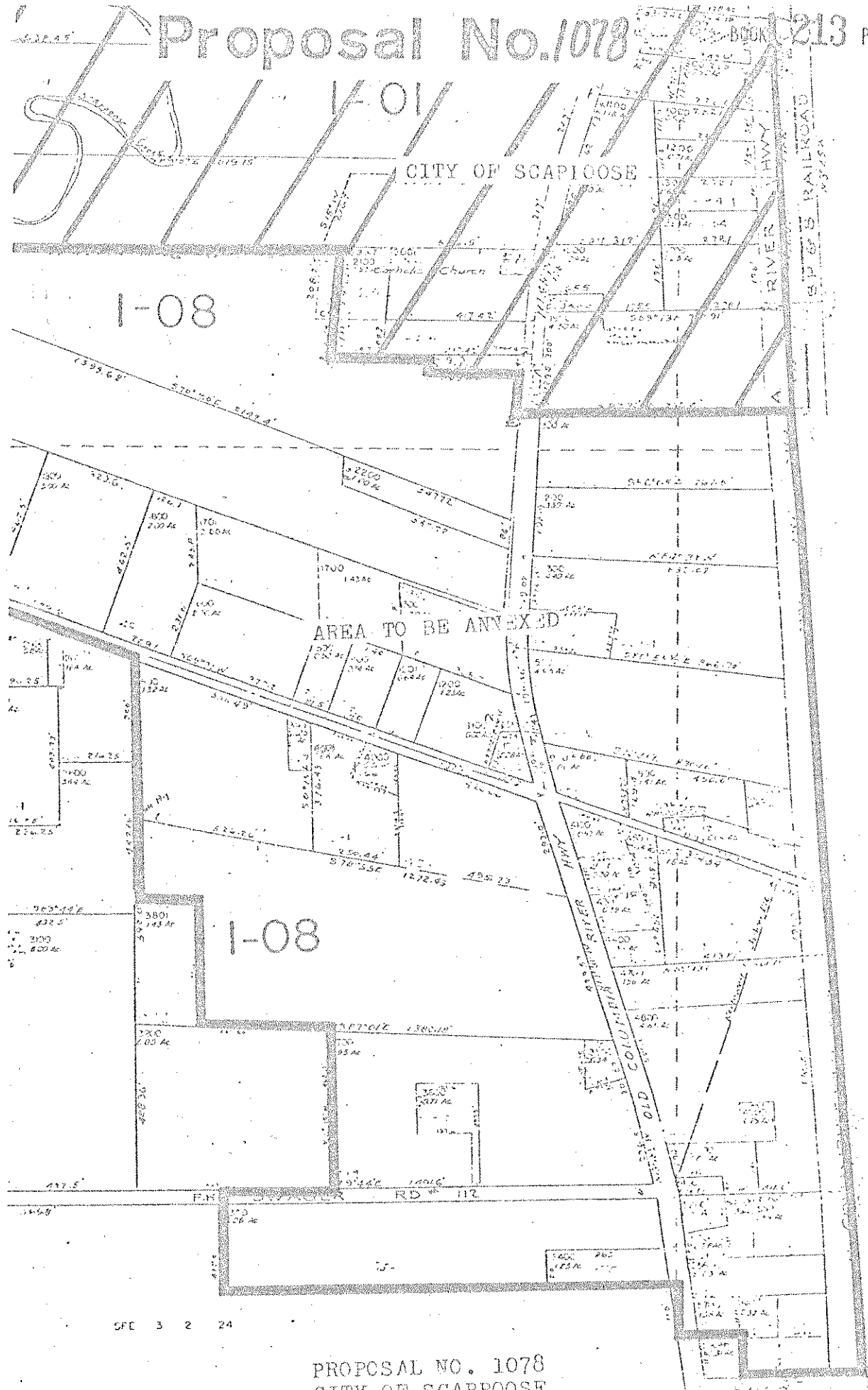
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# Proposal No.1078





PROPOSAL NO. 1078  
CITY OF SCAPOOSE  
ANNEXATION  
FIG. 2b

BOOK 213 PAGE 07

5690

STATE OF OREGON  
COLUMBIA COUNTY  
RECORDED OR FILED

JUL 27 10 46 AM '77

*Reeds*  
BOOK 213 PAGE 1

ROY A. NELSON CO CLK

*By M. M. Menger*

*Return  
City of Scappoose  
Scappoose*