

Completed 2-1-72 - JV # 9982 1972-01

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION
6400 S. W. Canyon Court
Telephone: 297-2237

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 289 - Annexation of the following territory to the City of Scappoose

Legal Description

Beginning at the point of intersection of the East right of way line of the S. P. & S. Railroad with the Northerly line of the Jesse Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; thence North 70°30' West along the Northerly line of said Jesse Miles Donation Land Claim to a point on the West right of way line of Columbia River Highway U.S. 30, said point being South 70°30' East 1613.09 feet from the Northwest corner of the said Jesse Miles Donation Land Claim; thence South 3°38' East 105.23 feet to the Northeast corner of tract conveyed to Albert G. Attig, by deed recorded January 8, 1958, in Book 135, page 87, Deed Records of Columbia County, Oregon; thence North 88°31' West along the North line of said Attig tract, 104.9 feet; thence South 86°18' West approximately 5.54 feet to the Southeast corner of tract conveyed Walter Donald et ux., by deed recorded April 10, 1962, in Book 148, page 615, Deed Records of Columbia County, Oregon; thence North 3°45' West along the East line of said Donald tract, 142.9 feet to the Northeast corner of said Donald tract and the North line of said Jesse Miles Donation Land Claim; thence North 70°30' West along the North line of said Jesse Miles Donation Land Claim, 645.63 feet, more or less, to a point which is South 70°30' East 847.76 feet from the Northwest corner of said Jesse Miles Donation Land Claim; thence South 18°43' West, 168.00 feet to the Southerly line of a 20 foot road; thence South 76°48' East along the Southerly line of said road, 100 feet; thence South 19°30' West, 100 feet; thence North 76°48' West 830.40 feet; thence North 20°40' East 348.31 feet to the North line of said Jesse Miles Donation Land Claim; thence North 70°30' West along the North line of said Jesse Miles Donation Land Claim to the Northwest corner thereof; thence North 70° West 220 feet, more or less, to a point on the centerline of the South Fork of Scappoose Creek; thence following the centerline of said creek, Southerly to the Southerly right of way line of the E. M. Watts County Road; thence following said right of way line Westerly to its intersection with the Southerly right of way line of Keys County Road; thence following said right of way Westerly to the West line of said Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 0°29' West along said Section line, to the Southwest corner of said Section 12; thence South along the West line of Section 13, Township 3 North, Range 2 West,

Willamette Meridian, Columbia County, Oregon; 31.0 feet to the Southwest corner of Parcel 1 as described in deed to William See Wong et ux., recorded December 24, 1963, in Book 153, page 952, Deed Records of Columbia County, Oregon; thence East along the South line of Parcel 1 as described in said Wong deed, and its East prolongation, to the East right of way line of E.M. Watts County Road; thence Southerly along the East right of way line of said E.M. Watts County Road to the West line of said Section 13; thence South along the West line of said Section 13 to the most Westerly Northwest corner of that certain tract conveyed to John J. Havlik by deed recorded July 22, 1911 in Book 14, page 607, Deed Records of Columbia County, Oregon, said corner being in the centerline of Scappoose Creek; thence Northerly along the Northerly line of said Havlik tract to the West line of said Jesse Miles Donation Land Claim; thence Northerly along the West line of said Jesse Miles Donation Land Claim, 105.26 feet to the Northwest corner of that certain tract conveyed to Matthew F. Barta and Ann Barta by deed recorded September 4, 1943, in Book 101, page 180, Deed Records of Columbia County, Oregon; thence South 89°11' East 1417.4 feet along the North line of said Barta tract to the Northwest corner of that certain tract conveyed to The Roman Catholic Archbishop by deed recorded September 30, 1913 in Book 19, page 296, Deed Records of Columbia County, Oregon; thence South along the West line of said Archbishop tract, 208.7 feet to the Southwest corner thereof; thence East along the South line of said Archbishop tract, 69.0 feet to the Northwest corner of that certain tract conveyed to The Archdiocese of Oregon City by deed recorded January 11, 1926 in Book 40, page 396, Deed Records of Columbia County, Oregon; thence South 4°29' West along the West line of said Archdiocese tract, 104.35 feet to the Southwest corner thereof; thence South 89°11' East 139.7 feet to the Southeast corner thereof, being also the Southwest corner of that certain tract conveyed to the Archdiocese of Oregon City by deed recorded August 18, 1910 in Book 14, page 247, Deed Records of Columbia County, Oregon; thence South 89°11' East along the South line of said Archdiocese tract described in Book 14, page 247, Deed Records of Columbia County, Oregon, 129.1 feet to the Northwest corner of that certain tract conveyed to Archdiocese of Portland in Oregon, by deed recorded February 17, 1950 in Book 106, page 253, Deed Records of Columbia County, Oregon; thence South 4°29' West along the West line of said Archdiocese of Portland tract, 40.0 feet to the Southwest corner thereof; thence South 89°11' East along the South line of said Archdiocese of Portland tract to the West right of way line of Portland-St. Helens Road (also known as Lower Columbia River Highway); thence South along the West right of way line of said Portland-St. Helens Road to a point which bears North 89°36' West from the Southwest corner of that certain tract conveyed to Fred W. Havlik by deed recorded February 5, 1944 in Book 73, page 589, Deed Records of

Columbia County, Oregon; thence South 89°36' East 60.0 feet to the Southwest corner of said Fred W. Havlik tract; thence South 89°36' East, 736.4 feet along the South line of said Fred W. Havlik tract to the West line of the S. P. & S. Railroad; thence continuing South 89°36' East 100.0 feet to the East right of way line of said S. P. & S. Railroad; thence North along the East right of way line of said Railroad to the point of beginning.

Proceedings on proposal No. 289 commenced upon receipt of a petition from property owners on April 22, 1971, requesting that their property located south of the city generally between the Columbia River Highway and E. M. Watts Road be annexed to the City. The petition meets the requirements for initiating a proposal as set forth in ORS 222.170 and 199.495.

Upon receipt of the petition, the Commissions published and posted notice of the public hearing in accordance with ORS 199.520 and conducted public hearings on the proposal on July 14 and July 28, 1971. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and physical development of the land.

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

- (1) the territory to be annexed is contiguous to the City and is located generally south of the City in an area west of U. S. Highway 30 and east of E. M. Watts Road;
- (2) the territory contains approximately 77 acres, 23 single family dwellings, one multi-family unit, a bank and an estimated population of 71 persons;

- (3) the property owners request annexation in order to bring the territory under the zoning powers of the City since the County does not exercise its zoning power in the territory;
- (4) the City provides water service to a number of the residences and commercial structures in the territory;
- (5) additional properties adjacent to the territory to be annexed and contiguous to the City were improperly omitted from the proposal and the owners were not present at the hearing.

On the basis of the findings the Commission continued the hearing and notified the owners of the property improperly omitted to appear before the Commission and show cause, if any, why their land should not be included in the proposed annexation as provided by ORS 199.475.

The continued public hearing was held on September 8, 1971, and on the basis of the study and continued public hearing the Commission found that:

- 1) the additional territory to be annexed contains approximately 75 acres, 40 dwelling units, 2 churches, 3 commercial structures and an estimated population of 120 persons;
- 2) the entire proposed modified territory to be annexed is within the service sphere of the City for water supply, sewerage treatment and disposal and police protection;
- 3) the proposed modified territory is becoming more urban in nature and will likely continue to urbanize in the near future;

- 4) the City has the responsibility and the right to work with the residents of the proposed modified territory to prepare comprehensive plans for the orderly development of the territory; and
- 5) the proposed modified territory to be annexed is an integral part of the Scappoose community for economic and social purposes and the boundary change will bring the territory into the political and civic life of the community.

On the basis of the findings listed above, the Commission approved BOUNDARY CHANGE PROPOSAL NO. 289 as modified on September 8, 1971.

NOW THEREFORE IT IS ORDERED THAT the territory described above be annexed to the City of Scappoose as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: September 8, 1971

By:

Ronald C. Cease

Ronald C. Cease
Chairman

Attest:

Philip R. H. H. H.

Certified to be a true and
exact copy of the original

Portland Metropolitan Area Local Government
Boundary Commission

Donald E. Carlson
Secretary of Commission

E. M. WATTS RE.
CITY OF SCAPPOOSE

PROPOSAL NO. 289

LEGEND

Territory to be
Annexed

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DUTCH
CANYON
ROAD

OLD COLUMBIA RIVER HIGHWAY

SP. R. R. RAILROAD
HIGHWAY
RIVER

Seapoose
Code 1J

ACREAGE (IF ANY)

TOTAL Value

1232-69	3.48	16,110
-69-1	.21	630
-69-2	1.05	2940
-70	5.00	14,720
-71	.54	26,270
-71-1	1.46	18,850
-72 (COMBINED ^{CODE} BEFORE)	.46 (BEFORE Comb.)	1030
-75	6.00	25,360
-91	1.00	17,570
-92	.42	22,130
-94-1-1	.11	9110
-94-2	.45	36,280
-94-4	.20	12,150
-94-4-1	.26	5700
-96	.23	1250
-96-1	.77	9970
1332-5	2.00	23,460
-6	1.00	8540
-7	.35	12,700
-7-1	9.42	22,030
-7-1-1	.23	74,850
-8	5.80	7790
-10	4.36	11,760
-10-1	2.39	18,020
-10-2	.85	120

From Code 1A

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<u>Scappoose Code 1J</u>	<u>Acres (if Any)</u>	<u>Total Value</u>
1332-12	3.30	11,540
-13	10.00	27,190
-14	6.00	6,700
-15	9.00	31,500
-16	9.04	30,120
-17	.32	20,250
-18	.63	15,940
-19	3.44	19,500
-20	.80	15,020
-20-1	8.70	21,460
-21	.58	11,660
-21-1	14.37	26,300
-22	13.00	14,900
-25	.24	14,870
-29	1.36	14,330
-29-1	.64	8,940
-30	4.50	19,040
-31	.20	7,580
-31-1	1.00	13,610
-32	1.25	88,340
-33	1.30	43,980
-34	.63	25,160
-34-1	.62	32,580
-35	1.18	14,380

From Code 1A

(3)

Scappoose
Code 1J

	<u>Acresage (if Any)</u>	<u>Total Value</u>
1332-36	.71	21,940
-37	.61	16,690
-38	.63	17,650
-38-1	.60	24,820
-39	.07	6280
-39-2	.53	11,390
-40	.50	15,080
-41	1.00	26,460
-41-1	.12	6630
-41-2	1.49	25,910
-41-2-1	.81	21,530
-83	6.35	21,430
-83A	(BUILDING ONLY)	5170
-84	.59	7640

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1132-24	.63	24,640
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See JV# 58

Total Acresage

154.78

Total Value

1,187,490