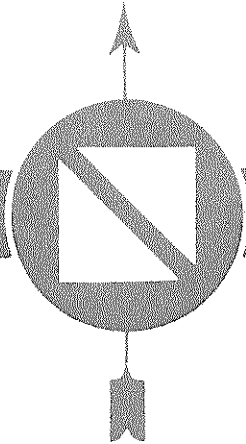


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COLUMBIA
MULTNOMAH
WASHINGTON

1976-01



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

527 S.W. HALL STREET

PORTLAND, OREGON 97201

PHONE: 229-5307

May 20, 1976

COLUMBIA COUNTY
Henry T. Hudson, Assessor

Enclosed please find copies of the final order(s)
adopted by the PORTLAND METROPOLITAN AREA LOCAL
GOVERNMENT BOUNDARY COMMISSION ON:

May 5, 1976

FINAL ORDER(S) NO. 917 - City of Vernonia

5-4-34-3-3
400
47-03

Sincerely,

Donald E. Carlson
Executive Officer

DEC/jk
Enc.

Done
6.9.76
S

Also Filed in Assr's File - #116

STAFF:

DONALD E. CARLSON, Executive Officer
ANTHONY G. WHITE, Administrative Analyst
JEAN KRETZER, Secretary

COMMISSIONERS:

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

MRS. BROOKS GUNSUL
KEITH LINDAHL
DR. PAUL J. SLOMINSKI
JERRY TIPPENS
WALTER N. TRANDUM
JOSEPH S. VOBORIL

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 917 - Annexation of territory
to the City of Vernonia.

Proceedings on Proposal No. 917 commenced upon receipt by the Boundary Commission of a petition from property owners on March 25, 1976 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 May 5, 1976. 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 16.1 acres, 1 single family residence, 1 barn, an estimated population of 4, and an assessed value of \$25,550.
2. Petitioners desire to annex in order to obtain city services to facilitate development of a 72 to 86 unit mobile home park.
3. The land is indicated on preliminary plan documents to be residential. Columbia County has no adopted plan, nor is this land zoned.
4. Water and sewer service is available immediately adjacent to the property. Water quality is good, and steps are being taken to improve the quantity factor.
5. Annexation would remove this property from the Vernonia RFPD, which would continue to provide service under a joint city-district agreement.
6. State Department of Environmental Quality approves of this annexation, but have placed the city on notice regarding future annexations because the city's sewage lagoon is reaching its loading limit.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The City of Vernonia has the ability to provide water and sewer service to the property, and will not as long as it remains outside its boundaries.
2. Annexation will provide the city control over land use of the territory, and ensure that development meets city standards.

ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 917 on May 5, 1976.

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 this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: May 5, 1976

By: Anthony N. Federici
Anthony N. Federici
Chairman

Attest: Donald E. Carlson

City of Vernonia

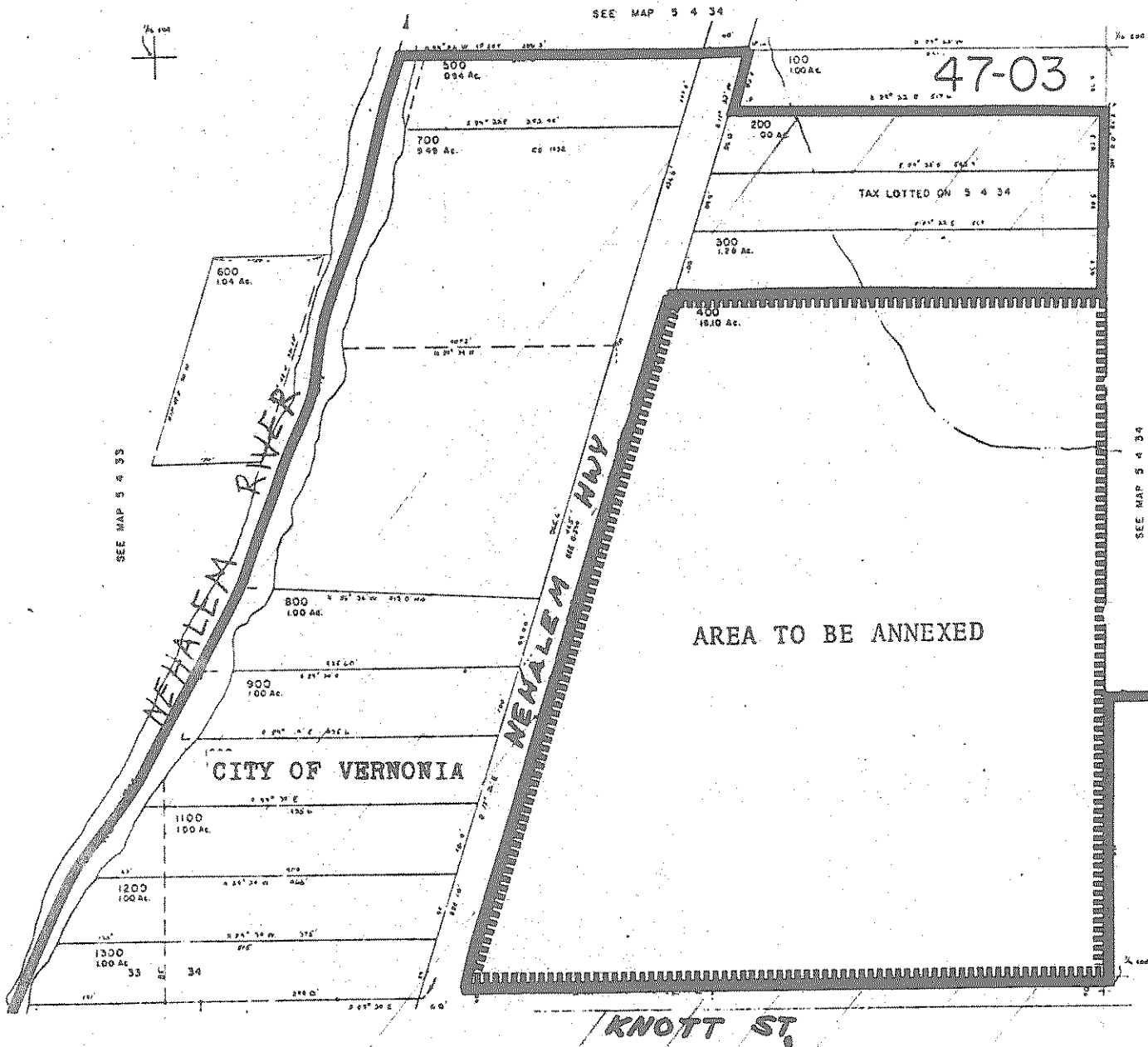
Annexation

The property to be annexed is described as follows:

That part of the Southwest one-quarter of the Southwest one-quarter, Section 34, Township 5 N., Range 4 W., W.M., East of the Nehalem River Highway and South of the tract conveyed to John D. Baker by Deed in Book 63, page 41, Deed Records, Columbia County, Oregon, consisting of 17 acres, more or less, more particularly described as follows:

Beginning at a point which is the Southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 5 N., Range 4 West, W.M.; thence North $0^{\circ}26'$ East on the Easterly line of said Southwest quarter of Southwest quarter 977.2 feet to the Southeast corner of the tract conveyed to John D. Baker by Deed in Book 63, page 41, Deed Records, Columbia County, Oregon; thence North $89^{\circ}22'$ West, on the Southerly line of the Baker property, 596.4 feet to the East line of the Nehalem River Highway; thence South $17^{\circ}32'$ West along the East line of said highway 1027 feet to the South line of the Southwest quarter of the Southwest quarter; thence East along the South line of the Southwest quarter of the Southwest quarter 876 feet to the point of beginning; EXCEPTING therefrom that portion that lies within any street or road.

Proposal No. 917



PROPOSAL NO. 917
CITY OF VERNONIA
ANNEXATION
FIG. 2