

ORDINANCE NO. 788

AN ORDINANCE RELATING TO LAND USE, APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Richard & Joyce Jones to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Manufactured Housing (MH) upon annexation due to the property's "Manufactured Housing" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 20th day of February, 2007, and signed by me in authentication of its passage.



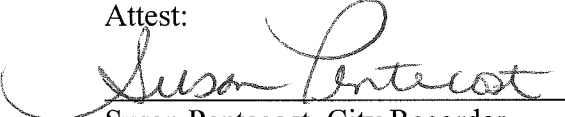
CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading: February 20, 2007

Attest:



Susan Pentecost, City Recorder

Exhibit A

Legal description of property to be annexed and zoned Manufactured Housing

Columbia County Assessor Map No. 3201-033-01900

The following described real property situated in the State of Oregon, County of Columbia;

That portion of the Southwest quarter of Section 1 Township 3 North, Range 2 West of the Willamette Meridian and being a portion of Bell Crest Tract described as follows;

Beginning at the most Southwesterly corner of Tract 7, Bell Crest Tract as per the plat on file and of record in the County Clerks Office, Columbia County Oregon and running thence South 68° 39' East a distance of 334.36 feet to the Southeast corner of Tract 6 of said Bell Crest Tract; Thence North 52° 53' East along the Easterly line of said Tract 6, a distance of 410.76 feet to the Southerly line of Goss No. 2; Thence North 37° 07' West along the Southerly line of said Goss No. 2, a distance of 149.99 feet to the Easterly line of Tract 7; Thence North 52° 53' East along said Easterly line a distance of 325.84 feet to the Southerly right of way line of the Scappoose to Vernonia Highway; Thence North 37° 07" West along said line a distance of 135.00 feet to the Northwest corner of Tract 7, Bell Crest Tract; Thence South 52° 53' West along the West line of said Tract 7, a distance of 911.48 feet to the point of beginning.

The above described tract contains 4.27 acres.

**Exhibit B
Ballot Title**

NOTICE OF CITY MEASURE ELECTION

City of Scappoose
(Name of City)

Notice is hereby given that on Tuesday, May 15, 2007, a measure election will be
(Day of week) (Date of election)
held in the City of Scappoose, in Columbia County, Oregon.
(Name of county)

The following shall be the ballot title of the measure to be submitted to the City's voters on this date:

CAPTION (10 Words)

ANNEXATION OF SCAPPOOSE-VERNONIA HIGHWAY PROPERTY TO THE CITY OF
SCAPPOOSE

QUESTION (20 Words)

Shall the described property be annexed to the City of Scappoose?

SUMMARY (175 Words)

Richard & Joyce Jones have requested that the City annex property.

This measure, if approved, would annex approximately 4.27 acres to the City of Scappoose. The property is located at 33224 Scappoose-Vernonia Highway, west of Manor Drive. The property is described as Columbia County Assessor Map No. 3201-033-01900. The property is located in the Urban Growth Boundary and is contiguous to Scappoose City limits. Annexation would cause the property to be placed on the City's tax rolls and would result in additional revenues to the City.

The following authorized city official hereby certifies the above ballot title is true and complete, which includes completion of the ballot title challenge process.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

City of Scappoose

Council Action & Status Report

Date Submitted: 2/15/07

Agenda Date Requested: 2/20/07

To: Scappoose City Council

Through: Planning Commission

From: Brian Varricchione, E.I.T.
City Planner & Assistant City Engineer

Subject: Request by Richard & Joyce Jones to annex
4.27 acres on Scappoose-Vernonia Highway

Type of Action Requested:

Resolution Ordinance

Formal Action Report Only

Issue: Richard & Joyce Jones have requested annexation and an automatic zone change to Manufactured Housing (MH) for approximately 4.27 acres. The Planning Commission recommends approval of the annexation. At the February 5 hearing, the Council approved a motion to annex the property and zone it MH as specified in the attached ordinance.

Analysis:

Richard & Joyce Jones have submitted an application (Docket # ANX7-06/ZC7-06) to annex 4.27 acres on the south side of Scappoose-Vernonia Highway. According to Section 17.136.070 of the Scappoose Development Code, because the parcel has a Manufactured Housing (MH) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Manufactured Housing (MH).

The Planning Commission held a public hearing regarding this request on January 25, 2007. The Commission recommended approval of the annexation. On February 5, Council voted to approve the annexation application. An ordinance to approve the annexation is attached. Approval of the ordinance would refer the annexation to the electorate for their consideration.

Options:

1. Approve the annexation application, adopt the findings in ANX 7-06/ZC 7-06 staff report dated February 14, 2007, and adopt the proposed ordinance, thereby placing the annexation on the May 15, 2007 ballot.
2. Adopt findings demonstrating that the application does not comply with the Scappoose Municipal Code and deny the application.

Recommendation: Staff recommends that the Council approve the annexation application and adopt the Ordinance as presented.

Suggested Motion: N/A (second reading of the ordinance)

DRAFT

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WHEREAS, an application was filed by Richard & Joyce Jones to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Manufactured Housing (MH) upon annexation due to the property's "Manufactured Housing" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 15, 2007 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit B.

Section 3. In support of the above annexation and zone change, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 14, 2007, attached as Exhibit C attached hereto and incorporated herein.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation.

Section 5. Upon certification of the election on annexation, the City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007, and signed by me in authentication of its passage.

DRAFT

Scott Burge, Mayor

First Reading: February 5, 2007
Second Reading:

Attest:

Susan Pentecost, City Recorder

Exhibit A

Legal description of property to be annexed and zoned Manufactured Housing

Columbia County Assessor Map No. 3201-033-01900

The following described real property situated in the State of Oregon, County of Columbia;

That portion of the Southwest quarter of Section 1 Township 3 North, Range 2 West of the Willamette Meridian and being a portion of Bell Crest Tract described as follows;

Beginning at the most Southwesterly corner of Tract 7, Bell Crest Tract as per the plat on file and of record in the County Clerks Office, Columbia County Oregon and running thence South 68° 39' East a distance of 334.36 feet to the Southeast corner of Tract 6 of said Bell Crest Tract; Thence North 52° 53' East along the Easterly line of said Tract 6, a distance of 410.76 feet to the Southerly line of Goss No. 2; Thence North 37° 07' West along the Southerly line of said Goss No. 2, a distance of 149.99 feet to the Easterly line of Tract 7; Thence North 52° 53' East along said Easterly line a distance of 325.84 feet to the Southerly right of way line of the Scappoose to Vernonia Highway; Thence North 37° 07" West along said line a distance of 135.00 feet to the Northwest corner of Tract 7, Bell Crest Tract; Thence South 52° 53' West along the West line of said Tract 7, a distance of 911.48 feet to the point of beginning.

The above described tract contains 4.27 acres.

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Ballot Title**

NOTICE OF CITY MEASURE ELECTION

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The following shall be the ballot title of the measure to be submitted to the City's voters on this date:

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QUESTION (20 Words)

Shall the described property be annexed to the City of Scappoose?

SUMMARY (175 Words)

Richard & Joyce Jones have requested that the City annex property.

This measure, if approved, would annex approximately 4.27 acres to the City of Scappoose. The property is located at 33224 Scappoose-Vernonia Highway, west of Manor Drive. The property is described as Columbia County Assessor Map No. 3201-033-01900. The property is located in the Urban Growth Boundary and is contiguous to Scappoose City limits. Annexation would cause the property to be placed on the City's tax rolls and would result in additional revenues to the City.

The following authorized city official hereby certifies the above ballot title is true and complete, which includes completion of the ballot title challenge process.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

ANX7-06/ZC7-06

February 14, 2007

Richard & Joyce Jones: Scappoose-Vernonia Highway Annexation and Zone Change

CITY OF SCAPPOOSE STAFF REPORT

Request: Approval of an application for annexation and a corresponding zone change to Manufactured Housing (MH) for approximately 4.27 acres.

Location: The subject parcel is located at 33224 Scappoose-Vernonia Highway, west of Manor Drive. The site consists of property described as Columbia County Assessor Map No. 3201-033-01900. See attached Vicinity Map (**Exhibit 1**).

Applicant: Richard & Joyce Jones

Owner(s): Richard & Joyce Jones

EXHIBITS

1. Vicinity Map
2. Legal Description
3. Applicant's Narrative
4. Aerial Photo
5. Utility Plan for adjoining development
6. Letter from David L. Roadenizer-Berg, dated 1/22/07
7. Letter from B.R. and Anita M. Croft, dated 1/23/07

SUBJECT SITE

- The subject site consists of two parcels with a combined area of approximately 4.27 acres. The site abuts Scappoose-Vernonia Highway and Manor Drive. See **Exhibit 1**, Vicinity Map. The legal description for the property proposed to be annexed is attached as **Exhibit 2**.
- The subject site is designated as Manufactured Housing (MH) on the Comprehensive Plan map. The property abuts City land zoned MH to the southeast, Low Density Residential (R-1) to the southwest, Light Industrial (LI) to the northeast (across Scappoose-Vernonia Highway) and Columbia County Rural Residential-5 acre (RR-5) to the northwest.
- The site is within the boundaries of the Scappoose Rural Fire Protection District and the Scappoose Public School District. The site is currently under the police protection of the Columbia County Sheriff's Department.

- According to Flood Insurance Rate Map (FIRM) 41009C0444C the property is located outside the 100-year floodplain and outside the Scappoose Drainage District. The Scappoose Local Wetlands Inventory Map does not illustrate wetlands within the property.
- The site has 1 existing residence, a well house, a shop, and a number of mature trees. See **Exhibit 4**. The site slopes from the southwest to the northeast.

OBSERVATIONS

CONCURRENT ANNEXATION AND ZONE CHANGE APPLICATIONS

- The applicant has requested annexation of two parcels to permit future connections to water and sewer (see **Exhibit 3**). The site is currently zoned Single Family Residential, 10,000 square foot minimum lot size (R-10) by Columbia County. According to Section 17.136.070 of the Scappoose Development Code, because the parcel has a Manufactured Housing (MH) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Manufactured Housing (MH).

FUTURE RESIDENTIAL USE

- The MH zone permits single-family residences, duplexes, tri-plexes, four-plexes, and manufactured home parks. This application has been analyzed based on the most intense development that could occur, which would be a manufactured home park with approximately 50 manufactured housing units. Alternately, the site could potentially be developed with approximately 20 single-family residences or 10 four-plexes.
- Future development proposals will be required to apply for Planning Commission approval (either Tentative Subdivision Plan Review, Partition, or Site Development Review, depending on the use) to ensure compliance with the Scappoose Development Code and Public Works Design Standards.

STREET SYSTEM AND TRANSPORTATION IMPACTS

- The site has frontage on Scappoose-Vernonia Highway and Manor Drive. The City's amended Transportation System Plan (TSP) designates Manor Drive as a Local Residential street, for which the standard right-of-way (ROW) is 54 feet. Scappoose-Vernonia Highway is designated as a Major Collector, which requires a 66-foot right-of-way. Additional ROW dedication and street improvements would be required as a part of a development proposal following annexation. The City's standard practice is to require half-street improvements as minimum conditions of development proposals, to be installed and funded by developers.
- The site is accessed by Scappoose-Vernonia Highway, connecting directly to Highway 30. Staff has used standard trip generation ratios published by the Institute of Transportation Engineers to estimate traffic levels from future development. If the site were developed with a 50-unit manufactured home park (the most intense development under the MH zone), the site could be expected to generate approximately 241 average daily trips, 28 of them during the evening peak hour.

- Development of the subject site could be anticipated to require a traffic study in accordance with Section 5.0013 of the Scappoose Public Works Design Standards, which states that:
The City's Engineer will require a traffic analysis report as determined by the type of development and its potential impact to existing street systems. A traffic analysis will generally be required for a development, 1) when it will generate 1,000 vehicle trips per weekday or more, or 2) when a development's location, proposed site plan, and traffic characteristics could affect traffic safety, access management, street capacity, or known traffic problems or deficiencies in a development's study area.
Development proposals may need to be accompanied by analysis of traffic impacts to ensure that the affected streets and intersections have adequate capacity to accommodate increased traffic.
- The City's Transportation System Development Charges (SDC's) are directly related to the volume of traffic generated by specific types of use. The SDC's collected from development can be used to pay for improvements to projects included in the City's Transportation System Plan.
- Full discussion of the traffic impacts associated with the annexation and zone change is found in Findings of Fact #2, Transportation Planning Rule.

UTILITIES & STORM DRAINAGE

- Electricity, gas, water, and sewer services are provided to adjacent residential developments and could be made available through the extension of nearby lines and public service infrastructure. See **Exhibit 5** for an excerpt from the utility design of the Goss II Subdivision immediately adjacent to the site. Water and sewer are available in Scappoose-Vernonia Highway and Manor Drive. The applicant will be responsible for managing stormwater at the time of development. The site is outside the Scappoose Drainage Improvement District.

PUBLIC & PRIVATE AGENCIES AND PUBLIC NOTICE

- The City of Scappoose City Manager, Engineering, Building, and Police Departments; Columbia County Road Department and Planning Department; Scappoose Rural Fire Protection District; the Scappoose School District; the Oregon Department of Transportation (Region 1); local utilities; and the Oregon Department of Land Conservation and Development have been provided an opportunity to review the proposal. Comments from these organizations have been incorporated into this staff report. The County Road department observed that street improvements would be required in conjunction with any future development.
- Notice of this request was mailed to property owners located within 200 feet of the subject site on January 8, 2007. Notice was posted on the property on January 11 and published in the local newspaper on January 10, 17, 24, and 31, 2007. Staff has received two written comments from neighbors regarding the application (attached as **Exhibit 6** and **Exhibit 7**). Both letters object to the Manufactured Housing (MH) zoning that would be applied by the City upon annexation and express concern that the zoning would diminish their house values.

At the February 5 City Council hearing, one neighbor explained that they were not opposed to the annexation but didn't want a manufactured housing park next door since that could affect property values.

APPLICABILITY OF STATEWIDE PLANNING GOALS

A number of Oregon's 19 Statewide Planning Goals and Guidelines apply to this application, as discussed in the *Findings of Fact*.

FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR APPROVAL

1. The following Statewide Planning Goals have been considered by the City of Scappoose as they pertain to this request:

A. Citizen Involvement (Goal 1)

Objective: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding:

The City's acknowledged Comprehensive Plan & Development Code includes citizen involvement procedures with which the review of this application will comply. This process allows for citizens to communicate their input into the zoning map amendment review conducted by the City at public hearings or by submitting written comments. The City of Scappoose Planning Commission reviewed the proposed annexation and zoning map amendment on January 25, 2007 to make a recommendation to the City Council. The City Council held a hearing on February 5, 2007. The Applicant posted site notices on January 11, the City mailed notices to nearby property owners on January 8, and notice was published in the newspaper on January 10, 17, 24, and 31. This process complies with the Goal.

B. Land Use Planning (Goal 2)

Objective: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding:

The procedural requirements for annexation and zone changes are contained in the Scappoose Municipal Code, which involve assessment of the application's merits, notice to affected parties, and public hearings. The proposal is to change the zoning designation of urban land within the Urban Growth Boundary, in compliance with Goal 2. Notice of the annexation and zoning map amendment has been provided by the City of Scappoose to the Oregon Department of Land Conservation and Development (DLCD) as required. The City's decision is based on findings of fact.

C. *Agricultural Lands (Goal 3)*

Objective: *To preserve and maintain agricultural lands.*

Finding:

This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified agricultural resources are located on site. The site is designated for residential development in the Comprehensive Plan and is currently zoned for residential use by Columbia County.

D. *Forest Lands (Goal 4)*

Objective: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Finding:

This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified forest resources are located on site. The site is designated for residential development in the Comprehensive Plan and is currently zoned for residential use by Columbia County.

E. *Open Spaces, Scenic and Historic Areas and Natural Resources (Goal 5)*

Objective: *To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding:

There are no identified Goal 5 resources on or near the site. The subject site is not designated as open space, a scenic or historic area, or a natural resource area by the City of Scappoose and does not contain any known significant open space, scenic, historic, or natural resources. The proposed annexation and zone change do not conflict with this Goal.

F. *Air, Water and Land Resources Quality (Goal 6)*

Objective: *To maintain and improve the quality of the air, water and land resources of the state.*

Finding:

The site is currently planned for residential use. If the annexation were approved, the site would be subject to City regulations that do not allow off-site impacts from noise,

vibration, odors, glare, or other “nuisance” effects. The potential harmful effects on air, water and land resource quality is limited. The annexation and zone change proposal will therefore have no significant impact with respect to this Goal.

G. Areas Subject to Natural Disasters and Hazards (Goal 7)

Objective: To protect people and property from natural hazards.

Finding:

The subject site is not located within a mapped flood plain, potential landslide hazard, or earthquake hazard area. The proposal to zone the subject property for residential development is consistent with avoidance of natural disasters and hazards under Goal 7.

H. Recreational Needs (Goal 8)

Objective: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding:

The site is presently designated for residential development on the Comprehensive Plan and has not been planned for recreational opportunities. The requested annexation and zone change to Manufactured Housing (MH) will not result in a reduction in land planned or reserved for recreational use. Consequently, the proposed Annexation and Zone Change will have no significant impact on the City’s planning for recreational needs.

I. Economic Development (Goal 9)

Objective: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Finding:

The site is presently designated for residential development on the Comprehensive Plan and has not been planned for economic development.

J. Housing (Goal 10)

Objective: To provide for the housing needs of citizens of the state.

Finding:

The property proposed for annexation is designated Manufactured Housing on the Comprehensive Plan map. The proposed annexation and zone change to Manufactured Housing (MH) would increase the residential land supply within City Limits and would allow more intense development than currently permitted under County regulations.

Furthermore, the site could only connect to City water or sewer if it were inside City Limits. If the site were developed with a manufactured home park, up to 50 dwellings could be sited.

K. Public Facilities and Services (Goal 11)

Objective: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding:

The subject property lies within the Urban Growth Boundary (UGB) and therefore requires the extension of public facilities and services at the developer's expense. Water and sewer can be extended from Manor Drive and Scappoose-Vernonia Highway and storm drainage facilities would be constructed as conditions of approval for future development applications.

L. Transportation (Goal 12)

Objective: To provide and encourage a safe, convenient and economic transportation system.

Finding:

This Goal requires the City to prepare and implement a Transportation System Plan (TSP). The Scappoose TSP assumed that this site would be developed under the City's Manufactured Housing Comprehensive Plan designation and Manufactured Housing zoning. The site falls into Traffic Analysis Zone #7. In 1995, this area had a population of 326 people, and the TSP projected a population of 518 in the year 2015 based on the Comprehensive Plan designations. Street classifications were chosen accordingly.

The TSP classifies Manor Drive as a Local Residential street, which requires a 54-foot right-of-way width and a 32-foot pavement width. The Scappoose TSP designates Scappoose-Vernonia Highway as a Major Collector street, which requires a 66-foot right-of-way width and a 44-foot pavement width. At the time of development, the applicant would need to perform half-street improvements and dedicate right-of-way on Manor Drive and Scappoose-Vernonia Highway to meet the City standards. Traffic analysis may be required at the time of development to determine the improvements required to protect health and safety and ensure efficient traffic circulation.

Traffic projections from future development have been computed using standard trip generation ratios published by the Institute of Transportation Engineers. If the site were developed with a 50-unit manufactured home park (the most intense development under the MH zone), the site could be expected to generate approximately 241 average daily trips, 28 of them during the evening peak hour. The City does not anticipate that this level of development would cause failure of the local street network, provided that the

applicant installs appropriate street improvements at the time of development. The applicant would need to submit a traffic study with future development proposals to analyze individual intersections and street segments.

Additional findings are found in Findings of Fact #2, Transportation Planning Rule.

M. Energy Conservation (Goal 13)

Objective: *To conserve energy.*

1. Land use plans should be based on utilization of the following techniques and implementation devices which can have a material impact on energy efficiency:

- a. Lot size, dimension, and siting controls;*
- b. Building height, bulk and surface area;*
- c. Density of uses, particularly those which relate to housing densities;*
- d. Availability of light, wind and air;*
- e. Compatibility of and competition between competing land use activities; and*
- f. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.*

Finding:

The site is located immediately adjacent to existing residential areas. The proposed MH zoning would permit development in accordance with the Comprehensive Plan with the potential to create an energy-efficient land use pattern within the City's Urban Growth Boundary.

N. Urbanization (Goal 14)

Objective: *To provide for an orderly and efficient transition from rural to urban land use.*

Finding:

The subject property is within the Urban Growth Boundary and no expansion of the UGB is proposed. The proposed annexation and zone change is the first step in the transition from rural to urbanized land as foreseen in the Comprehensive Plan. Development of the site will trigger requirements for the developer to provide infrastructure, including necessary sewer lines, storm drainage lines, water line extensions, and street improvements.

O. Other Goals

Finding:

The following goals are not applicable to this application:

- Willamette River Greenway (Goal 15)
- Estuarine Resources (Goal 16)
- Coastal Shorelands (Goal 17)

- Beaches and Dunes (Goal 18)
- Ocean Resources (Goal 19)

2. **The following Administrative Rule has been considered by the City of Scappoose as it pertains to this request:**

TRANSPORTATION PLANNING RULE

OAR 660 Division 12 – Transportation Planning:

660-012-0060 Plan and Land Use Regulation Amendments

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding:

Analysis of the transportation impacts from the proposed annexation and zone change can be divided into four subtopics:

1. Traffic likely to be generated from development;
2. Impact of development-generated traffic on local street segments;
3. Impact of development-generated traffic on affected intersections; and
4. Transportation impact conclusions.

1. Traffic likely to be generated from development

The most intense development of the site would consist of a manufactured home park with approximately 50 units. Based on standard trip generation ratios published by the Institute of Transportation Engineers, this level of development can be expected to generate approximately 241 average daily trips, 28 of them during the evening peak hour.¹

The Transportation System Plan (TSP) analyzed traffic throughout the City. Based on the projected development densities envisioned in the Comprehensive Plan, the TSP anticipated that the population within Traffic Analysis Zone (TAZ) #7 would grow from 326 in 1995 to 518 in 2015. The annexation of this site and the application of the MH zoning are consistent with the Comprehensive Plan and the level of development analyzed in the TSP.

2. Impact of development-generated traffic on local street segments

Traffic to and from the site will utilize Scappoose-Vernonia Highway, which connects to Highway 30. Some traffic would also utilize Manor Drive, which would become a through-street as part of future development.

The affected street segments appear to have adequate capacity to accommodate volumes of traffic resulting from development of this area, and the capacity-controlling facility will be the individual intersections, particularly the traffic signal at the Scappoose-Vernonia Highway/Highway 30 intersection (discussed below).

This proposal does not “significantly affect” the impacted street segments (as defined by the Transportation Planning Rule) because the annexation and zoning are consistent with the TSP traffic assumptions. However, future development of the site will require additional improvements to Scappoose-Vernonia Highway and Manor Drive to maintain safety and to provide connectivity. Full determination of the required improvements would be deferred until the time of development of the site, and would consist of half-street improvements at a minimum.

3. Impact of development-generated traffic on affected intersections

Traffic from development is likely to primarily impact two intersections discussed below.

a. Manor Drive/Scappoose-Vernonia Highway intersection

This is a 3-leg stop-controlled intersection. The City does not have daily, morning peak hour, or evening peak hour traffic data for this location. However, it is not anticipated that additional traffic from development of the site would cause this

¹ The following trip generation ratios were used:

Single-family residences: 9.57 average daily trips and 1.01 PM peak hour trips per unit
Manufactured home park: 4.81 average daily trips and 0.56 PM peak hour trips per unit

intersection to fall below the City's standards requiring a Level of Service "E" or better for unsignalized intersections. The proposed annexation and zone change does not "significantly affect" this intersection as defined by the Transportation Planning Rule.

b. Highway 30/Scappoose-Vernonia Highway/Crown Zellerbach Road intersection

This is a 4-leg signal-controlled intersection that was recently realigned to improve operations. The Scappoose Rail Corridor Study (Kittelson & Associates, October 2002) indicates that the Highway 30/Scappoose-Vernonia Highway/Crown Zellerbach Road intersection will operate at a Level of Service "B" in the morning and evening peak hour under the "base growth" scenario, with a Level of Service "C" in the morning and evening peak hours under the "full growth" scenario (Figures 3-3, 3-4, 3-5, and 3-6). The intersection will operate at a volume-to-capacity (V/C) ratio of 0.71 in the evening peak hour under the "base growth" scenario and a V/C ratio of 0.82 in the "full growth" scenario, which exceeds ODOT's mobility standard V/C ratio of 0.70. It is not anticipated that additional traffic from development of the site would cause this intersection to significantly deteriorate.

ODOT Region 1 has jurisdiction over this intersection and did not respond to or object to the annexation application. The City can conclude that the proposed annexation and zone change does not "significantly affect" this intersection or Highway 30 itself.

4. Transportation impact conclusions

Based on trip generation levels applicable to the MH zone, the City finds that the proposed annexation and zone change are consistent with the land uses envisioned by the Comprehensive Plan and the Transportation System Plan. Development of the site will generate on the order of 28 additional evening peak hour trips, which will have a minor impact on affected street segments and intersections.

Therefore, the proposed annexation and zone change are consistent with the Comprehensive Plan and TSP and would not require a change in the functional classification or street standards.

It should be noted that interim transportation congestion and safety hazards could exist on Scappoose-Vernonia Highway. Consequently, the City could require mitigation between the site and Highway 30. As spelled out by Section 5.0013 of the Scappoose Public Works Design Standards, specific development proposals trigger the requirement for traffic analysis reports identifying projected trip generation levels, recommendations for public improvements, and access management. Any mitigation strategies prompted by the results of the traffic analysis reports would be installed as conditions of development.

3. **The following Goals and Policies from the Scappoose Comprehensive Plan are applicable to this request:**

GOAL FOR PUBLIC FACILITIES AND SERVICES

- 1) *Provide the public facilities and services which are necessary for the well being of the community and which help guide development into conformance with the Comprehensive Plan.*
- 2) *Direct public facilities and services, particularly water and sewer systems, into the urban growth area.*
- 3) *Ensure that the capacities and patterns of utilities and other facilities are adequate to support the residential densities and intensive land use patterns of the Comprehensive Plan.*
- 4) *Avoid the provision or expansion of public utilities and facilities in sparsely settled non-urban areas, when this would tend to encourage development or intensification of uses, or to create the need for additional urban services.*

Goals 5-11 are not applicable to this application.

POLICIES FOR PUBLIC FACILITIES AND SERVICES

- 1) *Design urban facilities and services, particularly water and sewer systems, to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet anticipated growth needs; also, develop a design review process to insure that public services and facilities do not unreasonably degrade significant fish and wildlife habitats.*
- 9) *Control local flooding and groundwater problems through the use of existing storm drainage systems and construction of new facilities in accordance with the Scappoose Storm Drain System Master Plan.*
- 19) *Approve annexations of new residential lands, except in the case of a health hazard, only when:*
 1. *There is sufficient capacity in the sewer, water, street, school, fire, and police systems to service the potential additional populace.*
 2. *Sufficient in-filling of vacant land has occurred to warrant an expansion.*

Policies 2-8, 10-18 and 20-27 are not applicable to this application.

Finding:

The City Engineer, City Manager, Chief of Police, Fire Chief, and school Superintendent were provided with the opportunity to determine whether sufficient capacity exists for needed facilities and services. No objection to this annexation has been expressed by City Departments or public service agencies. The public facility requirements must be met at the time that the applicant proposes a development plan. All plans and improvements are subject to review by the City Engineer and must conform to the requirements of the Scappoose Municipal Code and the Public Works Design Standards and Standard Specifications.

Fire & Police Protection

- The Scappoose Rural Fire District provides fire protection for this site. Development of the site will have to comply with all applicable fire and building codes and would provide hydrants in sufficient numbers and at locations deemed appropriate by the Scappoose Rural Fire District.
- If this site were annexed it would come under the protection of the Scappoose Police Department. Increased assessment valuation would generate some tax revenue to contribute toward the cost of providing service.

Streets

- The Scappoose-Vernonia Highway right-of-way width is 60 feet adjacent to the site, rather than the City standard of 66 feet. The right-of-way width and paved width would be required to be widened to accommodate the traffic from future development proposals. The City would require half-street improvements along the site's frontage on Scappoose-Vernonia Highway and Manor Drive as a condition of future development.

Schools

- Annexation and subsequent development of the site would increase school district enrollment. The local school district should receive additional revenues due to increased valuation as a result of future development to partially offset any increase in school district enrollment. The school district did not object to this application, and prior discussions have indicated that the overall student population for the district is relatively stable.

Water Service

- There is an existing City water line in Scappoose-Vernonia Highway and Manor Drive. The property would have access to these lines upon annexation, with extensions to be installed by the developer.

Sewer and Storm Drainage

- Sanitary sewer mains are located in Scappoose-Vernonia Highway and Manor Drive. The applicant would need to design and construct a storm drainage collection system at the time of future development.

The applicable goals and policies of the GOAL FOR PUBLIC FACILITIES AND SERVICES, and the POLICIES FOR PUBLIC FACILITIES AND SERVICES, are satisfied.

GENERAL GOALS FOR LAND USES

- 1) *The growth of the City should be orderly and in accordance with the public health, safety and welfare, while preserving individual choice and recognizing existing patterns of development.*
- 6) *Residential living areas should be safe, attractive, and convenient, and should make a positive contribution to the quality of life and personal satisfaction of the residents; additionally, there should be sufficient areas for a wide range of housing choices.*

Finding:

The subject property is located in the UGB immediately adjacent to land zoned R-1 and MH by the City. Annexation would permit development in an orderly outward expansion. Development of the subject site is required to provide the infrastructure associated with new residential development, including public streets with curbs and sidewalks. The MH zoning permits single-family residences, duplexes, tri-plexes, four-plexes, and manufactured home parks.

The applicable GENERAL GOALS FOR LAND USES are satisfied.

GOAL FOR HOUSING

- 1) *Increase the quantity and quality of housing for all citizens*
- 2) *Locate housing so that it is fully integrated with land use, transportation and public facilities*
- 3) *Not applicable*
- 4) *Protect residential areas from conflicting land uses, unnecessary through traffic, or other undesirable influences.*

POLICIES FOR HOUSING

- 1) *Maintain adequate zoning, subdivision and building codes to help achieve the City's housing goals.*
- 7) *Ensure that subdivisions provide a full array of public services at the expense of the developer.*

(Policies 2 through 6 and 8-10 are not applicable to this application.)

Finding:

The proposed annexation and zoning of the site for residential uses is consistent with Goals 1, 2, and 4 because the inclusion of a 4.27-acre lot with the potential for additional housing will increase the quantity of residential land in the City. The proposed use does not conflict with existing land uses because the site is adjacent to existing residential uses. In addition, the new residences will not generate unnecessary through traffic or undesirable influences.

The zoning of the site for residential use is consistent with the policies of the Comprehensive Plan. The site will assist in maintaining adequate land to meet the City's housing needs and future subdivision improvements will be made at the expense of the developer. The applicable goals and policies of the GOAL FOR HOUSING and the POLICIES FOR HOUSING are satisfied.

4. The following sections of Title 17 of the Scappoose Municipal Code (Scappoose Development Code) are applicable to this request:

Chapter 17.22 AMENDMENTS TO THE TITLE, COMPREHENSIVE PLAN, AND MAPS
 17.22.010 Purpose. *The purpose of this chapter is to set forth the standards and purposes governing legislative and quasi-judicial amendments to this title, the acknowledged comprehensive plan, and the related maps.*

17.22.030 Quasi-judicial amendments. *Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 17.162 and the following:*

A. The commission shall make a recommendation to the Council to approve, approve with conditions or deny an application for a quasi-judicial comprehensive plan map amendment or zone changes based on the following:

1. *The applicable comprehensive plan policies and map designation;*
 2. *The change will not adversely affect the health, safety and welfare of the community;*
 3. *The applicable standards of this title or other applicable implementing ordinances;*
- and*
4. *Evidence of change in the neighborhood or community or a mistake or inconsistency with the comprehensive plan or zoning map as it relates to the subject property.*

B. The council shall decide the applications on the record.

C. A quasi-judicial application may be approved, approved with conditions or

denied.

Finding:

1. THE APPLICABLE COMPREHENSIVE PLAN POLICIES AND MAP DESIGNATION

As specified by Section 17.136.070 of the Scappoose Municipal Code, if this property is annexed it would automatically receive the Manufactured Housing (MH) zoning designation since the site had a "Manufactured Housing" Comprehensive Plan Map designation. The applicable comprehensive plan policies are outlined above.

2. THE CHANGE WILL NOT ADVERSELY AFFECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY;

The zone change to MH implements the Manufactured Housing Comprehensive Plan designation. The proposed annexation would permit new development consistent with the existing residential character, which would reinforce and enhance a residential neighborhood. The annexation and zone change could allow up to 50 dwellings, which would not adversely affect health, safety, and welfare.

3. THE APPLICABLE STANDARDS OF THIS TITLE OR OTHER APPLICABLE IMPLEMENTING ORDINANCES;

The proposed annexation and zone change are policy decisions subject to guidance by the full policy framework established by the Oregon Statewide Land Use Planning Goals and associated Oregon Administrative Rules (OAR), and by the Scappoose Comprehensive Plan and Development Code. Full discussion of the applicable standards is found in this report. The analysis demonstrates consistency and compliance with all applicable approval standards.

4. EVIDENCE OF CHANGE IN THE NEIGHBORHOOD OR COMMUNITY OR A MISTAKE OR INCONSISTENCY WITH THE COMPREHENSIVE PLAN OR ZONING MAP AS IT RELATES TO THE SUBJECT PROPERTY.

The subject site is designated Manufactured Housing in the Comprehensive Plan Map. Applying Section 17.136.070 by automatically zoning the property Manufactured Housing (MH) is consistent with the Comprehensive Plan.

Chapter 17.54 MH MANUFACTURED HOUSING

17.54:030 Permitted uses. A. In the MH zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright:

[...]

2. Duplex;

[...]

4. *Manufactured homes on individual lots subject to Section 17.94.030;*
[...]
6. *Multifamily up to four units per lot;*
[...]
9. *Single-family detached residential dwelling units.*
[...]
13. *A single-family dwelling having a common wall with one other single-family dwelling...*

Finding:

A variety of residential uses is permitted within the MH zoning district. Future development proposals would be reviewed for consistency with the permitted uses in the proposed zone. Section 17.54.030 is satisfied.

Chapter 17.136 ANNEXATIONS17.136.020 Policy.

Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose Comprehensive Plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the City and the policies and regulations of affected agencies' jurisdictions and special districts.

- A. *It is the City's policy to encourage and support annexation where:*
1. *The annexation complies with the provisions of the Scappoose Comprehensive Plan*
 2. *The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the City.*
 3. *The annexation would benefit the City by addition to its revenues of an amount that would be at least equal to the cost of providing service to the area.*
 4. *The annexation would be clearly to the City's advantage in controlling the growth and development plans for the area.*

Finding:

The proposed annexation complies with the goals and policies of the Comprehensive Plan as previously discussed in Finding of Fact #3. The annexation is contiguous to land with City Limits, expanding the City's logical service area. Pursuant to Scappoose Municipal Code Chapter 13.12.100, sewer services are not provided outside the City limits, so annexation would allow this site to be served by the municipal sewer system. Annexation will allow the City to manage growth by providing for City inspection and approval of all development. Section 17.136.020(A) is satisfied.

- B. *It is the City's policy to discourage and deny annexation where:*

1. *The annexation is inconsistent with the provisions of the Scappoose Comprehensive Plan.*
2. *The annexation would cause an unreasonable disruption or distortion of the current City boundary or service area.*
3. *The annexation would severely decrease the ability of the City to provide services to an area either inside or outside of the City.*
4. *Full urban services could not be made available within a reasonable time.*

Finding:

The proposal is consistent with the provisions of the Scappoose Comprehensive Plan as previously discussed. The annexation does not decrease the ability of the City to provide services and does not cause an unreasonable disruption of the current City boundary. The proposed annexation site can be served by urban services within a reasonable time and does not decrease the ability of the City to provide services. Section 17.136.020(B) is satisfied.

17.136.040 Approval standards.

A. *The decision to approve, approve with modifications or deny, shall be based on the following criteria:*

1. *All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*

Finding:

Existing municipal police services can be made available to the site immediately. The site fronts onto 2 existing roads within the City (Scappoose-Vernonia Highway and Manor Drive). The property is already located within the Scappoose Rural Fire District, the Scappoose School District, the Scappoose Library District, and the Scappoose Parks and Recreation District. Telephone and electric services are already provided to neighboring properties.

Water and sewer service can be made available to the site with extensions installed by the developer. The water treatment plants and wastewater treatment plant have excess capacity to accommodate development of this and other sites.

The facility planning for the City's water and wastewater treatment facilities assumed that this site would be zoned MH. The site could be developed with approximately 50 additional housing units at maximum density.

The wastewater flow associated with 50 residences is 6,250 gallons per day (0.006 MGD), using an average of 125 gallons per day per household.

The North Interceptor into the Wastewater Treatment Plant has a capacity of 2.3 MGD; therefore the 5 additional households would use approximately 0.3% of that capacity. The

treatment plant has the capacity to accommodate the residences that could be constructed on this site.

The City's existing surface and subsurface drinking water sources can produce in excess of 1,600 gallons per minute. The Water Treatment Plant and Water Wells have the capacity to serve the additional residences from this site.

Scappoose-Vernonia Highway and Manor Drive currently do not meet the City's standards for major collectors and local residential streets, respectively. However, improvements would be required as conditions imposed on future development identified as part of traffic impact analysis performed in conjunction with future development proposals. The City can conclude that Scappoose-Vernonia Highway and Manor Drive can be made adequate with appropriate improvements.

Section 17.136.040(A).1 is satisfied.

2. *The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*

Finding:

As discussed previously, the proposed annexation will have a minimal impact on the capacity of public service providers, especially since the site is already within the service areas of the Fire District and other service providers. Section 17.136.040(A).2 is satisfied.

3. *The need for housing, employment opportunities and livability in the City and surrounding areas;*

Finding:

This annexation would provide an additional 4.27 acres for residential development and would also create temporary employment opportunities for the construction of streets, utilities, and structures. Section 17.136.040(A).3 is satisfied.

4. *The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.*

Finding:

This site is contiguous to the existing City limits. Public services are already available to neighboring properties and use of these will improve efficiency by utilizing existing trunk lines and service lines. Water and sewer service are available to the site from Scappoose-Vernonia Highway and Manor Drive, and police and fire protection can be supplied by the Scappoose Police Department and Scappoose Rural Fire Protection District,

respectively. The site has convenient transportation access to downtown Scappoose. Increasing the supply of land for housing will benefit the City by providing additional land to meet the demand for residential development. Urbanization of the site is consistent with the City's Comprehensive Plan, and site development is not anticipated to impose adverse social impacts. Section 17.136.040(A).4 is satisfied.

17.136.070 Zoning upon annexation. Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the city's zoning district which most closely implements the city's comprehensive plan map designation.

Comprehensive Plan	Zoning Classification
SR	R-1, Low Density Residential
GR	R-4, Moderate Density Residential
MH	MH, Manufactured Home Residential
C	Expanded Commercial
I	Light Industrial

Finding:

The site has a Comprehensive Plan designation of MH, Manufactured Housing. Upon annexation, the site would automatically be zoned MH, Manufactured Housing. The findings demonstrate that the City's infrastructure has the capacity to absorb development of this site. Section 17.136.070 is satisfied.

Chapter 17.162 PROCEDURES FOR DECISION MAKING--QUASI-JUDICIAL

17.162.090 Approval authority responsibilities. [...]

C. The planning commission shall conduct a public hearing in the manner prescribed by this chapter and shall have the authority to approve, approve with conditions, approve with modifications or deny the following development applications:

- 1. Recommendations for applicable comprehensive plan and zoning district designations to city council for lands annexed to the city;*
- 2. A quasi-judicial comprehensive plan map amendment except the planning commission's function shall be limited to a recommendation to the council. The commission may transmit their recommendation in any form and a final order need not be formally adopted;*
- 3. A quasi-judicial zoning map amendment shall be decided in the same manner as a quasi-judicial plan amendment; [...]*

Finding:

The applicant has requested the concurrent review of Annexation and a Zone Change. The Planning Commission recommends that the City Council approve the applicant's request. Based on the submitted materials and the staff report the applicant's proposal complies with the City's Comprehensive Plan and with the requirements of Title 17 of the Scappoose Municipal Code. Section 17.162.090(C) is satisfied.

RECOMMENDATION

Based on the findings of fact, the conclusionary findings for approval, and the material submitted by the applicant, staff and the Planning Commission recommend **APPROVAL** of the application ANX7-06/ZC7-06 for placement on the May 15, 2007 ballot.

City of Scappoose
Application # ANX 7-06/ZC 7-06

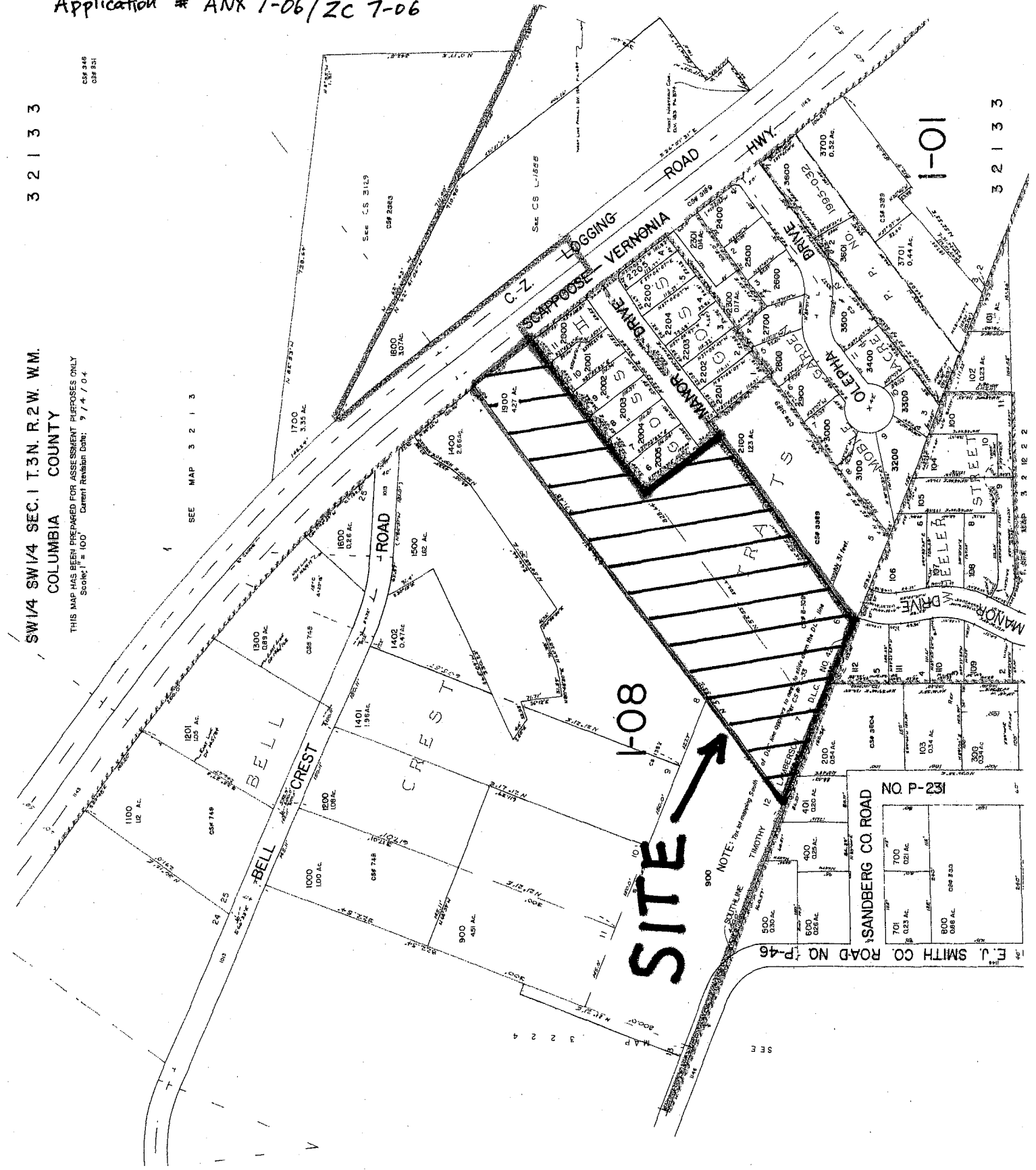
3 2 | 3 3

SW 1/4 SW 1/4 SEC. 1 T. 3 N. R. 2 W. W.M.
COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY
Scale: 1" = 100' Current Revision Date: 9/4/04

CS# 248
CS# 251

SEE MAP 3 2 | 3



SITE → I-08

NOTE: The boundary shown is a survey line.

E. J. SMITH CO. ROAD NO. P-46
SANDBERG CO. ROAD NO. P-231

701 0.23 AC. CS# 252	700 0.21 AC. CS# 253
800 0.18 AC. CS# 254	801 0.19 AC. CS# 255

I-01

3 2 | 3 3

Exhibit 2

LEGAL DESCRIPTION
FOR RICHARD JONES
TRACTS 6 & 7

The following described real property situated in the State of Oregon, County of Columbia;

That portion of the Southwest quarter of Section 1 Township 3 North, Range 2 West of the Willamette Meridian and being a portion of Bell Crest Tract described as follows;

Beginning at the most Southwesterly corner of Tract 7, Bell Crest Tract as per the plat on file and of record in the County Clerks Office, Columbia County Oregon and running thence South $68^{\circ} 39'$ East a distance of 334.36 feet to the Southeast corner of Tract 6 of said Bell Crest Tract; Thence North $52^{\circ} 53'$ East along the Easterly line of said Tract 6, a distance of 410.76 feet to the Southerly line of Goss No. 2; Thence North $37^{\circ} 07'$ West along the Southerly line of said Goss No. 2, a distance of 149.99 feet to the Easterly line of Tract 7; Thence North $52^{\circ} 53'$ East along said Easterly line a distance of 325.84 feet to the Southerly right of way line of the Scappoose to Vernonia Highway; Thence North $37^{\circ} 07''$ West along said line a distance of 135.00 feet to the Northwest corner of Tract 7, Bell Crest Tract; Thence South $52^{\circ} 53'$ West along the West line of said Tract 7, a distance of 911.48 feet to the point of beginning.

The above described tract contains 4.27 acres.

Richard and Joyce Jones
33224 Scappoose Vernonia Highway
Scappoose, Oregon 97056
(503) 543-6011

November 1, 2006

City of Scappoose
33588 East Columbia Avenue
Post Office Drawer P
Scappoose, Oregon 97056

Attention: Brian Varricchione
Subject: Annexation of Tax Lot 1900, Bell Crest Tracts

As owners of two legal lots of record, Track 7 and Part of Track 6 containing approximately 4.27 acres, we are seeking annexation to the City of Scappoose for the services that are provided by the city. The present water well is 65 years old and does not provide adequate water supply during the dry months of the year. In addition, the septic system is approximately 30 years old and requires pumping to maintain a functioning system.

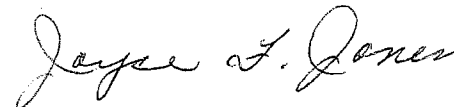
The property is within the urban growth boundary and egresses on to Scappoose Vernonia Highway. City water and sewer are immediately adjacent on Manor Drive.

The Property slopes approximately 25% or more from the west corner of Tract 7 for an estimated distance of 400 feet. To the best of our knowledge there is no high seasonal water table within 24 inches of ground surface, wetlands, soil erosion, weak foundation soils, rock outcroppings or wild life habitat.

Thank you for your review and consideration.
Sincerely,



Richard T Jones



Joyce F Jones

Attachments:

Annexation Application
Notarized Registered Electors
Property Owners and Electors
City of Scappoose Water and Sewer Locations
Aerial View of Tax Lot 1900
Legal Descriptions; Part of Track 6 and Track 7
Names and Addresses of Property Owners Within 200 Feet



Adjoining development and utilities
for Annexation ANX 7-06

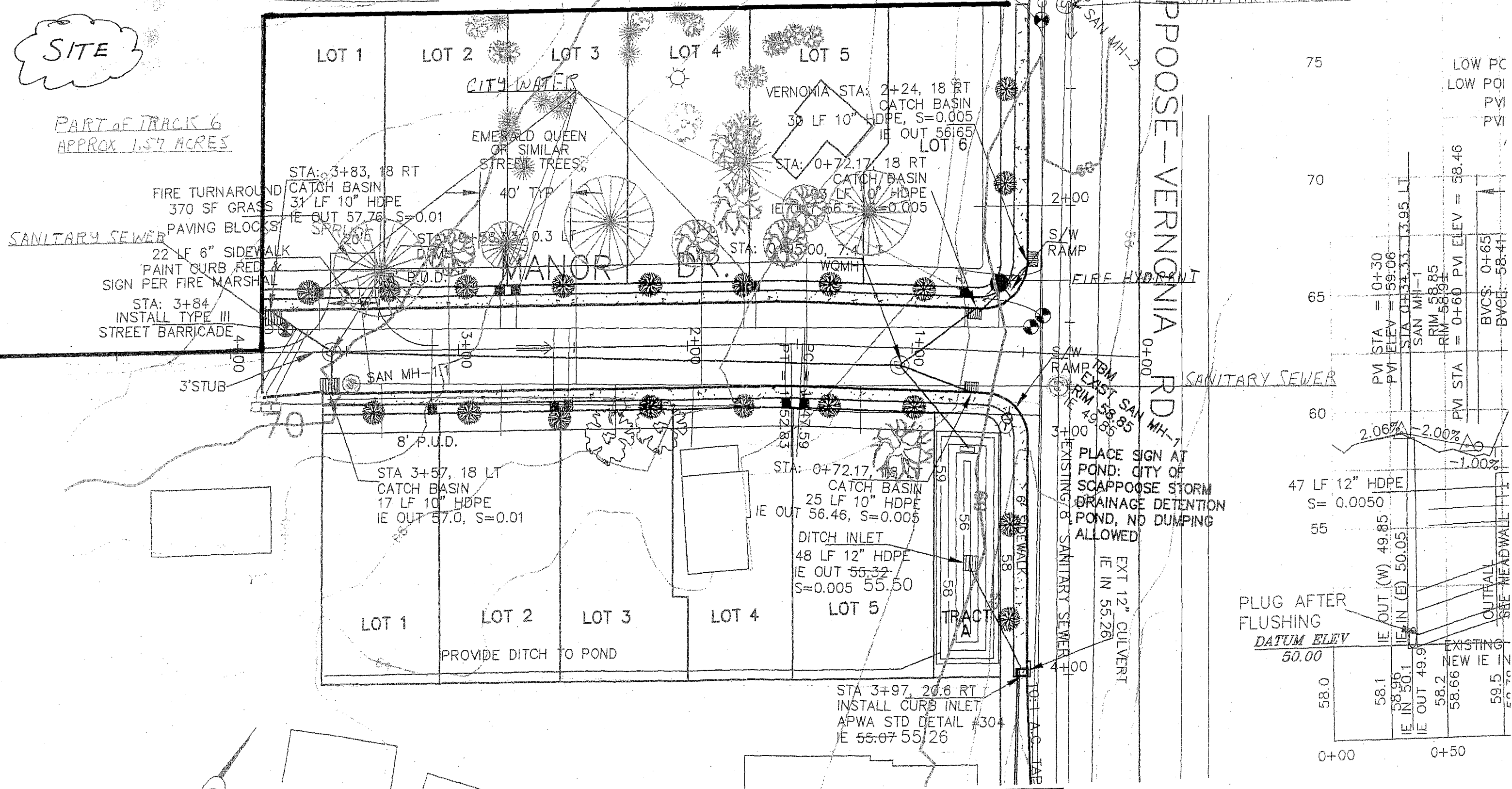
TRACK 7 APPROX 2.70 ACRES

TRX LOT 1900 APPROX 4.27 ACRES

SITE

SITE

PART OF TRACK 6
APPROX 1.57 ACRES



80

75

70

65

60

55

58.0

0+00

LOW PC
LOW POI
PVI
PVI

PVI STA = 10+30
PVI ELEV = 59.06
STA 0+34.33
SAN MH-1
RIM 58.85
RIM 58.94
PVI STA = 0+60 PVI ELEV = 58.46
BVCS: 0+65
BYCE: 58.41

2.06%
-2.00%
-1.00%

47 LF 12" HDPE
S= 0.0050

PLUG AFTER FLUSHING
DATUM ELEV 50.00

IE IN 50.1	IE OUT 49.9	EXISTING
58.96	58.2	NEW IE IN
58.1	58.66	59.5
58.0	58.70	

3' MIN. | |

AS RIII T

January 22 2007

City of Scappoose

Attn: Brian Varricchione

City Planner

Regarding Docket # ANX 7-06/ZC 7-06

In regards to the notice mailed on January 8, 2007, about the proposed annexation of lot ANX 7-06/ZC 7-06. I am very opposed to this annexation for Manufacture Housing due to the fact I have a site built home and I will take a serious penalty in Home Equity Value. If said annexation is approved I will take up to a \$50,000.00 loss to the value of my home. I have NO objection to annexation for Site Built Homes. Based on the development of the surrounding areas of two story and above site build homes it makes more sense to annex these lots for Site Built development.

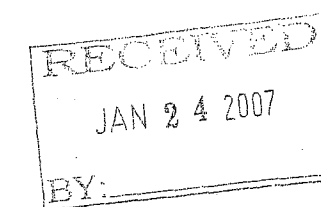
David L Roadenizer-Berg

53097 NW Manor Drive

P.O. Box 1435

Scappoose, OR

97056



January 23, 2007

City of Scappoose

Attn: Brian Varricchione, City Planner

Re: Docket # ANX 7-06/ZC7-06

Regarding the above listed docket item for proposed annexation of approximate 4.27 acres at 53224 Scappoose-Vernonia Highway, we are opposed to the automatic zoning for manufactured homes.

We do not have any apparent opposition to the zoning being changed to site build homes. We feel that the manufactured home zoning would adversely affect the value of our existing site build home.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "B. R. and Anita M. Croft".

B. R. and Anita M. Croft
53103 N.W. Manor Drive
Scappoose, OR 97056