



METROPOLITAN SERVICE DISTRICT

527 S.W. HALL ST., PORTLAND OR. 97201, 503/221-1646

A G E N D A --- REGIONAL DEVELOPMENT COMMITTEE
to be followed by a SPECIAL
COUNCIL MEETING

Date: October 4, 1982

Day: Monday

Time: 5:30 p.m.

Place: Council Chamber

CALL TO ORDER

Presented By:

1. Order and Resolution No. 82-353, Intent to Approve a Petition by the City of Portland for a Locational Adjustment to the Urban Growth Boundary (UGB) Upon Compliance with Conditions.

J. Cortright

ADJOURN

~~Development Committee~~
Special Council Meeting
Oct. 4, 1982 re Jenne Lynd

DATE 9/24/82

TIME: 5:30 & 7:30 pm

MEETING - Call Sheet for Councilors - Reminder

		<u>YES</u>	<u>NO</u>
	Bob Oleson 224-4280	<u>X</u>	<u> </u>
	Charlie Williamson 227-6784	<u>✓</u>	<u> </u>
✓	Craig Berkman 228-0700	<u>X</u>	<u> </u> (will attend only if a quorum is needed)
✓	Corky Kirkpatrick 244-6111	<u>X</u>	<u>X</u> (has to attend mtg. in Salem)
	Jack Deines 654-1449	<u>IX</u>	<u> </u>
	Jane Rhodes 771-6461	<u>IX</u>	<u> </u>
✓	Betty Schedeen 667-7153	<u> </u>	<u>IX</u>
✓	Ernie Bonner 231-9643	<u>IX</u>	<u> </u>
✓	Cindy Banzer 253-2915	<u>IX</u>	<u> </u>
✓	Bruce Etlinger 255-7758	<u>IX</u>	<u> </u>
	Marge Kafoury 248-3565	<u> </u>	<u>✓</u>
✓	Mike Burton 636-8141	<u> </u>	<u>IX</u> (teaching this evening)

CITY OF PORTLAND'S REQUEST TO AMEND THE UGB
TO ADD JENNE LYND ACRES AND TO REMOVE SCHOPPE
ACRES FROM THE UGB (CONTESTED CASE NO. 81-6)

Date: September 30, 1982

Presented by: Joseph Cortright

FACTUAL BACKGROUND AND ANALYSIS

Introduction

This report summarizes the Metro Staff Report on Contested Case No. 81-6. Staff believes that the City of Portland's proposed UGB locational adjustment meets the standards established by Metro Ordinance No. 81-105 and should be approved accordingly. The attached Resolution would add land in Jenne Lynd Acres to the UGB as it is annexed to a city.

The case is divided into two parts: the addition of Jenne Lynd Acres and the removal of Schoppe Acres.

Metro's standards require the consideration of five key urbanization factors. Those factors are: efficient service provision, land use efficiency, environmental, energy, economic and social consequences, agricultural land retention and compatibility with nearby farm use.

Schoppe Acres

There is no allegation by any of the parties that the Schoppe Acres area fails to meet the standards for removal.

Jenne Lynd Acres

- ORDERLY AND ECONOMIC PROVISION OF PUBLIC FACILITIES

Water -- 12" main in Jenne Lynd Road - adequate to serve ultimate urban development.

Sewer -- Johnson Creek Interceptor size to serve area adequate to serve ultimate urban development.

Roads -- Must be upgraded with or without amendment because of surrounding urban development.
(Since hearings on this case were closed, the City of Portland has proposed and the Council

approved, addition to the TIP of a project to widen Foster Road in this area.)

Drainage facilities, schools and fire protection -- can all be provided to sites.

- MAXIMUM EFFICIENCY OF LAND USES

Surrounded by Urban Land -- Jenne Lynd Acres is surrounded by urban land on three sides.

Suburban Lotting Pattern -- Most of Jenne Lynd is subdivided. The 170 acres are divided into 70 lots with 35 owners.

Existing single family residences -- One-half of the parcels now have houses on them.

Lots of Record allow continued development -- Approximately 40 additional houses could be built on the existing lots of record in the area.

- ENVIRONMENTAL, ENERGY, ECONOMIC AND SOCIAL CONSEQUENCES

Johnson Creek -- This area is part of the Johnson Creek Basin and a portion of the area is in the 100-year floodplain.

Drainage Problems -- Metro's Johnson Creek Guidelines for Stormwater Management apply to local government development decisions in the Jenne Lynd area.

- RETENTION OF AGRICULTURAL LANDS

All of the Jenne Lynd Acres area is irrevocably committed to non-farm use by existing development.

- COMPATIBILITY WITH NEARBY FARM USE

There are no adjacent or nearby farm uses.

Staff Conclusions

- Retention of Agricultural Lands and Compatibility with Nearby Agricultural Use do not apply to this case.

- Maximum Efficiency of Land Use is clearly provided for. Removal of Schoppe Acres eliminates a finger-like extension of the UGB into rural land. Jenne Lynd is surrounded by urban land, partially developed at suburban densities, and will experience continued development whether or not it is included in the UGB. Maximum efficiency of land use can be achieved only if Schoppe Acres is excluded and Jenne Lynd is included.

THE CENTRAL ISSUES IN THIS CASE ARE AS FOLLOWS:

- ORDERLY PROVISION OF SERVICES

Sewer and Water systems have adequate capacity. Roads do not now have adequate capacity, but due to Jenne Lynd's location--surrounded by urban land--these roads will have to be improved whether or not this area is added to the UGB. The recent Foster Road TIP amendment is a good example of this. Likewise schools, storm drains and fire protection are available to the larger developing area.

Because the City of Portland is the provider of most of the key urban services to this area, annexation is closely related to meeting the requirement for orderly and economic provision of public services. Metro staff, therefore, recommends that the Council approve the petition and provide that land in Jenne Lynd Acres will be added to the UGB as portions of that area are annexed to a city. The attached resolution provided for the incremental addition of properties to the UGB as they are annexed to a city. In addition, Schoppe Acres would be removed from the Boundary.

- ENVIRONMENTAL, ENERGY, ECONOMIC AND SOCIAL CONSEQUENCES

Development of the Jenne Lynd area--more houses and streets--will increase stormwater runoff, which will ultimately flow into Johnson Creek.

Development will occur whether or not the area is added to the UGB. Development will be more intensive if the area is added, but storm drainage facilities will also be available. Metro's Johnson Creek guidelines apply to any development in this area.

Recommendation

The proposed petition meets Metro's standards for an UGB locational adjustment. The addition of Jenne Lynd acres is consistent with long-range efficiency in the provision of public facilities and services and Metro's Johnson Creek guidelines will mitigate any environmental consequences.

Staff recommends that the Council approve the petition and approve incremental additions to the UGB in the Jenne Lynd Acres area as these areas are annexed to a city. Schoppe Acres would be removed from the UGB.

EXECUTIVE OFFICER'S RECOMMENDATION

COMMITTEE CONSIDERATION AND RECOMMENDATION

JC/srb
6904B/318



METRO

METROPOLITAN SERVICE DISTRICT

527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

M E M O R A N D U M

Date: September 28, 1982

To: Parties to Contested Case 81-6

From: Joe Cortright, Planner

Regarding: Development Committee and Council
Deliberation on Contested Case 81-6 (addition
of Jenne Lynd Acres to the Urban Growth
Boundary)

On September 23, 1982, the Metro Council voted to reconsider its action on Contested Case 81-6. This matter has been referred to the Regional Development Committee for a recommendation.

The Regional Development Committee will meet on Monday, October 4, 1982, at 5:30 p.m. in the Metro Council Chamber to discuss this case and vote on a recommendation. These committee deliberations will be based on the existing record in this case and no argument or testimony will be accepted.

Following the Regional Development Committee meeting, the full Council will meet at 7:00 p.m. to take up the Committee recommendation. Each side will be permitted 5 minutes at the Council meeting to present argument on the Committee recommendation.

JC:lz

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

AN ORDER AND RESOLUTION OF INTENT) ORDER AND RESOLUTION NO. 82-353
TO APPROVE A PETITION BY THE CITY)
OF PORTLAND FOR A LOCATIONAL)
ADJUSTMENT TO THE URBAN GROWTH)
BOUNDARY (UGB) UPON COMPLIANCE)
WITH CONDITIONS)

WHEREAS, The City of Portland has submitted a petition (Contested Case No. 81-6) for a locational adjustment to the Urban Growth Boundary (UGB) to add the area known as Jenne Lynd Acres and to remove the area known as Schoppe Acres; and

WHEREAS, The requested trade was heard before the Metro Hearings Officer on November 23, 1981; and

WHEREAS, The requested trade was heard before the Regional Development Committee on January 19, 1982 and on February 8, 1982; and

WHEREAS, The Council heard argument on the petition on March 25, 1982 and voted to deny the petition; and

WHEREAS, The Council voted to reconsider the petition, and heard argument on the petition and voted to approve the petition with conditions on May 27, 1982; and

WHEREAS, The Council voted on September 23, 1982 to reconsider its action on the petition; and

WHEREAS, The Council has reviewed and agrees with the Findings, Conclusions and Recommendations as submitted by the Regional Development Committee; now, therefore,

BE IT RESOLVED,

1. That the Council hereby approves the petition and declares its intent to amend the UGB as indicated in Exhibits 1

and 2. Such amendment shall be by ordinance as follows:

a. For the area to be removed, the Council declares its intent to adopt an ordinance of removal.

b. For the area proposed to be added, the Council declares its intent to add to the UGB those areas that annex to a city.

2. That any UGB amendments adopted pursuant to Section 1 of this Resolution shall be by ordinance and that such ordinances shall be the Final Order in Contested Case No. 81-6 for the purposes of judicial review for the area added to the UGB by such ordinance.

3. That Resolution No. 82-335 adopted on June 3, 1982 which approved the petition with conditions is hereby rescinded and Resolution No. 82-320 is not revived.

4. That the Council accepts and adopts the Findings and Conclusions submitted by the Regional Development Committee on Contested Case No. 81-6.

5. That the Council designates as the record in this case all documents and evidence submitted before or at the May 27, Council Meeting on this matter.

ADOPTED by the Council of the Metropolitan Service District
this _____ day of _____, 1982.

Presiding Officer

JC/srb
6727B/318

Exhibit A

5000

NATHANIAL HAMLIN D.L. CITY

JENNELYN ACRE

CITY

URBAN

PROPOSED ADDITION

GREESHAM

RURAL

57 13-15-2E

(32) 33.22 Ac.

(25) 14.32 Ac

(15) 11.66 Ac

(16) 11.25 Ac

(8) 3.52 Ac

(60) 4.16 Ac

(9) 3.44 Ac

(121) 2.57 Ac

(11) 5.93 Ac

(118) 2.75 Ac

1 2 3 4 5 6 7 8 9 10 11 12 13 14

15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

(27) 2.06 Ac

(92) 1.92 Ac

(150) 1.50 Ac

(237) 2.37 Ac

(31) 3.32 Ac

(18) 1.80 Ac

(19) 7.01 Ac

(7) 42.17 Ac

(32) 3.32 Ac

(20) 10.00 Ac

(45) 2.46 Ac

(34) 2.00 Ac

(35) 6.08 Ac

(29) 12.01 Ac

(50) 2.73 Ac

(40) 2.08 Ac

(21) 3.90 Ac

(20) 6.80 Ac

(71) 14.18 Ac

(90) 2.83 Ac

(165) 3.33 Ac

(136) 10.36 Ac

(189) 5.00 Ac

(91) 10.36 Ac

(48) 5.13 Ac

(150) 5.13 Ac

(47) 10.26 Ac

(75) 5.00 Ac

(190) 2.73 Ac

(2) 4.51 Ac

(15) 3.32 Ac

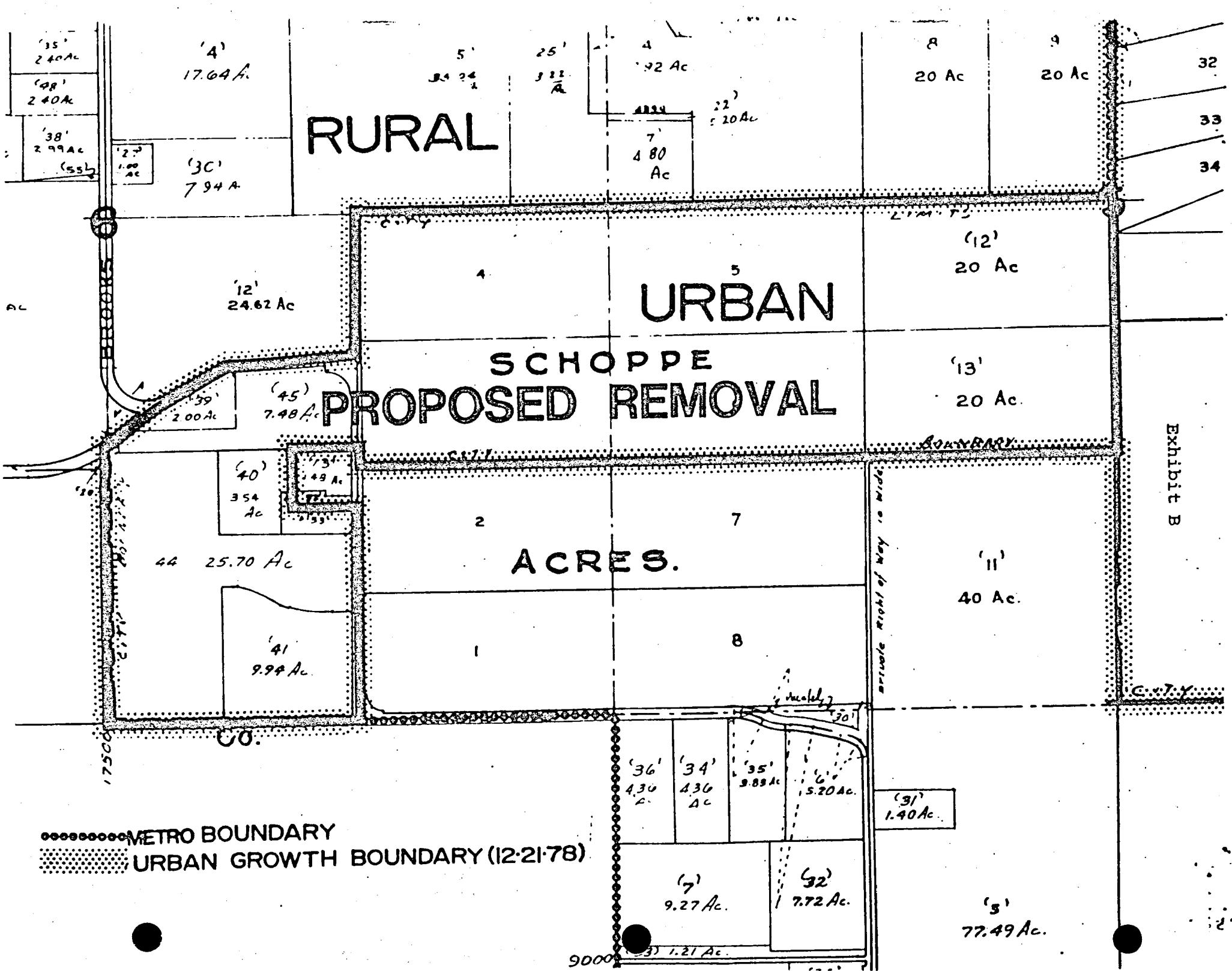
(73) 1.00 Ac

R NR 753-50

LEMMUEL S. JENNELYN D.L.G.

METRO BOUNDARY URBAN GROWTH BOUNDARY (12-21-78)

(43) (45) (52)



RURAL

URBAN

SCHOPPE
PROPOSED REMOVAL

ACRES.

Exhibit B

METRO BOUNDARY
 URBAN GROWTH BOUNDARY (12-21-78)

PRIVATE RIGHT OF WAY 10 WIDE

'4'
17.64 A.

'35'
2.40 Ac.

'48'
2.40 Ac.

'38'
2.99 Ac.

'55'

'2'
1.00 Ac.

'30'
7.94 A.

'5'
3.24 A.

'25'
3.22 A.

'4'
2.92 Ac.

'8'
20 Ac.

'9'
20 Ac.

32

33

34

'7'
4.80 Ac.

'22'
2.20 Ac.

'12'
24.62 Ac.

'12'
20 Ac.

'39'
2.00 Ac.

'45'
7.48 Ac.

'40'
3.54 Ac.

'13'
1.48 Ac.

44 25.70 Ac.

'41'
9.94 Ac.

'13'
20 Ac.

'11'
40 Ac.

'36'
4.30 Ac.

'34'
4.36 Ac.

'35'
9.89 Ac.

'6'
5.20 Ac.

'31'
1.40 Ac.

'7'
9.27 Ac.

'32'
7.72 Ac.

'3'
77.49 Ac.

'3'
1.21 Ac.

9000




CITY OF
PORTLAND, OREGON
OFFICE OF PUBLIC AFFAIRS

Mildred A. Schwab, Commissioner
1220 S.W. Fifth Ave.
Portland, Oregon 97204
(503) 248-4180

June 22, 1982

MEMORANDUM

TO: City Council

FROM: Commissioner Mildred Schwab 

RE: Proposed Annexation to Portland (A-16-81)

The Commissioner of Public Affairs submits herewith a resolution approving annexation to the City of Portland of Tax Lots 7, 8, 36, 60, 79, 120, 122, 123, 191 and 192, Sec. 19, T1S R3E and Lots 42-53, 55, 56, 60, 61 and 63-68, Jenne Lynd Acres, located in the vicinity of S.E. Jenne and McKinley Roads.

Also submitted herewith is a petition for annexation of the southwest 162 feet of Lot 63, Jenne Lynd Acres, territory included in the above described "triple majority" annexation proposal. All other petitions for this proposal were filed by Council July 15, 1981, when CC 2375, a memorandum to City Council on proposed UGB and City boundary changes, was considered.

I recommend that the petition be filed and that the Council consider the following resolution which approves the "triple majority" annexation, and that, if approved by Council, the resolution and attached report of the Planning Bureau be forwarded to the Portland Metropolitan Area Local Government Boundary Commission as prescribed by ORS 199.490(2).

MS:RN:rs
Enclosure

P E T I T I O N F O R A N N E X A T I O N
TO THE CITY OF PORTLAND, OREGON

RECEIVED
MAR 25 1982

City of Portland
Bureau of Planning
Date Mar 15, 1982

To the Council of the City of Portland, Oregon

We, the undersigned property owners of the area described below, hereby petition for annexation of said area to the City of Portland. We further request that this petition be forwarded to the Portland Metropolitan Area Local Government Boundary Commission for the necessary procedures as prescribed by ORS 222.170 and ORS 199.495.

The property to be annexed is described as follows:

1. Jenne Lynd Acres

Subdivision Name, Lot(s) Number and Block Number; or

2. SW 162' of Lot 67 Sec. 18 T15 R3E

Section number and Tax Lot (s) Number and County

Street Address of Property: _____

Signature(s) of Legal Owner(s):

Maurice Doidge
Co-Owner Maureen Doidge

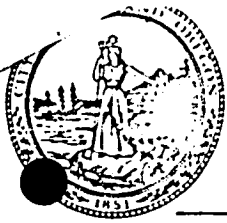
Phone Number: (415) 369-0635

Mailing address of owner:

Sylvia Price
Co-Owner Sylvia Price
former Sylvia Gehlen

514 Mt. View Way
Redwood City, CA 94062

Other(s): _____



CITY OF
PORTLAND, OREGON

BUREAU OF PLANNING

Mildred A. Schwab, Commissioner
Terry D. Sandblast, Director
621 S.W. Alder
Portland, Oregon 97205
(503) 248-4253

Code Administration 248-4250

Land Use 248-4260

Transportation Planning 248-4254

June 22, 1982

TO: Commissioner Mildred Schwab
FROM: Terry Sandblast, Planning Director *JDS*
RE: Proposal for Annexation - Jenne Lynd Acres (A-16-81)

Submitted herewith is an annexation proposal for territory in the vicinity of SE McKinley and Jenne Roads. The proposal contains 85 acres and is comprised of 18 property owners of which 13 (72%) have petitioned for annexation. The total assessed value is \$1,147,380. Petitioning property owners represent 78% of the assessed value and more than 80% of the land area.

Except for Tax Lots 191 and 192 in the southeast corner south of McKinley Road, these parcels were approved for annexation (Resolution 32967) a year ago. At that time, City Council adopted Resolution 32965 which petitioned Metro to modify the UGB to include the Jenne Lynd Acres area. The annexation proposal contained 19 property owner petitions and comprised about 80% of the area in the petition to modify the UGB.

The City's petition to Metro to modify the UGB was in the form of a trade -- the withdrawal from the UGB of 170 acres in the northwest, known as Schoppe Acres, and the addition of 170 acres, known as Jenne Lynd Acres. On June 3, the Metro Council passed a Resolution of Intent to approve the City's petition if within two years, the whole Jenne Lynd Acres area is annexed to a city.

Summary of Metro Action:

Metro's decision making process took nearly one year, and required 5 public hearings: (1 & 2) Two hearings were held before the Metro Hearings Officer because the public record from the first was defective. The Hearings Officer recommended denial after both hearings. The Bureau of Planning, on behalf of the City, filed exceptions both times because the findings and conclusions were biased and unsubstantiated.

(3) The Development Committee concluded that Portland's petition met Metro's standards for approval for additions and withdrawals. However, their recommendation for approval carried the condition that the entire area be annexed. The Bureau of Planning filed the City's exception to the requirement. The annexation condition serves no purpose, penalizes both opposing and petitioning property owners, imposes unnecessary delays on the development process and interferes with a phased and rational annexation process.

Another condition considered by the Development Committee was a requirement for the City to increase the downstream capacity of the Johnson

Creek channel. The Bureau of Sanitary Engineering replied by stating that flooding in the Johnson Creek basin is a regional problem and cannot be solved by Portland alone -- only 13% of the drainage basin is within Portland; the Jenne Lynd area, comprises .5% of the basin.

(4) The Metro Council determined it was unable to impose and enforce special stormwater management conditions upon Portland. Portland's petition for a trade was denied March 25, 1982.

(5) Portland was granted a reconsideration of Metro's Final Order. The full Metro Council passed a Resolution of Intent to approve Portland's petition with the annexation condition on June 3, 1982.

Jenne Lynd Acres is developed with about 40 homes. To date, there are 1,400 planned housing units in Portland and Gresham in the area immediately surrounding Jenne Lynd. Development pressures are strong in the area, and the City has the urban services to economically and efficiently support urban development. The City's 12" water line bisects the area and provides 13 households with extra-territorial service. City sewer lines designed to serve the area lie adjacent to it. If the area is in the City, its traffic problems will be addressed in the Mt. Scott/Powell Butte Transportation Study.

If the area is not brought into the UGB and annexed to the City now, development of up to 40 additional homes will occur in the County on lots of record. According to Multnomah County, there will be no transportation planning to address the mounting level of traffic on Jenne Road if the area remains under the County's jurisdiction. It would not be logical for further development to occur on septic tanks and wells when the City's urban services are available to serve the area.

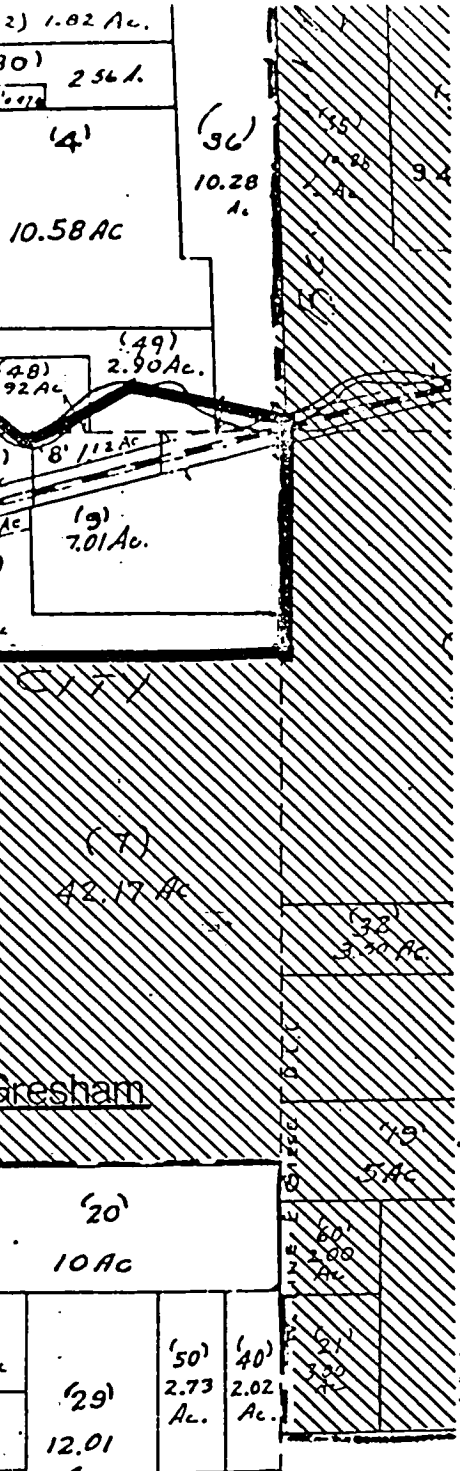
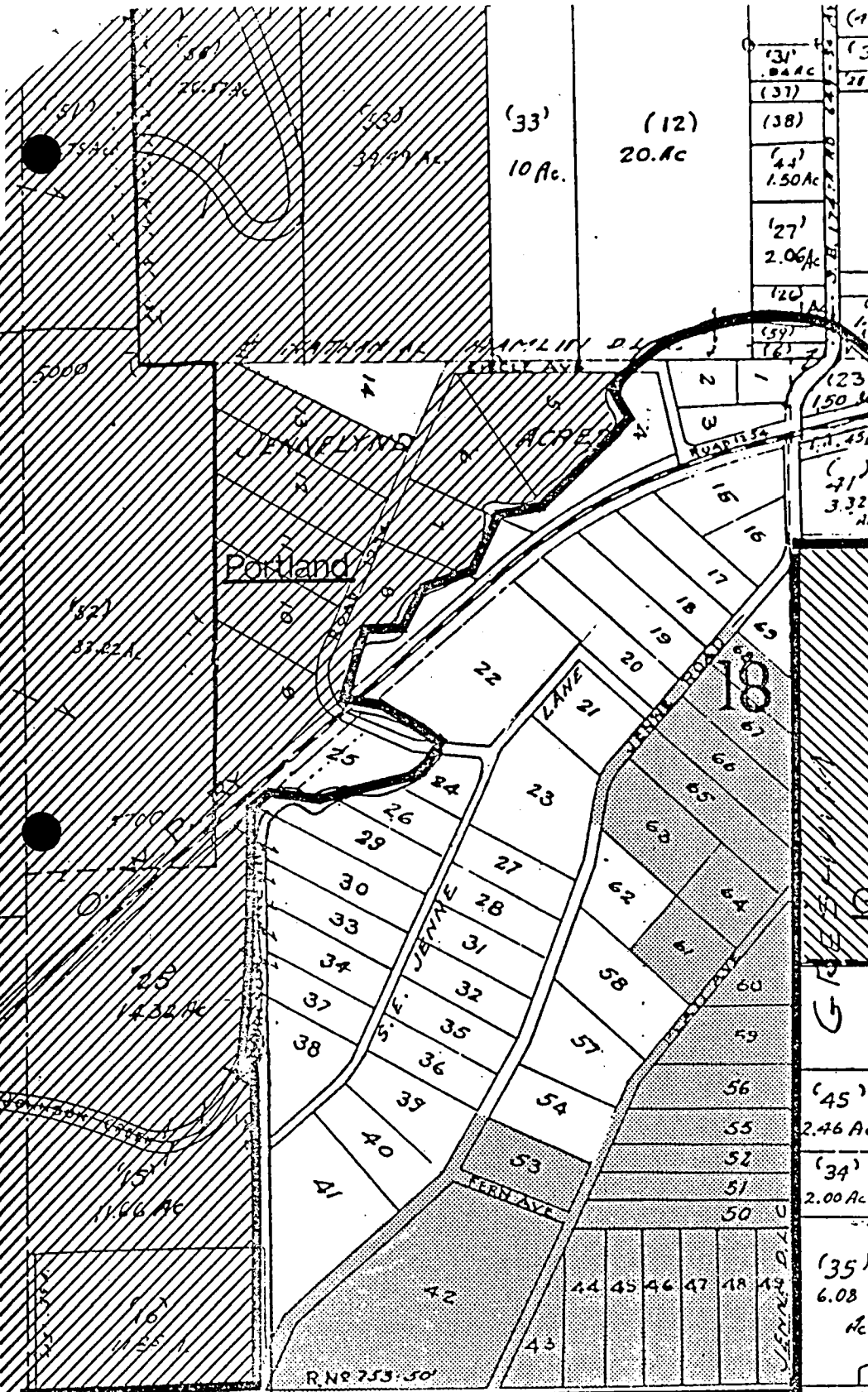
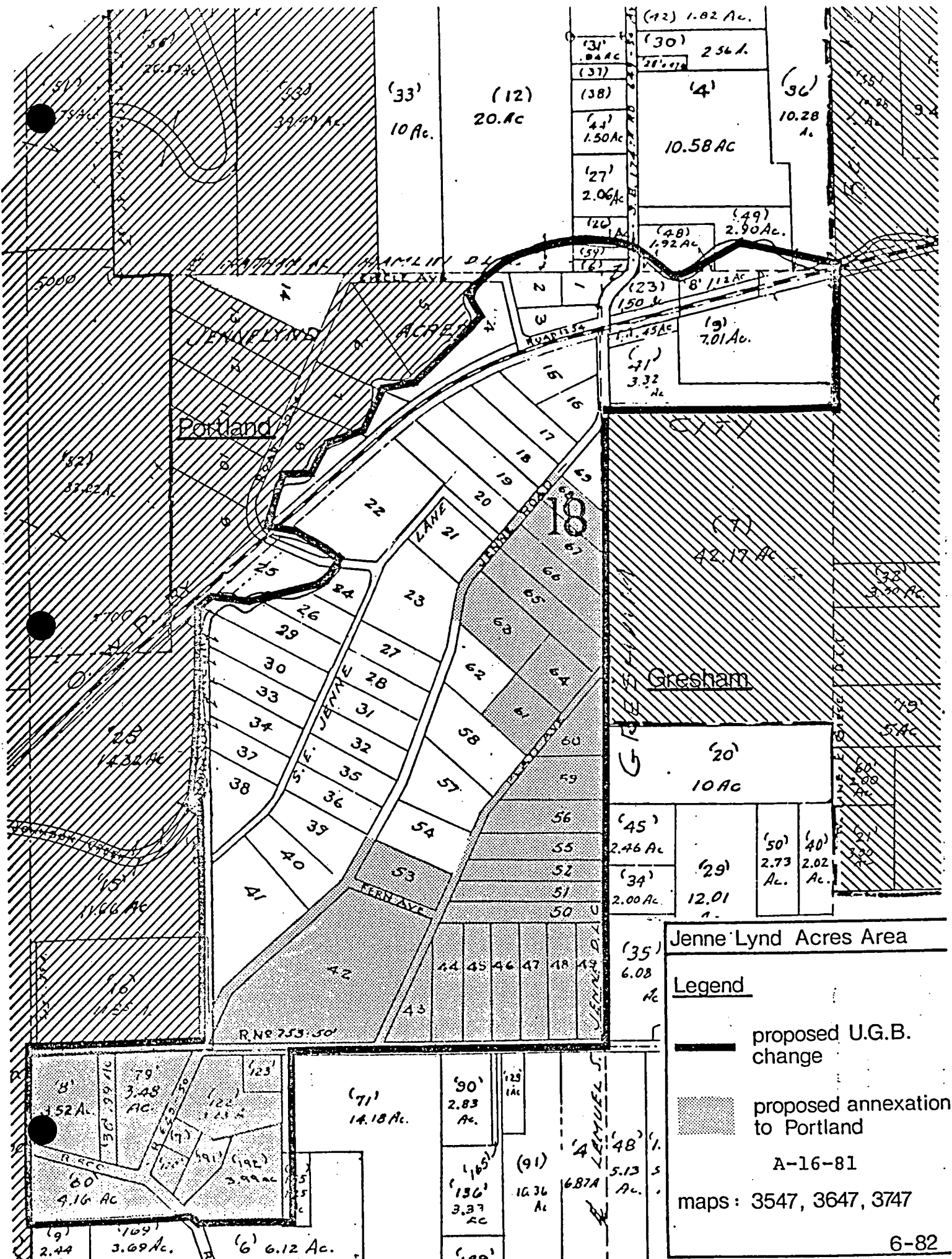
It is the City's policy not to seek to annex outside the UGB. This annexation proposal, however, is an exception in order to comply with Metro's condition.

Annexation of the whole area with a single proposal is not possible at this time, nor is it desirable since the whole area will not be developed all at once. The proposal before you is a major step in a program to annex the whole area within two years. The Planning Bureau has on hand petitions to next create an unincorporated island of the majority of the remaining area. The few remaining parcels will most likely be included with parcels along SE 174th, especially those north of Johnson Creek. As services are extended into the area, the requests for City services will increase, facilitating the two year annexation program in the area.

The Bureau of Planning recommends that the petition for annexation be placed on file and the following Resolution, which approves the "triple-majority" annexation to Portland, be approved and transmitted to the Portland Metropolitan Area Boundary Commission in accordance with ORS 199.490.

Thank you.

TDS:RN:rs
Enclosures



Jenne Lynd Acres Area

Legend

- proposed U.G.B. change
- proposed annexation to Portland

A-16-81
maps: 3547, 3647, 3747

6-82



CITY OF

PORTLAND, OREGON

BUREAU OF PLANNING

Mildred A. Schwab, Commissioner
Terry D. Sandblast, Director
621 S.W. Alder
Portland, Oregon 97205
(503) 248-4253

Code Administration 248-4250

Land Use 248-4260

Transportation Planning 248-4254

July 6, 1982

MEMORANDUM

TO: Mayor Ivancie
Commissioner Jordan
Commissioner Lindberg
Commissioner Schwab
Commissioner Strachan

FROM: Roxanne Nelson, Annexation Assistant, Bureau of Planning

RE: CC 1996 and 1997 - Proposed Annexation of Jenne Lynd Acres
(A-16-81)

Attached is a "cost/benefit" analysis of annexation of the Jenne Lynd Acres area. Rather than addressing only the 85 acre annexation proposal before you (A-16-81), the analysis will consider the whole 170 acres resolved by Metro to be added to the UGB if the entire area is annexed to Portland. Approval of the current annexation proposal will be a major first step in the City's commitment to annex and serve the whole area.

A "bottom line" dollar figure cannot be assigned at this level of analysis, using currently available data, and within our short timeframe. Financial data on the costs and benefits of extending services for development in this relatively small area are not available. The net differences would depend upon the level of buildout as well as the factor of time in the analysis.

A subjective weighing of all relevant factors is a valuable way to determine the advisability of annexing the territory to Portland. In this case, the analysis should also consider the costs and benefits of not annexing Jenne Lynd Acres to Portland. If the area is not annexed to the City, it will urbanize on lots of record in the County, contrary to Comprehensive Plan Policy number 2.4. It should also take into account the consequences of the corresponding withdrawal from Portland of the neary 170 acres in the northwest.

I will attend the Council hearing July 8 to answer any questions you may have. All owners of property within the annexation proposal have been notified of the Council session on this matter. Thank you for your consideration.

RN:sa

attachment

Cost/Benefit Analysis

Jenne Lynd Acres Annexation Proposal (Corresponding de-annexation of Schoppe Acres in Far Northwest Portland)

Area: 170 acres

Land Use: 40 single family homes
2 small commercial

Assessed Value: \$2,610,000

Zoning: RR - 5 acres

Water -- 12 inch City conduit in the length of SE Jenne Road
13 extra territorial connections

Cost: Developer/property owner cost of line extension and hook-up;
Extra-territorial users will pay in-City rates

Benefit: No capital improvements needed; additional connections will improve the efficiency of the City's water service and financially contribute to the system.

Sewer -- City sewer lines which terminate in SE 162nd and in Circle Drive can serve the area;
City's lines were designed to serve the area for R10 development

Cost: Developer/property owner cost of line extension and hook-up;
5-10 fire hydrants will need to be installed.

Benefit: No capital improvements needed; additional connections will improve the efficiency of the City's sewer service and financially contribute to the system. Area will not develop on septic tanks; area will be served with a storm-water management program.

Fire -- In the short term, the City will contract with Fire District 10 for service to Jenne Lynd Acres;
City currently serves Schoppe Acres with a long response time; City has a mutual aid contract with RFPD #20.

Cost: City must pay Fire District 10 for contractual service to the Jenne Lynd Acres area until the City has a station in the area.

Benefit: Level of fire protection will increase when fire hydrants are installed; more efficient and economical to serve Jenne Lynd Acres than Schoppe Acres.

Police -- Police would assume service in Jenne Lynd Acres and relinquish it to the County in Schoppe Acres. Response time to Jenne Lynd Acres would be relatively longer than areas closer to patrol districts.

Cost: More expensive to serve an urbanized area than a rural area.

Police (cont.)

Benefit: As more development in the four southeast occurs, it will be easier to serve the area. A boundary change will reduce jurisdictional confusion (Gresham, Portland, County)

Street Lights -- No county lights in Jenne Lynd Acres.

Transportation -- Jenne Road carries a high level of traffic which will increase whether or not Jenne Lynd Acres is developed.

Cost: Additional Traffic with urban development.

Benefit: Transportation problems can be addressed by the City's Mt. Scott/Powell Butte Transportation Study. Streets will be built to City standards.

Planning --

Cost: City annexation and zoning staff time

Benefit: Area adjacent to Portland will receive City planning and regulation for orderly, urban development.

Area will develop on public sanitary and storm sewer and water lines.

The exchange of land will increase housing for Portland.

Service delivery simplified.

Parks -- No park sites within the area; Forty-Mile Loop follows Johnson Creek, Jenne Lynd Acres' northern boundary.

City parks that could serve future development:

1. Bloomington - SE 100th and Steele
2. Powell Butte - (Potential recreation facility) - 1/2 mile from Jenne Lynd Acres; adjacent to Meadowland. Potential for multiple use with Water Bureau.

Cost: Additional demand on park services

Benefit: Both sides of Johnson Creek will lie within one jurisdiction.

RESOLUTION NO. 33207

A Resolution approving annexation to the City of Portland of Tax Lots 7, 8, 36, 60, 79, 120, 122, 123, 191 and 192, Section 19, T2S R3E; Lots 42-53, 55, 56, 59-61 and 63-68, Jenne Lynd Acres, Multnomah County, further described by metes and bounds on Exhibit A, attached.

WHEREAS, annexation of the territory to the City has been initiated by landowners' consent in the form of a petition and would, therefore, constitute a so-called "triple majority" annexation in accordance with ORS 199.490; and

WHEREAS, except for Lots 191 and 192, the above described lots are included in territory approved for annexation when City Council adopted Resolution 32967, July 22, 1981; and

WHEREAS, the territory lies outside the Urban Growth Boundary (UGB) adopted by the Metropolitan Service District (Metro); and

WHEREAS, the above described lots are included in Resolution 32965 (July 22, 1981) which petitions Metro for inclusion within the UGB; and

WHEREAS, City Council has adopted Resolution 32637 which states that the City of Portland will not seek to annex outside the UGB adopted by Metro; but

WHEREAS, Metro has passed Order and Resolution No. 82-335, a Resolution of Intent to approve Portland's petition for an adjustment to the UGB on condition that Portland annex the whole area within two years; and

WHEREAS, the subject proposal is the first step in a program to annex the whole area in an expedited but timely manner.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND, a municipal corporation of the State of Oregon, that:

Section 1. The Council hereby approves the proposed annexation described in Exhibit A and requests the Portland Metropolitan Area Local Government Boundary Commission to approve it.

Section 2. The City Auditor is hereby directed to file a certified copy of the Resolution and Report of the Bureau of Planning with the Boundary Commission at once.

ADOPTED BY CITY COUNCIL:

Auditor of the City of Portland

Commissioner Mildred Schwab
Roxanne Nelson:rs
June 21, 1982
51249003 2500
(A-16-81)

A Boundary Description of a Tract of Land in Section 18 & 19, T.1S.,R.3E.,W.M.

Beginning at the northwest corner of Section 19, T.1S.,R.3E.,W.M.; thence southerly, following said west line, a distance of 820 feet, more or less, to the southwest corner of that tract of land conveyed by deed to Russell G. and Vernice S. Dahm on November 4, 1970, in Book 758 at Page 1031, Multnomah County Book of Deeds; thence N.87°44'E., 818 feet, more or less, to a point lying in the westerly line of Foster Road (Multnomah County Road No. 81), 60 feet wide as laid out; thence along said westerly line on a curve to the right having a radius of 257.94 feet, a distance of 35 feet, more or less, to the point of tangency of said curve; thence S.13°30'E., 63 feet, more or less, to the point of intersection of the west line of said Road No. 81 and the south line extended westerly of that tract of land conveyed by deed to Clair R. and Elaine W. Couturier on July 7, 1976 in Book 1114 at Page 1831, Multnomah County Book of Deeds; thence S.89°42'28"E., 458 feet, more or less, to the southeast corner of said tract; thence, following the east line of said tract, N.0°17'32"E., 832.5 feet, more or less, to a point lying in the south line of McKinley Road (Multnomah County Road No. 753-50); thence N.89°36'E., following said south line, a distance of 1640 feet, more or less, to a point lying in the east line of the L.S. Jenne D.L.C.; thence N.0°31'E., following said D.L.C. line, 2709.4 feet, more or less, to the northeast corner of Lot 68, Jennelynd Acres, a plat duly recorded on February 15, 1922, in Multnomah County Plat Book No. 870, at Page 47; thence N.48°20'30"W., following the northeasterly line and its extension, a distance of 310.9 feet to the westerly line of SE Jenne Road (Multnomah County Road No. 649-50); thence following said westerly line, S.41°39'30"W., 622 feet, more or less, to a point of curvature; thence on a curve to the left, with a radius of 302.77 feet and an included arc of 30°18'30" to a point of tangency; thence S.11°21'W., 85 feet to that point of intersection of the west line of said Jenne Road and the northwesterly extension of the south line of Lot 63 of said Jennelynd Acres; thence S.49°24'E., following said south line, a distance of 418 feet, more or less, to the north corner of Lot 61; thence S.40°36'W., 260 feet to the west corner of said Lot 61; thence S.49°24'E., following the southwest line of said Lot 61, a distance of 300 feet to a point lying on the westerly line of Platt Avenue, 40 feet wide as platted; thence following said westerly line S.40°36'W., 352.1 feet to an angle point; thence S.25°36'W., 347.9 feet to the most southerly corner of Lot 54, said Jennelynd Acres; thence following the south line and its extension of said Lot 54, N.64°24'W., 489 feet, more or less, to the west line of said Jenne Road; thence on a curve to the left on a radius of 2914.93 feet for an arc distance of 93 feet, more or less, to a point of tangency; thence S.30°02'30"W., 106.02 feet to a point of curvature; thence on a curve to the right with a radius of 598.14 feet and an included arc of 13°51'30" to a point of tangency; thence S.43°54'W., 57.24 feet to a point of curvature; thence on a curve to the left with radius of 2889.93 feet and an included angle of 01°36'30" to a point of tangency; thence continuing to follow said westerly line of Jenne Road, S.42°17'30"W., 711.56 feet to a point of curvature; thence on a curve to the left with a radius of 598.14 feet for an arc distance of 115.44 feet to that point of intersection with the west line of said Jennelynd Acres; thence S.0°34'W., following said west line, a distance of 175 feet, more or less, to the north line of said Section 19; thence west 923.65 feet to the northwest corner of Section 19, also being the point of beginning.

LEONARD R. ANDERSON
16711 S. E. McKinley Road
Portland, Oregon 97236

October 4, 1982

Metropolitan Service District
527 S. W. Hall Street
Portland, Oregon 97201

Re: Contested Case No. 81-6

To All Councilpersons:

Four years ago, the planning staffs at the City of Portland, Multnomah County and CRAIG all agreed that the Jenne Lynd Area should have been included in the UGB. They all said, wait until our Comprehensive Plans are approved and we will make a change in the UGB.

Today, your staff (MSD) and the City of Portland planners agree that the Jenne Lynd Area should be urban and that Shoppe Acres should be removed from the UGB. Multnomah County has said that in view of the studies being made by MSD and the City of Portland, they would ~~duplicate~~ ^{not} these efforts.

I offer the following points for your consideration.

1. Consider very carefully the recommendation of the City of Portland and your own staff. They are the best experts in this field that we have.
2. Compare the two areas in question:

	<u>Jenne Lynd Acres</u>	<u>Shoppe Acres</u>
Water	Available on site	Not available
Sewer	Available	Not available

3. It will require two Local Improvement Districts (LID) to serve Jenne Lynd Acres. See enclosed map.
 - a. The Southern LID shown in yellow has support of over 80% of the owners and over 90% of the area can be developed. There are two areas where holding ponds can be developed that would store up to 30 acre-feet of water (10 million gallons).
 - b. The Northern LID shown in blue has most of the opposition to the UGB change.
4. Bring the whole area into the UGB.
5. Let the Southern LID area develop as the owners want to do so.
6. Let the Northern LID area stay as is. It is only a matter of time until the failure of septic tank drain fields will force the State Health Department to take action forcing the people to connect to sewers.

Metropolitan Service District
October 4, 1982
Page 2

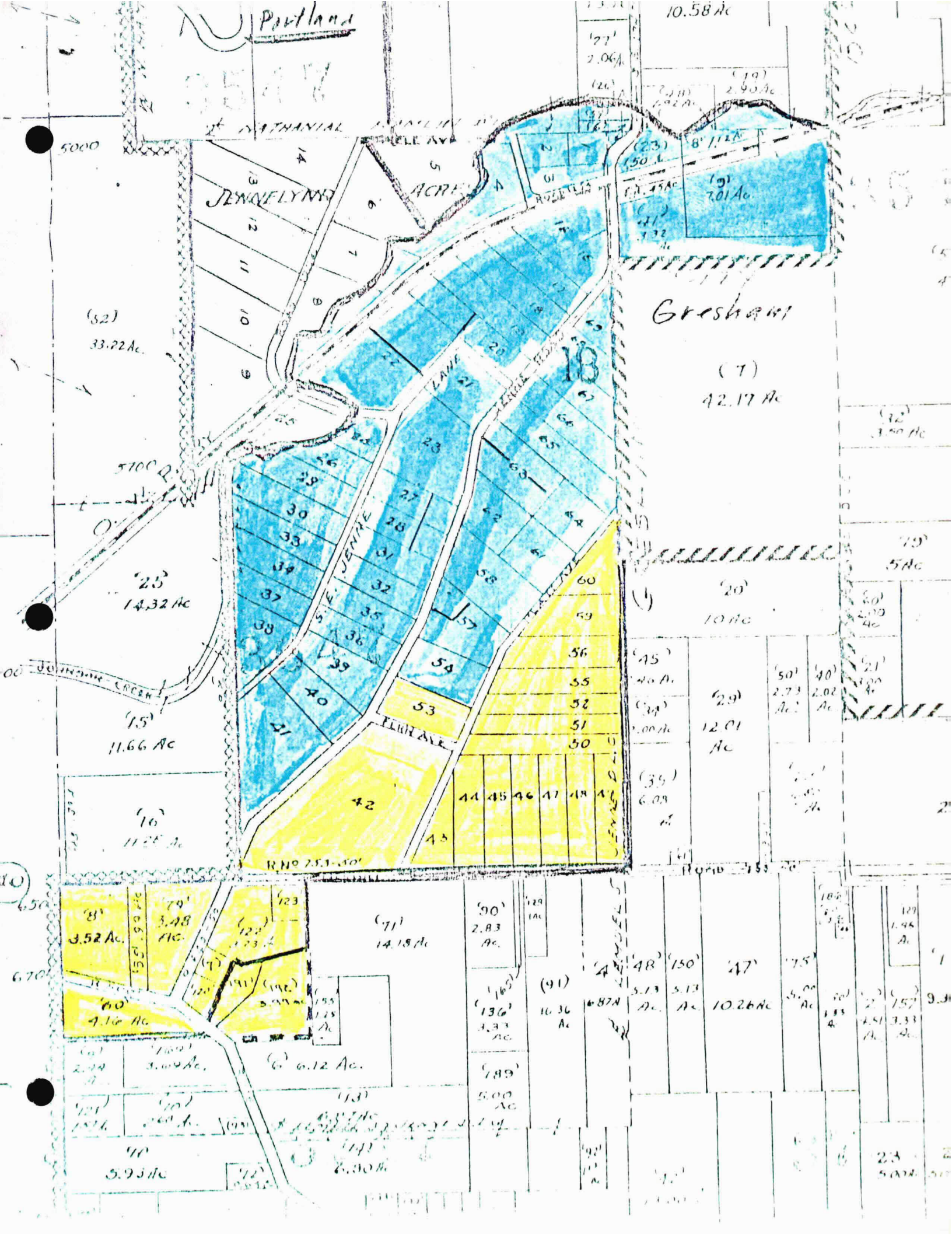
This will permit orderly planning and development of the entire area.

Respectfully submitted,

Leonard R. Anderson

LRA/sh

- Encl



LEONARD R. ANDERSON
16711 S. E. McKinley Road
Portland, Oregon 97236
(503) 661-3598

DATE: August 9, 1982

TO: Governor's Task Force On Land Use Planning

RE: Responsible Land Use Planning

The key word here is responsible. How responsible is the present system? Let me give you an example, by telling you what happened to me.

1977

I purchased 40 acres on S. E. McKinley Road. One corner of the property touched the City of Portland, and one corner touched the City of Gresham. The City of Portland has a 12" water main in S. E. Jenne Road, which is the West boundry of my property. Sanitary sewer is less than 2,000' from the property.

September 1978

I wanted to be annexed into Portland, so I could use their utilities. The responses were as follows:

City of Portland

Good idea, but you must go to Multnomah County to be sure you are in the Urban Growth Boundry (UGB).

Multnomah County

Good idea, but we have been working on our Comprehensive Plan day and night. Please "DON'T ROCK THE BOAT" at this time. When our plan is accepted we will have provisions for making changes in the UGB.

CRAIG

Good idea, but we expect to be taken over by MSD in the November elections. Come back then.

November 1978 MSD

We are in a turmoil because of the take over by MSD. Come back in September when we will have our procedures set up for making changes in the UGB.

September 1979 MSD

We suggest you hire a planner to make a study on how you meet LCDC goals and guidelines. (We hired Marx and Chase to make the study, and four months later, and several thousand dollars poorer we turned in our study to MSD).

January 1980 MSD

You must now make a study of need. (Marx and Chase made the study and again several thousands of dollars poorer, we turned the study in, in March.

March 1980 MSD

We still do not have a procedure to make changes in the UGB. Come back in May.

May 1980 MSD

Come back in July.

July 1980 MSD

Come back in September.

September 1980 MSD

Hearings will start in October.

March 1981 MSD

After numerous hearings. Procedures for changes in the UGB were approved. No more than 10 acres may be added to the UGB unless a like amount is removed from the UGB.

The City of Portland came to the rescue. They said we had have 170 acres known as Shoppe Acres that cannot be served with water or sewer, and that this should never have been in the UGB, so we will take it out and bring in the Jenne Lynd Acres track that can readily be served.

May 1982 MSD

After two hearings in Multnomah County and five hearings with MSD. The MSD Council said we had met all procedure requirements for the UGB change, and they approved the change subject to the entire area being annexed into a city within two years.

July 7, 1982

Portland City Council unanimously vote to annex the Southern part of Jenne Lynd Acres into the City of Portland.

September 1982

Scheduled for hearing before the Boundry Commission.

SO WHAT IS THE BIG PROBLEM?

Confusion! Utter Confusion!

There is no consensus of opinion, as to the meaning of the MSD approval.

Some attorney's say that MSD din't have the authority to add the condition requiring the area to be annexed before the UGB could be changed. Others say they could.

Some say even if we are annexed we cannot have city zoning or services until the UGB is changed. Others say we can.

Most say we won't know until it is tried in court.

RESPONSIBLE PLANNING

Is this your idea of responsible planning? It certainly is not mine. Four years, countless meetings, tens of thousands of dollars, thousands of man hours on our part and thousands of hours more by the staffs of the City of Portland, Multnomah County, and MSD.

All this wasted time and money, and;

What has been resolved? Nothing.

Who has won? No one.

What has been accomplished? Absolutely nothing.

Please do not misunderstand what I am saying. All the staff people at MSD, the City of Portland and Multnomah County, have been very courteous and dedicated workers, but they have very limited authority.

Respectfully,


Leonard R. Anderson

LRA/ah



METROPOLITAN SERVICE DISTRICT
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

MEMORANDUM

Date: Oct. 1, 1982
To: Rick Gustafson
From: Dan LaGrande 
Regarding: Mailing for ERF/Alternatives Newsletter

The printing costs for the ERF tabloid are:

15,000 copies -- \$400
30,000 copies -- \$600
100,000 copies -- \$1570
150,000 copies -- \$2070

The bulk mailing rate is 10.9¢ per copy. The mailing costs range from \$3270 for 15,000 copies to \$16350 for 150,000 copies.

These printing estimates are from a non-union shop. I'll have union estimates Monday.

Funds for the tabloid would come from the Solid Waste budget.

Councilor Burton has recommended that we send out about 15,000 copies of the tabloid. That would cover our mailing list and provide several thousand for meetings and others interested in more information.

Rather than send the tabloid to a much larger mailing list, I'd suggest the tabloid information be condensed and included in a newsletter format.

DL:mo

cc: Don Carlson
Ray Barker
Dan Durig



METROPOLITAN SERVICE DISTRICT
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

MEMORANDUM

Date: Oct. 4, 1982
To: Don Carlson
From: Dan LaGrande *DL*
Regarding: Costs for Solid Waste Options Tabloid

Here is additional information you requested on costs of increasing the distribution of the Options Tabloid:

Targeting the motivated voters in the region will require a minimum of 125,000 copies. That list reaches households with two or more motivated voters. One copy of the tabloid would go to each household on the list.

To reach every motivated voter in the region requires 260,000 copies. That list reaches households with one motivated voter.

Use of the motivated voter list for this project must be cleared with the Election Division, and Finlay McMartin will check that out for us.

Estimated costs to print and mail at these levels are:

\$17,000 - 125,000 copies (includes \$15/1000 for labeling, sorting and delivery to the post office; printing, and postage for 3d class bulk)

\$33,000 - 260,000 copies (same as above)

A printing of this size would require a mailing service to sort, label and deliver the tabloid to the post office. That requires a minimum of three days. From one to seven days are required to assure delivery at the 3d class bulk rate. That rate ranges from 9.3¢ to 10.9¢, depending on number of pieces per zip code area.

Not included in estimates are cost of the motivated voter list. That information will not be available until tomorrow. Best estimate is \$6-10/1000. That could add \$1,250 - \$2,600 to the costs.

Memo to Don Carlson - page 2

Assuming there is final agreement on the copy and layout for the options paper by the end of this week, it will take at least a week to get 125,000 copies from the printer. On this schedule, the earliest the tabloid could go to the post office is Oct. 21.

The solid waste director recommends that costs of the mailing be covered by transferring funds from the general solid waste contingency to the appropriate ERF program line items, i.e., postage, printing.

Information on the status of the solid waste operating fund contingency is attached.

cc: Rick Gustafson
Dan Durig
Ray Barker

Attachment

SOLID WASTE OPERATING FUND CONTINGENCY

1982-83 BUDGET

General contingency	\$392,074
Specified Program Contingencies	
ERF Planning	68,518
Transfer Station Planning	70,313
Waste Reduction	143,000
Total Budget Contingency	673,905

Actions Taken To Date

Appropriation of funds from Waste Reduction Contingency	86,977
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Current Contingency Situation

General Contingency	392,074
Specified Program Contingencies	
ERF	68,518
Transfer Stations	70,313
Waste Reduction	56,023
Total Remaining Budgeted Contingency	\$586,928