

Final Documents
for
Annexation to
Pleasant Home Water District #27

CL1308
Ordinance: 08-090

DOR: 3-1849-2008
Secretary of State: SD 2008-0155



October 14, 2008

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

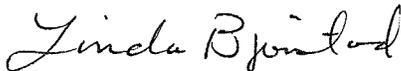
Please be advised that we have received and filed, as of October 10, 2008, the following records annexing territory to the following:

| Ordinance/Resolution Number(s) | Our File Number |
|---------------------------------------|-----------------|
| 08-090 [Pleasant Home Water District] | SD 2008-0155 |

For your records please verify the effective date through the application of ORS 199.519.

Our assigned file number(s) are included in the above information.

Sincerely,


Linda Bjornstad
Official Public Documents

cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center

September 2, 2008

Zac Christensen
Data Resources Department
Metro
600 NE Grand Avenue
Portland, Oregon 97232

Zac,

Enclosed are the Final Documents for Proposal No. CL-1308, annexation of territory to the Pleasant Home Water District. (This is mostly a Multnomah County district but the property was in Clackamas County so Joanna gave it a Clackamas County number.)

I did not realize at the time I got the number from Joanna that the property was outside Metro's boundary. Therefore your mapping fee does not apply. On the other hand much of the Pleasant Home District is within the boundary so I would think you would want to keep the whole boundary up to date. If you decide you should not further process this, let me know so I can do the appropriate notifications.

If you have any questions please let me know.

Ken Martin,
Ken Martin Consulting
P.O. Box 29079
Portland, Oregon 97296-9079
Phone & FAX 503 222-0955
KSMConsult@comcast.net

Notice to Taxing Districts

ORS 308.225

DOR 3-1849-2008



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

Pleasant Home Water District
Superintendent
32421 SE. Pipeline Rd
Gresham, OR 97080

Description and Map Approved

August 25, 2008

As Per ORS 308.225

Description Map received from: KEN MARTIN
On: 7/30/2008, 8/15/2008

This is to notify you that your boundary change in Clackamas County for

ANNEX TO PLEASANT HOME WATER DISTRICT (CL-1308)

Mult Co. ORDER NO. 08-090

has been: Approved 8/25/2008
 Disapproved

Notes:

The property to be annexed is in Clackamas County.
The Board Order is from Multnomah County.

Department of Revenue File Number: 3-1849-2008

Prepared by: Elise Bruch, 503-945-8344

Boundary: Change Proposed Change

The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

DOR 3-1849-2008

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

Pleasant Home Water District
Superintendent
32421 SE. Pipeline Rd
Gresham, OR 97080

Description Map received from: KEN MARTIN
On: 7/30/2008

This is to notify you that your boundary change in Clackamas County for

ANNEX TO PLEASANT HOME WATER DISTRICT (CL-1308)

Mult Co. ORDER NO. 08-090

has been: Approved
 Disapproved 8/13/2008

Notes:

The area highlighted on the map does not match the desc. A por. of SE Bluff Rd is shown in the area to be annexed. That por. of SE Bluff Rd is not in PP 2008-001. If it is to be annexed, then it needs to be in the legal desc.

Department of Revenue File Number: 3-1849-2008

Prepared by: Elise Bruch, 503-945-8344

Boundary: Change Proposed Change
The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

DOR 3-P282-2008
Preliminary Review



OREGON
DEPARTMENT
OF REVENUE

Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

Ken Martin Consulting
Ken Martin
P.O. Box 29079
Portland, OR 97296-9079

Date: 6/10/2008

This letter is to inform you that the map and description for your PLANNED Annex to Pleasant Home Water District (CL-1308) in Clackamas County have been reviewed per your request. They MEET the requirements for use with an Order, Ordinance, or Resolution which must be submitted in final form before March 31, 2009 per ORS 308.225.

Items for your consideration that do not affect approval:
It would be helpful to have the township, range and section included in the description.

If you have any questions please contact: Elise Bruch, 503-945-8344

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 08-090

Approving Annexation of Territory to Pleasant Home Water District

The Multnomah County Board of Commissioners Finds:

- a. A petition for annexation pursuant to procedures set forth in ORS 198.857 and Metro Code Section 3.09; was received with respect to certain property located in Clackamas County, more particularly described as follows:

Partition Plat 2008-001, Clackamas County, Oregon

- b. On March 19, 2008, the Board of the Pleasant Home Water District adopted Resolution No. 2008-3; endorsing the proposed annexation of the above described property into the District, as required under ORS 198.857 (1).
- c. A staff report which addressed all the applicable conditions and factors as required under the Metro Code and ORS Chapter 198 was presented to this Board 15 days prior to the hearing as required by the Metro Code, with the recommendation to approve the proposed annexation.
- d. Based on the staff report this Board has made certain findings and conclusions with respect to this proposed annexation that are further explained in the attached "FINDINGS AND REASONS FOR DECISION" identified as Exhibit A.
- e. A public hearing was held before the Board of County Commissioners on June 19, 2008 to determine whether the boundary change was appropriate as required by ORS 198.857 and the Metro Code.

The Multnomah County Board of Commissioners Orders:

1. On the basis of the Findings and Conclusions listed in Exhibit "A", Proposal No. CL-1308 is approved.
2. The above described property as shown on the attached map identified as Exhibit B is annexed to the Pleasant Home Water District. To the extent there is a conflict between the property as described above and as shown on the map the above written legal description shall prevail.

3. The staff is directed to file this document with the required parties.

ADOPTED this 19th day of June, 2008.

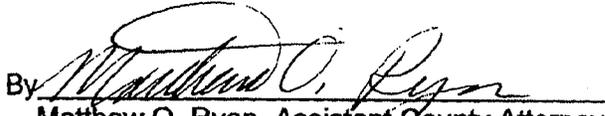


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:
Chair Ted Wheeler

EXHIBIT A

Proposal CL-1308

FINDINGS AND REASONS FOR DECISION

Based on the staff report and the public hearing, the Multnomah County Board of Commissioners found that:

1. The territory to be annexed contains 24.3 acres, one vacant single family dwelling and is evaluated at \$561,274.
2. The property to be annexed lies within Clackamas County. According to State statute the Board of the County containing the largest proportion of the assessed value of the annexing district shall be the decision maker. The bulk of the assessed value of the Pleasant Home Water District lies within Multnomah County.
3. The property owner desires water service to serve the existing home site and to facilitate development of one additional single family dwelling.
4. Oregon Revised Statute Chapter 198 directs the Board to "consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district."
5. This territory is outside of Metro's jurisdictional boundary and outside the regional Urban Growth Boundary (UGB).
6. The territory is zoned RRFF-5 (Tax Lots 700, 702 and the southern edge of Tax Lot 600) and EFU (the northern part of Tax Lot 600). The property owner has received approval for a partition creating these three lots. Tax Lots 700 and 702 will each be allowed to contain one single family dwelling while Tax Lot 600, in combination with an additional 7.61 acre parcel in Multnomah County to the north, will remain in Exclusive Farm Use zoning. The Clackamas County Plan contains no prohibitions against extension of water service in rural or natural resource areas.

Chapter 4, Land Use, of Clackamas County's Plan states:

Public facilities should be expanded or developed only when consistent with maintaining the rural character of the area.

The Clackamas County Comprehensive Plan contains the following Policies in the section on Public Facilities and Services (Chapter 7):

14.0 Require all public water purveyors to design the extension of water facilities at levels consistent with the land use element of the Comprehensive Plan. Capacity suitable for fire protection needs to be included.

17.0 Require water service purveyors to provide water services for non-urban areas at levels appropriate for non-urban use.

