

I certify that this is a true and correct copy of the original Ordinance No. 111 on file at the Lakeside City Hall, 120 N. 9th. St., Lakeside, OR.

Bruce N. Stennett 3-6-87
Bruce N. Stennett, City Recorder Date

ORDINANCE NO. 111

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LAKESIDE, OREGON, TO EXTEND ITS URBAN GROWTH BOUNDARY; DECLARING THE ANNEXATION OF CERTAIN CONTIGUOUS TERRITORY TO SAID CITY; AND REZONING SUCH TERRITORY.

THE CITY OF LAKESIDE ORDAINS AS FOLLOWS:

Section 1. The Council of the City of Lakeside finds that on April 17, 1986 it initiated proceedings to amend its comprehensive plan to extend the urban growth boundary to certain territory which it proposed to annex to the City; that notice of a public hearing was duly published and posted as required by law, and was held on August 28, 1986; that prior to said hearing 100% of the landowners who own 100% of the land representing 100% of the assessed value within the contiguous territory proposed to be annexed consented in writing to said annexation and filed said consents with the City Recorder; and at the time of said hearing the Council determined to extend the urban growth boundary to only those properties consenting to the annexation.

Section 2. The Council hereby adopts as its findings of fact concerning the proposed ammendment of the comprehensive plan, urban growth boundary and zoning ordinance of the City of Lakeside the materials in the document entitled "Lakeside UGB Amendment Findings Document" which is attached hereto and by reference made a part of this Ordinance.

Section 3. The City of Lakeside Comprehensive Plan is hereby amended to extend the urban growth boundary to all of the contiguous territory in the County of Coos and State of Oregon described in Exhibit A which is attached hereto and by reference made a part of this Ordinance; and the Council hereby declares and proclaims the annexation to the City of Lakeside of all said contiguous territory.

Section 4. The properties annexed by this Ordinance are hereby designated as indicated below in the City's Comprehensive Plan and they are rezoned as indicated below in the zoning ordinance of the City of Lakeside.

<u>Location</u>	<u>T.R.S.TL</u>	<u>Zoning Designation</u>
East area north of N. Lake Co. Rd.	T,23S.,R.12W.W.M.,S17B Unincorporated portion of Tax Lot 1601, Tax Account No. 247.20 and all of Tax Lot 1700, Tax Account No. 247.10	General Single Family Residential (G-S)
East area south of N. Lake Co. Rd.	T.23S.,R.12W.W.M.,17B Tax Lot 2500, Tax Account No. 247.09	Marine Commercial (M-C)
South area at end of Hilltop Dr.	T.23S.,R.13W.W.M.,S24 Tax Lot 500, Tax Account No. 531.01 and Tax Lot 600, Tax Account No. 529.01	Multi-Family Residential (M-R)

Passed and enacted by the Council of the City of Lakeside, Oregon on the 16th. day of October, 1986. The effective date of this Ordinance is November 15, 1986.

The vote was: Ayes: 4 Nays: -0- Absent: 3

ATTEST:

APPROVED:

Bruce N. Stennett
Bruce N. Stennett, City Recorder

Pat Bernier 10-17-86
Pat Bernier, Mayor Date

Attch: Lakeside UGB Amendment Findings Document
Lakeside Urban Growth Boundary Attachment A and maps
Consent to Annexation form signed by property owner (5)
Legal description of properties (5)

LAKESIDE UGB AMENDMENT
FINDINGS DOCUMENT

PROPOSED ACTION:

Amend the Urban Growth Boundary (UGB), Comprehensive Plan, and Zoning Ordinance for the City of Lakeside, Oregon as described in Attachment #A of this document.

PURPOSE OF ACTION:

Amendment of the UGB is necessary to allow extension of sewer service to these physically developed and irrevocably committed residential areas.

BACKGROUND:

Before 1979, the City of Lakeside used subsurface sewage systems exclusively. Initial construction of the city's sewage plant (1979-80) was financed from funds received from the Environmental Protection Agency (EPA) and Farmers Home Administration (FmHA). The original plan called for a much larger service area. The plant was designed to receive raw sewage from a much larger user group, but physical development in the Lakeside area has occurred at a slower pace than forecast.

The two separate areas proposed for inclusion within the UGB were included in the original sewer planning area of 1979. The City has prepared a coordinated procedure that follows the annexation requirements of ORS 222, including an annexation hearing on the same day as, and immediately following, the final plan amendment hearing. The City will address each of the geographic areas separately. Since it is now apparent to the City that the "triple majority consent" requirement of ORS 222.170 is unattainable, and in order to conform to the Coos County Board of Commissioners' motion at its August 20, 1986 public hearing, the City intends to extend its urban growth boundary, and concurrently annex, only those immediately adjacent unincorporated parcels for which it has "100% written consent" and which would not result in encirclement of any other unincorporated territory.

This document presents the City's findings and conclusions that address LCDC Goals #2 (Land Use Planning), #14 (Urbanization), and #17 (Coastal Shorelands), and the procedure established in OAR 660-04-010(1)(c)(b), and, for Area #3 (South Area), the "irrevocably committed" findings of OAR 660-04-028.

NW 1/4 SEC. 17 T. 23S. R. 12W. W.M.
COOS COUNTY

PARCEL 2600

- 1. S49°03'30"W 73.80'
- 2. N63°46'W 60.74'
- 3. N10°W 45'
- 4. N60°01'E 88.03'
- 5. S29°29'30"E 70.48'

TAX LOT

SEC. 17

FROM CEN SEC 17

13-04F
13-02

23 12 17B
LAKESIDE

PROPERTY NEWLY

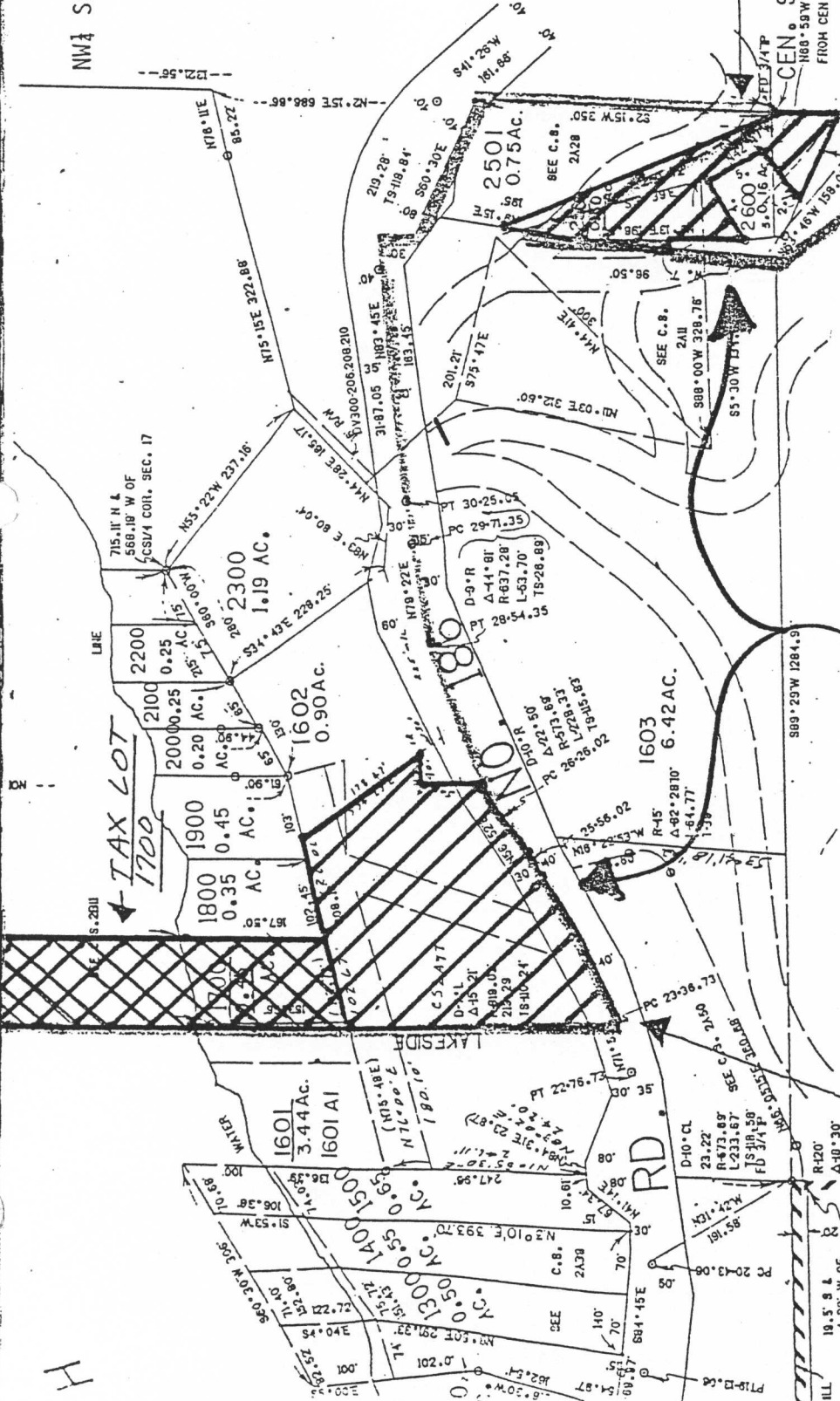
ANNEXED TO CITY OF LAKESIDE

("EAST AREA")

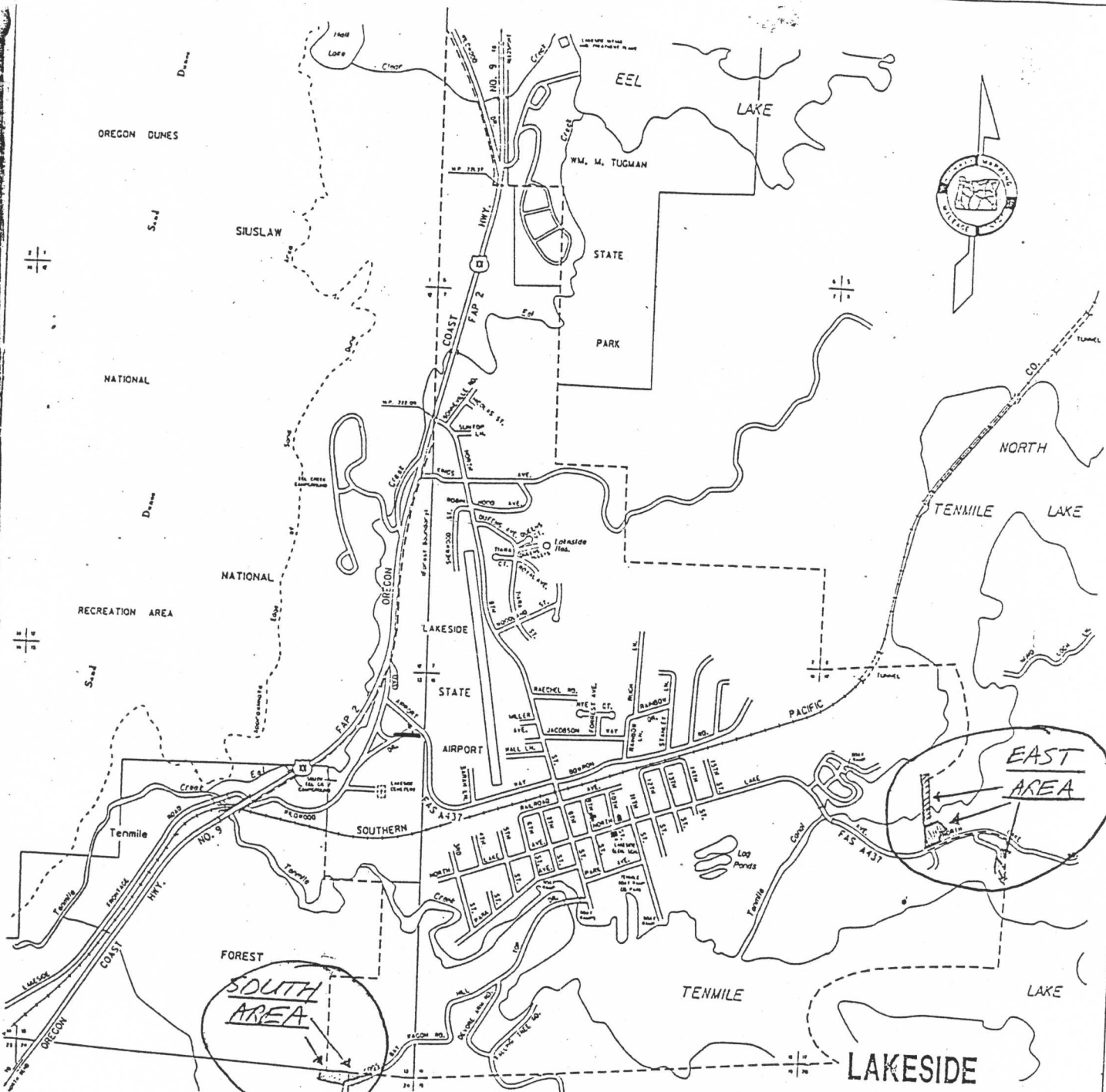
SEE MAP 23 12 17

ANNEXED PART
OF TAX LOT

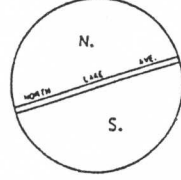
1601



H



KEY TO STREET PREFIX



T. 23 S. R. 12-13 W. W.M.

LEGEND

- INTERSTATE NUMBERED ROUTE
- U.S. NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERMINATION OF FA SYSTEM
- DIVIDED HIGHWAY
- STREET OPEN FOR TRAVEL
- POST OFFICE
- SCHOOL
- LIBRARY
- CITY LIMITS
- PUBLIC BUILDING
- COURT HOUSE
- CITY HALL
- AIRPORT

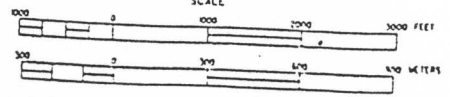
COOS COUNTY, OREGON

Population 1,405

PREPARED BY THE
OREGON DEPARTMENT OF TRANSPORTATION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

DECEMBER 1965

SCALE



COPIES OF THIS MAP ARE AVAILABLE AT NOMINAL COST FROM THE OREGON DEPT. OF TRANSPORTATION, SALEM, OREGON 97310.

LAKESIDE URBAN GROWTH BOUNDARY
ATTACHMENT A

The following parcels within the unincorporated area of Coos County are proposed for inclusion within the Lakeside Urban Growth boundary:

East Area

T.23S.,R.12W.W.M.,S.17B

Tax Lot	Tax Account	Acres
1601 - part of	247.20	1.65
1700	247.10	0.45
2500	247.09	0.50
		<u>2.60</u>

South Area

T.23S.,R.13W.W.M.,S.24

Tax Lot	Tax Account	Acres
500	531.01	0.73
600	529.01	5.45
		<u>6.18</u>

These parcels are displayed as the shaded areas on the attached maps.
Total acreage is 8.78 acres.

LEGAL DESCRIPTION
 SOUTH AREA
 T.23S., R.13W., W.M., S.24
 Tax Lot 600

FORM NO. 103 - WARRANT DEED 3112 72-8-11457

KNOW ALL MEN BY THESE PRESENTS, That Howard S. Martin and Louise L. Martin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stanley W. Hoy and Violet Y. Hoy

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

The following parcel of real estate lying in the Northeast quarter of the Northeast quarter of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon described as follows:

Beginning 34 rods West of the Northeast corner of Section 24 (561.0 feet) corner of wire fence is approximately 9 feet South of this point. Thence South along fence as far as it follows true South. Follow true South across County road to a hub set exactly 367.0 feet from hub above fence corner; thence North 82° 45' West a distance of 765.3 feet to a hub set; thence North 267.4 feet to 1" iron stake set at Northwest corner of Northeast quarter of the Northeast quarter of Section 24, Township 23 South, Range 13, West; thence East 760 feet to starting point.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28 day of July, 1972.

Howard S. Martin
Louise L. Martin

STATE OF OREGON, County of Douglas ss. July 31, 1972, 19
 Personally appeared the above named Howard S. and Louise L. Martin

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Clair C. ...*
 Notary Public for Oregon
 My commission expires 12-26-75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1947, as amended by the 1947 Special Session.

WARRANTY DEED

TO _____

AFTER RECORDING RETURN TO

TRANSAMERICA TITLE INSURANCE CO.
 5500 P.O. BOX 907
 COOS BAY, OREGON 97420

State of Oregon 72-8-11457
 County of Coos
 I hereby certify that this within instrument was filed for record

and recorded in Book of Records
 Microfilm Reel No. _____
 of said County.
 WITNESS my hand and Seal of County
 affixed
 By *F. Crabtree*, Coos County Clerk

Deputy
 Return to *J.H.I.*
 AUG 1 1972

LEGAL DESCRIPTION

SOUTH AREA
T.23S., R13W., W.M., S.24
Tax Lot 500 (that part of
Parcel I lying to the north
of the county road)

78 6 3481

Until a change is requested, all tax statements shall be sent
to the following address: _____

MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 13th day of
October, 1978, DONALD ALLEN and EVA LEE ALLEN, husband and
wife, appearing therein as Sellers, entered into a "Contract
to Sell Real Property" with GEORGE E. HIATT and ESTHER I.
HIATT, husband and wife, appearing therein as Buyers, for
the sale of the following described real estate, situated in
Coos County, Oregon:

PARCEL I:

That part of the following described real property
lying North of the County Road:

← Tax Lot
500

Beginning 20 rods West of the Northeast corner of
Section 24, Township 23 South, Range 13 West of the
Willamette Meridian; thence West 14 rods; thence South
40 rods; thence East 14 rods; thence North 40 rods to
the place of beginning. All in Section 24, Township 23
South, Range 13 West of the Willamette Meridian, Coos
County, Oregon.

PARCEL II:

Beginning at a point 20 rods West from the Southeast
corner of Section 13, Township 23 South, Range 13 West
of the Willamette Meridian; running thence North 94
feet and 4 inches; thence West 231 feet; thence south
94 feet and 4 inches to section line; thence East along
section line 231 feet to the place of beginning, Coos
County, Oregon.

TOGETHER WITH: Easement conveyed to W. P. Gheer and
Hallie Gheer, by instrument recorded February 13, 1964
in Book 307, Page 159, Deed Records for Coos County,
Oregon.

SUBJECT TO:

Rights of the public in and to the herein described
property lying within the limits of roads, streets or
highways.

The Buyers in said contract agreed to pay Sellers the sum
of \$59,500.00 for said real property and said sum is the true and
actual consideration for said sale.

WILLAMETTE MERIDIAN TRIM
Coos Bay, Oregon 97504

STATE OF OREGON)
County of Coos)

OCT 23, 1978
RECORDED 1978 2:43 PM

BEFORE ME this 13th day of October, 1978, personally
appeared the above named DONALD ALLEN and EVA LEE ALLEN, and
acknowledged the foregoing instrument to be their voluntary
act and deed.

_____ Owen Cusker
Notary Public for Oregon
My Commission Expires 12/31/81

LEGAL DESCRIPTION

EAST AREA

T.23S., R.12W.W.M., S.17B

Tax Lot 2500

EXHIBIT "A"

85-5-6644

A tract of land located in the W 1/2 of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and more particularly described as follows: Beginning at a 3/4 inch iron pipe, said pipe being C.S. 1/4 of said Section 17; thence South 2° 15' West a distance of 81.00 feet to an iron pipe; thence North 63° 46' West a distance of 107.34 feet; thence North 49° 03.5' East a distance of 73.90 feet; thence North 29° 28.5' West a distance of 70.46 feet; thence South 60° 01' West a distance of 86.03 feet to an iron pipe; thence North 0° 13' East a distance of 186.50 feet to an iron pipe; thence North 9° 15' East a distance of 100.00 feet; thence South 23° 07' 36" East a distance of 346.29 feet to the point of beginning.

EXCEPT: Beginning at a 3/4 inch iron pipe, said pipe being C.S. 1/4 of said Section 17; thence South 2° 15' West a distance of 81.00 feet to an iron pipe; thence North 63° 46' West a distance of 107.34 feet; thence North 49° 03.5' East a distance of 109.00 feet, more or less; thence South 23° 07' 36" East a distance of 44.86 feet, more or less, to the point of beginning.-----

X
62

RECORDED BY

TICOR TITLE INSURANCE

Coos County Branch

50-448

85-5-6642
State of Oregon, 2 51 PM '11
County of Coos

I hereby certify that the within instrument was filed for record in the Coos County Deed Records.

WITNESS my hand and seal of County affixed:

MARY ANN WILSON
Coos County Clerk

By *[Signature]* deputy

Return to _____

TICOR TITLE INSURANCE

Fee: 9- _____

LEGAL DESCRIPTION

EAST AREA

T.23S., R.12W.W.M., S.17B

Tax Lot 1700

69-70-42800

WARRANTY DEED

JEFFERY A. FRAMPTON and C. FRAMPTON, husband and wife, of Stoke Common, Buck's County, England, hereinafter called grantors, convey to DAVID G. HANSON, a single man, of Los Altos, California, all that real property situated in Coos County, State of Oregon, described as:

Beginning at a 3/4 inch iron pipe witnessed by a 34 inch Spruce Tree South 30° East 2.3 feet, more particularly described as being 549.04 feet West and 731.51 feet North of the re-established center of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 60° 18' West 280.0 feet to a 1 1/4 inch iron pipe; thence South 75° 48' West 205.45 feet to a 3/4 inch iron pipe, which is the true point of beginning of this deed; thence North 167.50 feet to the South shore of North Ten Mile Lake; thence North 609.28 feet to the North line of the SE 1/4 of NW 1/4 of said Section 17; thence South 89° 56' West 99.60 feet along the quarter quarter section line; thence South 638.19 feet to the shore of North Ten Mile Lake; thence South 163.66 feet; thence North 75° 48' East 102.73 feet to the point of beginning.

Together with a perpetual right of way 16 feet in width, in common with grantors and others, the North line of which 16 foot right of way is described as follows: Commencing at the Southwest corner of the above described premises; thence North 75° 48' East 102.73 feet to the Southeast corner of the above described premises; thence North 75° 48' East 205.45 feet to a 1 1/4 inch iron pipe at the Southwest corner of a tract of land conveyed by Rudolph J. Hillstrom et ux to Leonard E. John et ux by deed dated October 6, 1961; thence North 60° 18' East 65 feet to the Southeast corner of said tract so conveyed to Leonard E. John et ux; thence North 60° 18' East 65 feet to a point described as Leaton Corner; in the certain correction deed dated in September of 1961 from Rudolph J. Hillstrom et ux to Harris D. Ealy; thence Southeasterly along the North line of an existing road to a point described as Road Branching Point in said correction deed to Harris D. Ealy (which point is South 55° 22' East 237.16 feet from said Spruce Tree Point); thence South 44° 28' West 165.17 feet, more or less, to the North boundary of the County Road right of way.

and covenant that grantors are the owners of the above described property free of all encumbrances except:

SUBJECT to a pro-ration of 1969-1970 taxes, a lien but not yet payable.

SUBJECT to the rights of others

LEGAL DESCRIPTION

EAST AREA

T.23S., R.12W.W.M., S.17B
That part of TL1601 to be
annexed into the City of
Lakeside

Legal description prepared
for City of Lakeside by
City Engineer Gary L. Dyer, P.E.

DESCRIPTION OF A PARCEL OF LAND TO BE ANNEXED TO THE CITY
OF LAKESIDE

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; more particularly described as follows:

Commencing at the Northwest corner of said Government Subdivision; thence North $89^{\circ} 56'$ East along the North line of said Government Subdivision, 146.21 feet to the Northwest corner of the David G. Hanson property as described in Deed No. 69-10-42800 of the Coos County Deed Records; thence South along the West line of said Hanson property, 638.19 feet to the South shore of North Tenmile Lake; thence continue South along said West line, 163.66 feet to the TRUE POINT OF BEGINNING of this description; thence North $75^{\circ} 48'$ East, 228.78 feet, more-or-less, to an iron rod post which is South $75^{\circ} 48'$ West of and 79.40 feet distant from a 1 1/4 inch diameter iron pipe; thence South $34^{\circ} 25'$ East, 178.47 feet to an iron rod post; thence West, 40.00 feet; thence South to the centerline of North Lake County Road No. 186; thence Southwesterly along said centerline to a point South of the point of beginning; thence North to the true point of beginning.

Attch: Map

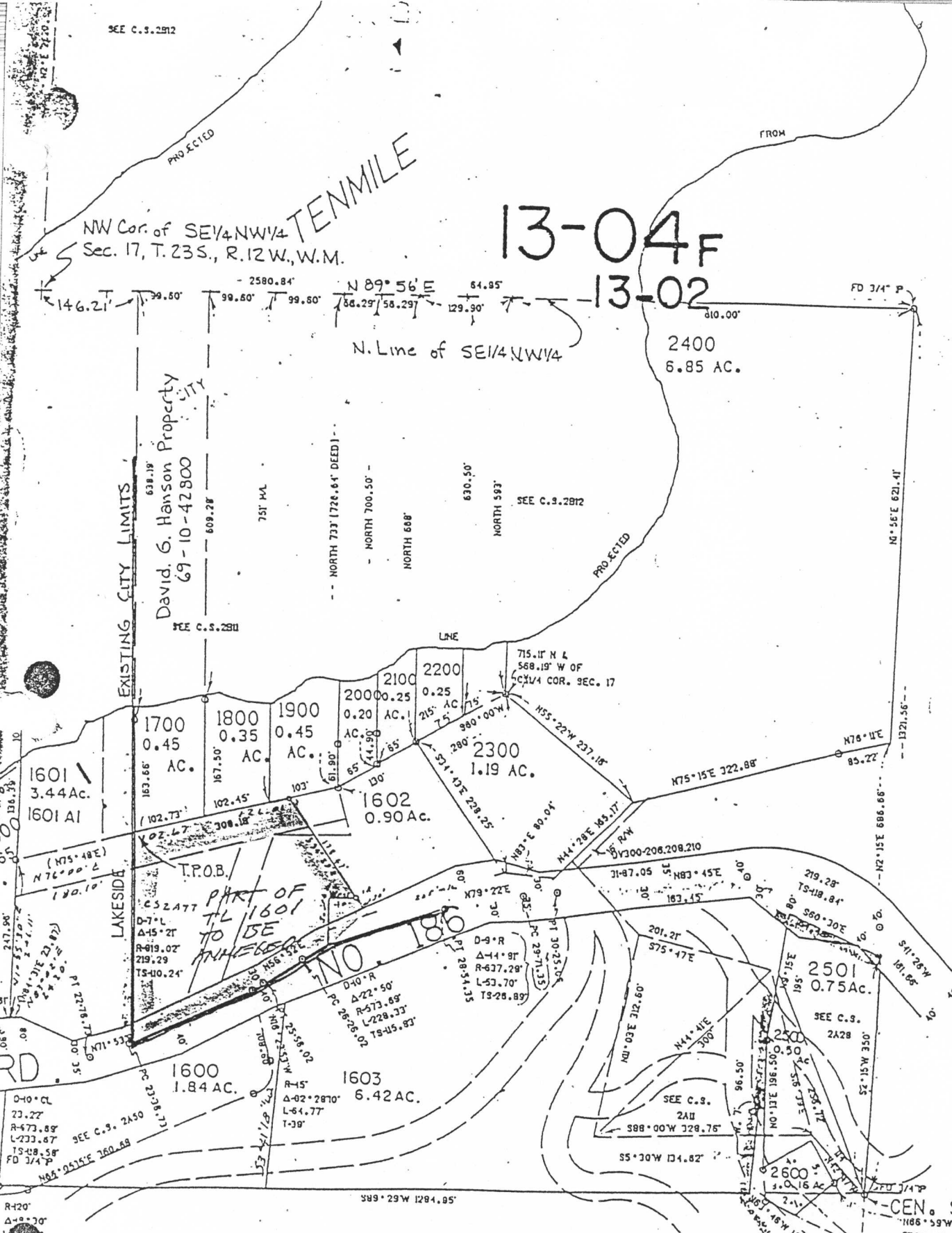
SEE C.S. 2812

TENMILE

13-04F
13-02

SEE MAP 23 12 17

NW Cor. of SE 1/4 NW 1/4
Sec. 17, T. 23 S., R. 12 W., W.M.



EXISTING CITY LIMITS
David G. Hanson Property
69-10-42800

LAKESIDE RD

PROTECTED

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SEE MAP 23 12 17

13-04F
13-02

PARCEL 260

1. S49°07'30"W 73.90'
2. N63°46'W 50.74'
3. N10°W 45'
4. N60°01'E 85.03'
5. S29°28'30"E 70.46'

CEN. SEC.
N66°59'W 47.27'
FROM CEN SEC 17

CONSENT TO ANNEXATION

John I and Evelyn M. Mangum

Date: 26 June 1986

TO THE COUNCIL OF THE CITY OF LAKESIDE, OREGON:

We, the undersigned property owners of the land described below, hereby request and consent to the annexation of this land to the City of Lakeside.

The property to be annexed is described as follows:

Township 23 South, Range 12 West Willamette Meridian, Section 17 B , Tax Lot # That portion of Tax Lot #1601 currently outside the corporate limits of the City of Lakeside , Tax Account # 247.20 , in Coos County, Oregon and comprising 1.65 acres , more or less.

Street Address of Property: 7141 N. Lake Rd. Lakeside, OR.

Signature of Owner(s):

John I. Mangum
Evelyn M. Mangum

CONSENT TO ANNEXATION

Donald W. & Joan M. Higbee

Date: August 15, 1986

TO THE COUNCIL OF THE CITY OF LAKESIDE, OREGON:

We, the undersigned property owners of the land described below, hereby request and consent to the annexation of this land to the City of Lakeside.

The property to be annexed is described as follows:

T.23S., R.12W.W.M., Section 17B, Tax Lot 2500 (see attached legal description)

Street Address of Property: 2200 North Lake Road, Lakeside, OR

Signature of Owner(s):

Donald W. Higbee
Joan M. Higbee

CONSENT TO ANNEXATION

David G. Hanson

Date: June 29, 1986

TO THE COUNCIL OF THE CITY OF LAKESIDE, OREGON:

We, the undersigned property owners of the land described below, hereby request and consent to the annexation of this land to the City of Lakeside.

The property to be annexed is described as follows:
Township 23 South, Range 12 West Willamette Meridian, Section 17 B, Tax Lot # 1700, Tax Account # 247.10, in Coos County, Oregon and comprising .45 acres, more or less.

Street Address of Property: North Lake Road

Signature of Owner(s): David G. Hanson

CONSENT TO ANNEXATION

George E. Hiatt

Date: 8/27/86

TO THE COUNCIL OF THE CITY OF LAKESIDE, OREGON:

We, the undersigned property owners of the land described below, hereby request and consent to the annexation of this land to the City of Lakeside.

The property to be annexed is described as follows:

T.23S., R. 13W.W.M., Section 24, Tax Lot 500, comprising .73 acres, more or less.

Street Address of Property: 1150 Hilltop Dr. Lakeside OR 97449

Signature of Owner(s):

George E. Hiatt

CONSENT TO ANNEXATION

Stanley W. & Violet V. Hoy

Date: 8/26/86

TO THE COUNCIL OF THE CITY OF LAKESIDE, OREGON:

We, the undersigned property owners of the land described below, hereby request and consent to the annexation of this land to the City of Lakeside.

The property to be annexed is described as follows:

T.23S., R.13W.W.M., Section 24, Tax Lot 600, comprising 5.45 acres, more or less.

Street Address of Property: 1200 Hilltop Drive, Lakeside, OR 97449

Signature of Owner(s):

Violet V Hoy
Stanley W Hoy by Violet V Hoy
(Power of Attorney)

GOAL #14 - URBANIZATION

Goal #14 requires that "Establishment and change of [urban growth] boundaries shall be based upon considerations of the following seven factors:

1. Demonstrated need to accomodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and liability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
7. Compatibility of the proposed urban uses with nearby agricultural activities.

FINDING #1: Construction of the City of Lakeside's sewage treatment plant in 1979 and 1980 was based on a design forecasting a much larger service area. Economic conditions prevented the city from extending sewer services to the areas now proposed for urban growth boundary inclusion. Coos county's acknowledged plan has designated all the property proposed for urban growth boundary inclusion in the East area as Rural Residential, based on an acknowledged goal exception that the property is irrevocably committed to residential use. There is no resource land within the boundaries of these areas. Separate findings concerning the irrevocable commitment to nonresource uses of Area #3 (South Area), currently zoned "Forest" by Coos County, are made elsewhere in this document. This proposal would accomodate urban population growth by providing public facilities to areas physically developed for residential purposes only.

CONCLUSION #1:

The project fulfills a need to accommodate long-range urban population growth requirements consistent with LCDC goals.

FINDING #2: The two areas proposed for inclusion within the Urban Growth Boundary currently have no public facilities, yet have developed at near urban densities. Some of these homesites have the same septic problems that the City of Lakeside had prior to the construction of the filter plant. The proposed extension of sewers to these homesites will improve livability because (1) failing septic systems may be contaminating ground water and domestic wells, (2) the sewer connections and public facilities expansion will increase residential property values, which will add to the assessed valuation of the surrounding area, and (3) the increased sewage will promote more efficient operation of the treatment plant, which is currently receiving well-below-design levels of expected sewage.

CONCLUSION #2: The project fulfills a need for housing, employment opportunities and livability.

FINDING #3: Urban Growth Boundary extension will add volume of sewage to an under-utilized filter plant and will increase the efficiency of the existing plant. The increased user fees generated will assist in the financial burden of maintenance. UGB extension provides orderly planning for public facilities by servicing a developed area adjacent to the current city limits.

CONCLUSION # 3: The project represents an orderly and economic provision for public facilities and services.

FINDING # 4: Urban development has grown beyond the city limits even before the land use planning process in Oregon began. Since the East area was not deemed to have any resource value, because it had been physically developed and committed to residential use, the county zoned the land Rural Residential.

CONCLUSION #4: The project provides for maximum efficiency of land uses within and on the fringe of the existing urban area.

FINDING #5a Environmental Consequences:

Sewer extension is expected to have a positive impact on the environment by discontinuing the use of septic systems that may be failing and contaminating the groundwater, well water and the waters of Tenmile Lake and Creek. These waters experience high recreational use by the general public.

FINDING #5b Energy Consequences:

Sewer extension will have a positive impact by promoting more efficient use of the existing sewer treatment plant.

FINDING #5c Economic Consequences:

Sewer extension will provide a favorable impact by increasing the number of users contributing to upkeep of the filter plant, thereby lowering the cost per user. The addition of city services and the possibility of increased allowable densities on each annexed property may correspondingly cause land values of annexed property to appreciate.

FINDING #5d Social Consequences:

UGB extension will more accurately describe the urban and near-urban densities already existent in these areas. Sewer extension will provide more opportunities for development in these areas, so that a small impact can be anticipated on other public services. The discontinued use of septic systems, of the lands adjacent to the recreational lands and water, will improve public recreational enjoyment of Ten Mile Lakes.

CONCLUSION #5: The project will produce acceptable environmental, energy, economic and social consequences.

FINDING #6: There are no agricultural lands within the proposed urban growth boundary extension area.

CONCLUSION #6: The project does not remove any identified agricultural lands.

FINDING #7: Many of the lots proposed for urban growth boundary inclusion have been physically developed in residential use for many years. The remaining lots have been expected to infill for residential use in the East area. Separate irrevocable commitment findings are made for the South Area.

CONCLUSION #7: The project is compatible with surrounding uses.

GOAL #2 - PART II - EXCEPTIONS

The City of Lakeside desires to extend urban services, especially sewage treatment, to areas immediately adjacent to the City of Lakeside. Extension of public facilities beyond the corporate limits of the City is not appropriate unless the area is also included within the City's Urban Growth Boundary (UGB). UGB expansion requires a plan amendment that must also address Goal #2, Part II(c) exception requirements:

1. Reasons justify why the state policy embodied in the applicable goals should not apply;
2. Areas which do not require a new exception cannot reasonably accommodate the use;
3. The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
4. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

The parcels in the South Area are zoned "Forest" by Coos County.

All of the remaining properties proposed for UGB inclusion are zoned RR-2 by the Coos County Comprehensive Plan, based on a state acknowledged goal exception containing findings that these lands were irrevocably committed to residential use. The City intends that the County zoning of these areas remain RR-2 until such time as they are annexed, at which point the City will apply a Plan designation of a "General Residential" and a zoning district of "General Single Family (GS)" to the area(s).

The parcels in the South area, zoned "Forest", require first a determination based on the procedure in OAR 660-04-028 that they are irrevocably committed to nonresource uses.

FINDING #8: (a) Adjacent uses to the North are generally residential, and occur entirely within the City of Lakeside. Adjacent uses to the east, south and west are private forest land in large ownerships.

(b) The south area is proposed to be served by sewer through successful adoption of the Urban Growth Boundary Amendment. The area is currently served by the Lakeside Fire District.

(c) The south area is composed of two parcels, each of which is developed with one dwelling, and totaling roughly 6 acres. The dwellings predate development of the Coos County Zoning Ordinance and comprehensive Plan, but were not included in the county's assessment of irrevocably committed properties.

(d) The affected parcels are the last developed parcels at the upper extent of the paved portion of Hilltop Drive, which is the former route to Lakeside from the Hauser area to the south. The road is no longer an acceptable through-route to Hauser except for four-wheel drive vehicles.

(e) No readily definable physical features buffer the proposed exception area from adjacent forest land, although the parcels are part of a bench area that is somewhat separate from the adjacent hilly topography of the forest parcels.

(f) Each parcel is physically developed with one dwelling, which is the maximum extent currently allowed by the Coos County Comprehensive Plan and Zoning Ordinance.

CONCLUSION #8: The parcels comprising the proposed "South Area" expansion of the Urban Growth Boundary of the City of Lakeside are irrevocably committed to uses not allowed by Goal #4, Forest Lands, based on the extent and characteristics of the parcels and their development as described in finding #8, a-f.

FINDING #9: The City has demonstrated compliance with the seven factors of Goal #14. OAR 660-04-010(1)(c)(B)(:) states that the addressing of the Goal # 14 factors satisfies compliance with the first factor of Goal #2, Part II(c).

CONCLUSION #9: Findings #1 through #7 constitute reasons justifying why the State policy embodied in the applicable goals should not apply.

FINDING #10: There are no areas outside the urban growth boundary of the City of Lakeside that can be included within the UGB without a goal exception. Extension of the UGB is appropriate to the project areas because they are at urban-level densities and require urban services.

CONCLUSION #10: Areas which do not require a new exception cannot reasonably accommodate the use.

FINDING #11: The City has addressed the long-term environmental, economic, social and energy consequences of the uses at the proposed sites in Findings #5a through #5d.

CONCLUSION #11: The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site.

FINDING #12. All of the land surrounding the annexation is zoned RR-2, F (Forest) or REC (Recreation) is within the city. This area is physically developed and irrevocably committed to residential use. The UGB extension is compatible with these areas because the introduction of sewers to replace failing septic systems in the area will have a positive impact on the region.

CONCLUSION #12: The proposed uses are compatible with other adjacent uses.

CONCLUSION #12: The proposed UGB expansion meets all criteria of the Goal #2 exceptions process, based on Findings #8 through #12.

GOAL # 17

FINDING #13: The proposed project will place rural shorelands in an urban growth boundary. The resulting urban and urbanizable shorelands are deemed not especially suited for water dependent uses because of the presence of steep slopes, poor back-up storage area capability and the existing residential character of the area.

FINDING #14: The proposed project does not require an exception to Goal #17 because the site does not include:

- A. Major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources and historic and archaeological sites.
- B. Shorelands in urban and urbanizable areas especially suited for water dependent uses;
- C. Designated dredged material disposal sites,
- D. Designated mitigation sites.

CONCLUSION: The proposed project conforms to the requirements of Goal #17.

COPY

EXHIBIT "A"

A tract of land located in the W 1/2 of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and more particularly described as follows: Beginning at a 3/4 inch iron pipe, said pipe being C.S. 1/4 of said Section 17; thence South 2° 15' West a distance of 81.00 feet to an iron pipe; thence North 63° 46' West a distance of 107.34 feet; thence North 49° 03.5' East a distance of 73.90 feet; thence North 29° 28.5' West a distance of 70.46 feet; thence South 60° 01' West a distance of 86.03 feet to an iron pipe; thence North 0° 13' East a distance of 186.50 feet to an iron pipe; thence North 9° 15' East a distance of 100.00 feet; thence South 23° 07' 36" East a distance of 346.29 feet to the point of beginning.

EXCEPT: Beginning at a 3/4 inch iron pipe, said pipe being C.S. 1/4 of said Section 17; thence South 2° 15' West a distance of 81.00 feet to an iron pipe; thence North 63° 46' West a distance of 107.34 feet; thence North 49° 03.5' East a distance of 109.00 feet, more or less; thence South 23° 07' 36" East a distance of 44.86 feet, more or less, to the point of beginning.-----

23 13 24
& INDEX

CANCELLED
401

SECTION 24 T.23S. R.13 W. W.M.
COOS COUNTY

1" = 400'

1" I.P. 87455 CAP

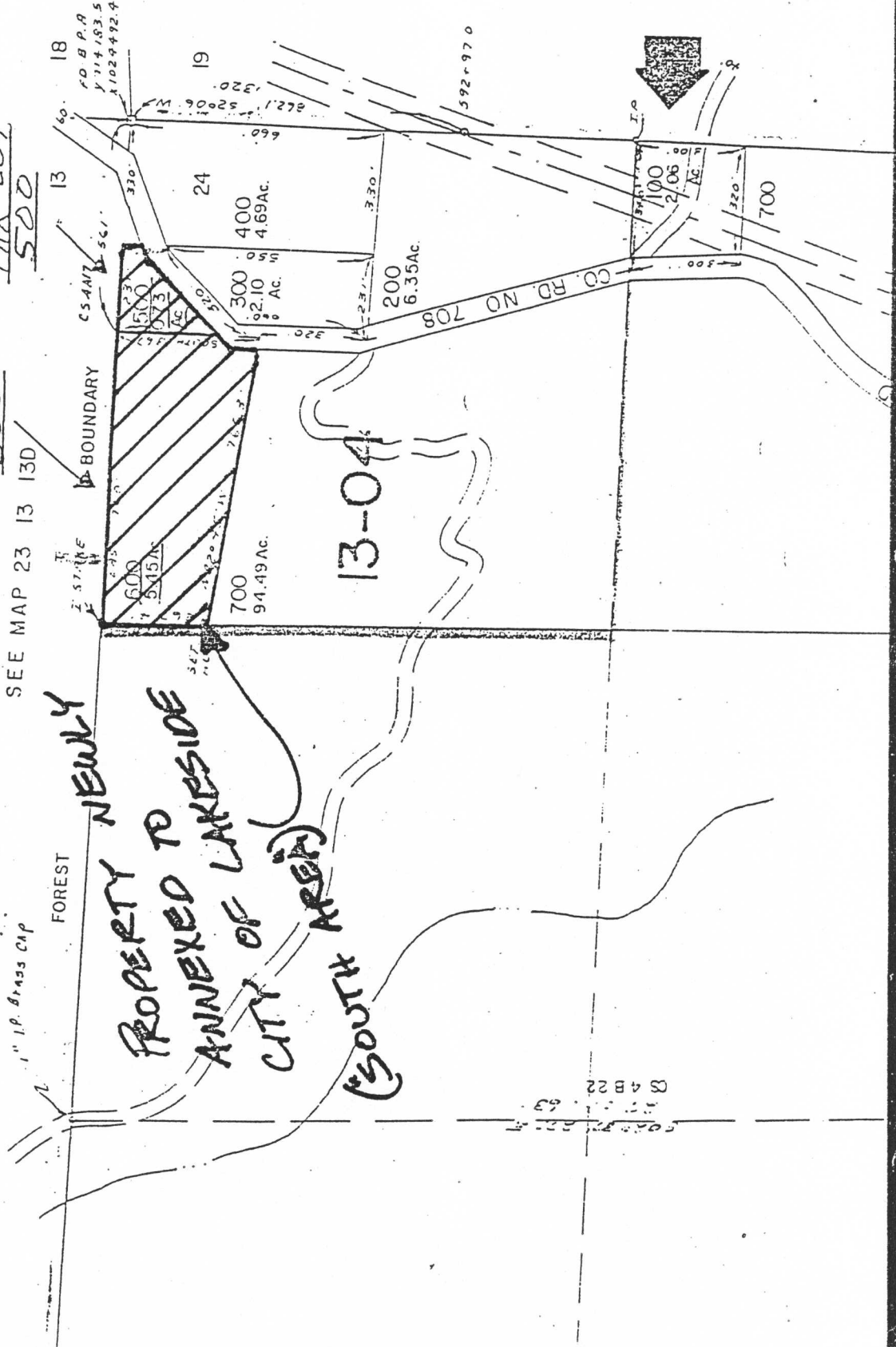
FOREST

PROPERTY NEWLY
ANNEXED TO
CITY OF LAKESIDE
(SOUTH AREA)

SEE MAP 23 13 13D

TAX LOT
600

TAX LOT
500



84B22
69

LAKE SIDE UGB AMENDMENT
JULY 1986
PAGE SEVEN

OVERALL CONCLUSION: -

The proposed Urban Growth Boundary expansion conforms to all criteria of Goals #2, #14, and #17 and to the procedures established in OAR 660-04-010, AND OAR 660-04-028.