

NOTE: Pub hearing was not held until  
June 14 as the May 24 meeting  
was continued to June 14 *A2*

ORDINANCE NO. 4135

AN ORDINANCE ANNEXING AND ZONING APPROXIMATELY 24.2 ACRES KNOWN AS ISLAND AREA "D" AT THE NORTHEAST CORNER OF GEARY STREET AND GRAND PRAIRIE ROAD AS R-1(6) AND R-2 FOR THE FIRST 200' DEPTH FRONTING ON GRAND PRAIRIE ROAD AND GEARY STREET AND DECLARING AN EMERGENCY.

WHEREAS, on the 10th day of May, 1978, at a regular Council meeting, the Council of the City of Albany, Oregon, did duly pass Ordinance No. 4133, wherein it was provided that a public hearing would be held on the 24th day of May, 1978, concerning the advisability of annexing and zoning approximately 24.2 acres known as Island Area "D" at the northeast corner of Geary Street and Grand Prairie Road as R-1(6) and R-2 for the first 200' depth fronting on Grand Prairie Road and Geary Street, and

WHEREAS, the hearing was duly held on the 14th day of June 1978, and at that time the Council determined that the Notices of Hearing had been given as provided in the said Ordinance, and pursuant to the terms of ORS 222.111, 222.120 and 222.170, and

WHEREAS, the Council after said hearing determined that the area described herein should be annexed,

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: That the following described property be and is hereby annexed to the City of Albany, to-wit:

Commonly known as Island Area "D" (see attached legal description)

Assessor's Parcel Map 11-3W-17A, Tax Lots 500,501,502 and 503

*4*  
*4135-*

A2

Section 2: That a copy of this ordinance shall be filed in the office of the City Recorder and the number of the ordinance shall be noted on the official zoning map of the City of Albany.

Section 3: WHEREAS, it is in the betterment of the public health, interest, safety and general welfare of the citizens of the City of Albany that this matter of annexation of the property described herein be disposed of at the earliest possible moment, and that the City facilities be made available to this property; therefore, an emergency is hereby declared to exist and this Ordinance shall become immediately effective upon its passage by the Council and approval by the Mayor.

Passed by the Council: June 14, 1978

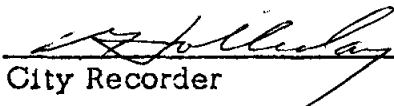
Approved by the Mayor: June 14, 1978

Effective Date: June 14, 1978



\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder

5

12. The impact on the education facilities was considered and was determined not to be an overriding factor.

### FINDINGS OF FACT

1. The proposed annexation and zoning is in compliance with the Comprehensive Land Use Plan and Goal Statements.
2. The properties are presently island areas surrounded by the City which allows the City to initiate annexation and zoning by their own motion and adoption of an Ordinance.
3. The properties are adjacent to or in close proximity to our improved major arterial street systems, to accommodate increased traffic loads.
4. Each proposed zoning classification is comparable to existing County zoning.
5. The proposed zoning classifications are in balance with the present and planned utility systems, services and facilities for the area.
6. The proposed zoning classifications fulfill the need for additional residential and commercial core area growth.
7. The proposed zoning classifications would be totally compatible with existing and surrounding development patterns within the immediate vicinity.
8. Many of the property owners within the island areas are in favor of annexation.
9. The City of Albany presently has over \$209,000 of pending assessments against these properties for which it is costing the City approximately \$14,680 annually in interest.
10. Annexation will encourage development of these areas which is logical due to their central location, the availability of utilities and services and the need for compact growth.
11. The annexation and zoning proposals are in compliance with LCDC Goals and Guidelines specifically stated as follows:

Goal No.

- (1) (a) Citizens Involvement - Citizens have had the opportunity to provide input into this issue as the result of the public hearing process which included notice to affected property owners and advertisements in the local newspaper. In addition, many citizens were involved in the original comprehensive planning efforts which lead to the present designation of this area.
- (2) (b) Land Use Planning - The proposed annexation and zoning is in complete accord with the present adopted Comprehensive Land Use Plan. In addition, efforts have been ongoing to properly plan for the transportation, utility, and other land use elements of this area.
- (3) (c) Agricultural Lands - Not applicable.
- (4) (d) Forest Lands - Not applicable.
- (5) (e) Open Spaces, Scenic and Historic Areas and Natural Resources - This area has no historic or scenic significance, there are no known natural resources other than the land itself, and development of this land will help preserve the Open Spaces and Natural Areas outside of the urban area.
- (6) (f) Air, Water and Land Resources Quality - Facilities are available to these properties to accommodate the water and sewer needs for the maximum development potential of the land. Any effect on air quality would be minimum.
- (7) (g) Areas subject to Natural Disasters and Hazards - Not applicable.

- (8) (h) Recreational Needs - The recreational needs of potential residents of this area will be considered and provided for at the time of development in accordance with the City of Albany Park Land Dedication Ordinance.
- (9) (i) Economy of the State - Annexation and development of these properties will have a favorable economic impact on the area's economy.
- (10) (j) Housing - The annexation and residential zoning of this area will make property available for development of a variety of housing types in close proximity to major commercial services and conveniences.
- (11) (k) Public Facilities and Services - This annexation and zoning proposal is in conformance with previous efforts to properly plan for necessary and efficient public facilities and services.
- (12) (l) Transportation - This area is located within a major arterial street network. In addition, the City has planned extensions of street systems to serve the eventual development of the area. The area is also served by the City's public bus system.
- (13) (m) Energy Conservation - The annexation and development of this central area of the community will enhance the conservation of energy by placing people in close proximity to employment and shopping thus reducing the transportation needs and extensions of streets and utilities.
- (14) (n) Urbanization - This area is within the Preliminary Urban Growth Boundary and is in complete accord with the Preliminary Urban Growth Policy Statements.

Goals 15 - 19 - Not applicable.

GEAFY STREET

N 2° 00' W

N

S 89° 52' E

30.00'

SW Cor.

DLC 50 S 89° 52' E

S 1° 26' E

20.00'

S 89° 52' E

502 384.81

901.64'

600

72.64 CH

See Map

14-1

14-4

14

503

15

13

S 13° 21' W

1155.60'

634.92'

120

501

107.15'

S 1° 36' E

807.30'

N 66° 00' W

268.50'

N 13° 23' E

61.06'

N 66° 00' W

915.83'

W H L L E R I E

12

500

208.71'

208.71'

125.5'

W O A W I L L

800

301

14.25 CH

See Map 11 3W

9

14-1

1" = 20'

REGIONAL PROFESSIONAL LAND SURVEYOR

Harold A. Leedom

HAROLD A. LEEDOM 1219

11 3W 17A

Rec. 111  
111

Beginning at a point which is S 89° 52' E, 30.00' from the southwest corner of L.C. Burkhart D.L.C. # 50; thence

S 89° 52' E, 384.81' ; thence

S 1° 26' E, 20.00' ; thence

S 89° 52' E, 901.64' ; thence

S 13° 21' W, 1155.60' ; thence

N 66° 00' W, 915.83' along the south right-of-way line of Grand Prairie Road; thence

N 13° 23' E, 61.06' to the north right-of-way line of Grand Prairie Road; thence

N 66° 00' W, 268.50' along the north right-of-way line of Geary Street; thence

N 2° 00' W, 634.92' to the point of beginning.

SEAFY STREET

S 89° 52' E

30.00'

SW Cor.

DLC. 50 S 89° 52' E

S 1° 26' E

20.00'

S 89° 52' E

502

384.81

901.64'

600

7' EACH

See Map

503

14

N 2° 00' W

634.92'

125

501

130'

137'5"

15

S 1° 36' E

807.30'

14-4

13

S 13° 21' W

1155.60'

14-1

N 66° 00' W

268.50'

N 13° 23' E

61.06'

N 66° 00' W

915.83'

WHITE

12

500

208.71'

208.71'

125'

ORANGE

800

801

64.20'

S 57° 24' E

See Map II 3W

9

14-4

14-1

GRASS

501

1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR

Harold A. Leedom

OREGON SURVEYORS HAROLD A. LEEDOM 1219

II SW 17A