

10-20-1950

## Annexation Bill -- Municipal Ballot

City Club of Portland (Portland, Or.)

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### Recommended Citation

City Club of Portland (Portland, Or.), "Annexation Bill -- Municipal Ballot" (1950). *City Club of Portland*. Paper 144.  
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## Report on ANNEXATION BILL—MUNICIPAL BALLOT

**PROPOSITION No. 1 — Capital Hill and Ryan Place District (S.W.)**

**PROPOSITION No. 2 — Garthwick (Clackamas County) District (S.E.)**

**PROPOSITION No. 3 — Multnomah District (S.W.)**

**PROPOSITION No. 4 — Balance of Maplewood School District (S.W.)**

**PROPOSITION No. 5 — Montbrae and Helens View District (N.E.)**

**PROPOSITION No. 6 — Balance of Home Water District (S.W.)**

**PROPOSITION No. 7 — Benirwin Addition District (S.W.)**

**PROPOSITION No. 8 — Sewage Disposal Plant District (N.E.)**

To the Board of Governors  
The City Club of Portland:

Your committee was instructed to study and report on the proposed ordinances authorizing the annexation to the City of Portland of:

- a) One area, the residents of which voted on September 8, 1950, in favor of annexation (Proposition No. 1)
- b) Six areas, the residents of which have petitioned the city but have not as yet voted on the question of annexation. The people of these areas will also vote on the question of annexation November 7, 1950. (Propositions No. 2-7)
- c) The area on which the City of Portland is building a sewage disposal plant. (Proposition No. 8)

### **Descriptions of the Areas**

**Proposition No. 1.** Capital Hill-Ryan Place District is an area of approximately 175 acres in the southwest area adjacent to the Fred Meyer district which came into the city May 19, 1950. This area, the southerly one half of which declined annexation last spring by a vote of 227 to 208, repitioned the city to be annexed, and itself voted in favor of annexation September 8, 1950, 232 to 99.

**Proposition No. 2** Garthwick District is an area of approximately 30 acres in Clackamas County and is adjacent to the southeast portion of the city.

**Proposition No.3.** Multnomah District is an area of approximately 175 acres in the southwest area district just south of the Cambridge Village and the Vermont Hills Districts which became a part of the city last May. However, the voters of the Multnomah District declined to be annexed by a vote of 236 to 107. Subsequently, residents of the area repitioned the city to be annexed.

**Proposition No. 4.** Balance of the Maplewood School District is an area in the southwest district which is adjacent on the north, the west, and south to the Vermont Hills District which was annexed to Portland in May of this year.

**Proposition No. 5.** Montbrae and Helens View District is an area of approximately 20 acres in the northeast Park Rose section of town. Residents of this district have petitioned Park Rose as well as Portland for annexation. Therefore on November 7, 1950, they will vote on the question of whether they want to be annexed to Portland or to Park Rose.

**Proposition No. 6.** Balance of the Home Water District is an area of approximately 200 acres in the southwest district just south of the Capital Hill-Ryan Place District (Prop. No. 1), the Multnomah District (Prop. No. 3), and the Maplewood School District (Prop. No. 4). The residents of this area declined to be annexed last spring by a vote of 319 to 167. Subsequently, however, they repitioned Portland to be annexed.

**Proposition No. 7.** Benirwin Addition District is an area of approximately 200 acres in the southwest district just south of the Capital Hills-Ryan Place District (Prop. No. 1) and the balance of the Home Water District (Prop. No. 6). The residents of this area declined to be annexed last spring by a vote of 227 to 136. Subsequently they also repitioned the city to be annexed.

**Proposition No. 8.** Sewage Disposal Plant is an area of approximately 40 acres adjacent to the city limits at the intersection of the S. P. & S. railroad and North Columbia Boulevard. The city already has the sewage disposal plant under construction.

### **Summary Description**

The areas under consideration constitute a total area greater than the original territory (2 miles) under the city's jurisdiction in 1851. If these areas are annexed, the total area of Portland will be in excess of 70 square miles.

### **Investigation**

Your committee consulted city officials, State and Multnomah County health authorities, representatives of mass transportation facilities, insurance companies and civic organizations. It reviewed the records of hearings on the matter before the City Council and checked the newspapers for comment. It likewise inspected the sites under consideration and interviewed residents of the various areas.

### **Arguments for Annexation**

1. The acquisition of these areas will broaden the tax base of the city and will put on the tax rolls residential property owned by people who presently enjoy the advantages of municipal facilities but who do not share the cost of them. In connection with Proposition No. 8 your committee feels the city's sewage plant should be in Portland.

2. Each area under consideration has a population density of over 1000 per square mile (Portland Housing Survey). Previous studies both of the City Club of Portland and the Bureau of Municipal Research, University of Oregon, indicate that such districts should be controlled in the interests of proper zoning, adequate recreational facilities, and general planning. Uncontrolled suburban developments can deteriorate and become problems to the over-all development of a metropolitan center.

### **Arguments Against Annexation**

The chief argument against annexation from Portland's point of view is that for some years the development of the districts will cost more than can be met by the taxes derived from them.

It is generally admitted, according to studies made by the International City Managers' Association, that newly annexed areas seldom yield enough in property taxes in the first years following annexation to defray the costs of city services supplied them. These services include public utilities, health protection, streets, fire protection, recreational areas and park sites and so on.

### **Discussion and Conclusion**

In your committee's opinion the advantages to the city of annexation of these sites outweigh the disadvantages. Fringe areas, unincorporated and therefore uncontrolled, do geographically and for practical purposes already constitute part of greater Portland. Unless these districts are a legal part of Portland they cannot be included in any over-all plan designed to make the city more orderly, healthful, convenient and beautiful.

Granting that it will be several years before the areas carry their share of city costs, nevertheless in the long run they can be expected to pay out, both in terms of taxes collected and of values that relate to proper planning and supervision.

### **Recommendation**

Your committee therefore recommends that the City Club go on record as favoring the annexation of these eight areas and vote for the propositions November 7, 1950.

Respectfully submitted,

JOSEPH J. LABADIE

KENNETH WINTERS

DR. GORDON CLAPP, *Chairman*

Approved October 9, 1950 by Ed F. Averill, *Section Chairman*, Legislation and Elections, for transmittal to the Board of Governors. Received by the Board of Governors October 13, 1950, and ordered published and submitted to the membership for discussion and action.