

Columbia County Assessors Record of District Boundaries

Thursday, April 11, 2024

Init Date: 9-7-2023

Also See No.: .

No.: 2024 . 01

How Initially Received: Ordinance

Affected District Name: Vernonia City

Remarks:

District Ord No: 929 Effective Date: 9-7-2023

Name of Approving Jurisdiction: Vernonia City

Jurisdiction Ord No: 929 Effective Date: 3-16-2021

Legal Description Received: y Map Received: y

If A School Dist, Has OAR 150-330.123 Been Filed:

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: With Whom:

Correction Remarks:

DOT Approved: Y

No: 5-339-2021

Date: 9-7-2023

Recording Information:

1) Col. Co. Deed Records: Comm Journal:

2) Other : Name:

: Number: Date:

Code Areas Affected or Changed: Affected Area:

From Code Area: 4-01

Townships

Ranges

Sections

To Code Area: 4-03

4

4

4

Date Completed: 9-7-23

Remarks: Deannexation. Ord 929 is also 926. Disapproved by DOR 3 times, 1/20/21, 4/7/21, & 8/29/23

Columbia County Assessors Record of District Boundaries

Thursday, April 11, 2024

Init Date: **9-7-2023**

Also See No.: .

No.: **2024 . 01**

Legal Description

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 fax 503-945-8737
 boundary.changes@dor.oregon.gov

City of Vernonia
 City Planner
 1001 Bridge St.
 Vernonia OR 97064

**Description and Map Approved
 September 7, 2023
 As per ORS 308.225**

Description Map - Received from: Matt Straite
 On: 1/7/2021, 4/1/2021, 8/15/2023, 8/30/2023

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926
 Amended by Ordinance No 929

has been: Approved 9/7/2023
 Disapproved

Department of Revenue File Number: 5-339-2021
 Reviewed by: Robert Ayers, 503-983-3032
 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

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- Transfer
- Merge
- Establishment of Tax Zone

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Description Map - Received from: Matt Straite
 On: 1/7/2021, 4/1/2021, 8/15/2023

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926
 Amended by Ordinance No 929

has been: Approved
 Disapproved 1/20/2021, 4/7/2021, 8/29/2023

Notes: Both Exhibit B & C state that the parcel lies Sly of the Nehalem River, they should read Sly of the CL of the Nehalem River

Department of Revenue File Number: 5-339-2021

Reviewed by: Robert Ayers, 503-983-3032

Boundary: Change Proposed Change

The change is for:

- | | |
|---|--|
| <input type="checkbox"/> Formation of a new district | <input type="checkbox"/> Transfer |
| <input type="checkbox"/> Annexation of a territory to a district | <input type="checkbox"/> Merge |
| <input checked="" type="checkbox"/> Withdrawal of a territory from a district | <input type="checkbox"/> Establishment of Tax Zone |
| <input type="checkbox"/> Dissolution of a district | |

Notice to Taxing Districts

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City of Vernonia
 City Planner
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 Vernonia OR 97064

Description Map - Received from: Matt Straite
 On: 1/7/2021, 4/1/2021

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926
 Amended by Ordinance No 929

has been: Approved
 Disapproved 1/20/2021, 4/7/2021

Notes: Show all bearings and distances on map for 1
 Legal description for parcel 2 is more then is on the map, also show all of the bearings and
 distances
 Need a map for parcel 3, the description is incorrect,

Department of Revenue File Number: 5-339-2021

Reviewed by: Robert Ayers, 503-983-3032

Boundary: Change Proposed Change

The change is for:

- | | |
|---|--|
| <input type="checkbox"/> Formation of a new district | <input type="checkbox"/> Transfer |
| <input type="checkbox"/> Annexation of a territory to a district | <input type="checkbox"/> Merge |
| <input checked="" type="checkbox"/> Withdrawal of a territory from a district | <input type="checkbox"/> Establishment of Tax Zone |
| <input type="checkbox"/> Dissolution of a district | |

Notice to Taxing Districts

ORS 308.225



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 Salem, OR 97309-5075
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City of Vernonia
 City Planner
 1001 Bridge St.
 Vernonia OR 97064

Description Map - Received from: Matt Straite
 On: 1/7/2021

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926

has been: Approved
 Disapproved 1/20/2021

Notes: The legal description and map need to be a part of the Ordinance, tax lot numbers don't constitute a legal description.

Department of Revenue File Number: 5-339-2021

Reviewed by: Robert Ayers, 503-983-3032

Boundary: Change Proposed Change

The change is for:

- | | |
|---|--|
| <input type="checkbox"/> Formation of a new district | <input type="checkbox"/> Transfer |
| <input type="checkbox"/> Annexation of a territory to a district | <input type="checkbox"/> Merge |
| <input checked="" type="checkbox"/> Withdrawal of a territory from a district | <input type="checkbox"/> Establishment of Tax Zone |
| <input type="checkbox"/> Dissolution of a district | |

AYERS Robert A * DOR

From: Katie Vickers <kvickers@migcom.com>
Sent: Wednesday, August 30, 2023 12:30 PM
To: Boundary Changes * DOR
Cc: Ben Fousek; Carrie Brennecke; Josette Mitchell; Stephanie Borst
Subject: DOR 5-339-2021
Attachments: Ordinance 929_Vernonia_Revised_2.pdf

You don't often get email from kvickers@migcom.com. [Learn why this is important](#)

Hello,

Attached is the City of Vernonia's Ordinance 929. It has been revised as requested in your disapproval letter of August 29, 2023. Please let me know if you have any questions or need any additional information.

Thank you very much for your help.

Katie Vickers

--

Katie Vickers

*Planning Project Associate
she/her/hers*



PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

506 SW Sixth Avenue, Suite 400

Portland, Oregon 97204 | USA

office: 503-297-1005 extension: 2160; cell: 541-360-9140

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www.migcom.com

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ORDINANCE NO. 929

**AN ORDINANCE AMENDING ORDINANCE 926: AN ORDINANCE OF THE CITY OF VERNONIA
AMENDING THE CITY LIMITS BY REMOVING THREE PROPERTIES**

WHEREAS, the Vernonia City Council adopted Ordinance No. 926 removing three properties from city limits, and

WHEREAS, the City of Vernonia submitted the ordinance to the Oregon Department of Revenue for review, and

WHEREAS, The Oregon Department of Revenue requested that the ordinance be amended to include legal descriptions of the properties.

NOW THEREFORE, THE CITY OF VERNONIA ORDAINS AS FOLLOWS:

Section 1. Section 2 of Ordinance 926 is amended as follows [additions in underline and deletions in ~~strikeout~~]:

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. *The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.*
2. *The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. The full legal description is attached.*
3. *The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.*

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 2. The amended Ordinance No. 926 is attached as Attachment A.

Section 3. [Effective Date.] Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, Section 32, the provisions of this Ordinance shall become effective on the thirtieth (30th) day after its adoption and authentication.

Section 4. [Recorders Duties.] The City Recorder is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

Read for the first time by title only this 1st day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Adopted as read by title only this 16th day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Rick Hobart
Rick Hobart, Mayor

Attest: Stephanie Borst
Stephanie Borst, City Recorder

ORDINANCE No. 926

**AN AMENDED ORDINANCE OF THE CITY OF VERNONIA AMENDING
THE CITY LIMITS BY REMOVING THREE PROPERTIES**

The City of Vernonia Ordains:

WHEREAS, ORS 222.460 provides that the legislative body of a city may order the withdrawal of territory from the city limits when it determines that it is in the public interest to take such action; and,

WHEREAS, ORS 222.460 further sets out procedures for withdrawing territory, including information that must be contained in city resolutions of initiation, requirements for public hearings, thresholds for when elections are required, and disposition of taxes and assessments; and,

WHEREAS, the Vernonia City Charter addresses the withdrawal of territory from the City limits in footnote number 9; and,

WHEREAS, the City of Vernonia is requesting the removal of three properties from the City, tax lot 4n4w050000100, 20.02 acres, a City owned property near the City cemetery currently zoned Residential (R) but used for timber resources; and, tax lots 4n4w04cb06900 & 4n4w05da06600, 4.4 and 0.71 acres respectively, located southwest of Anderson Park, privately owned but located completely within a Flood Way; and,

WHEREAS, the City desires to remove tax lot 4n4w050000100 from the City limits to assure it remains a timber resource into the future, which does not require utilities of any kind and because no development is planned for the property; and,

WHEREAS, no City zoning designations could assure long-term viability and protection for tax lot 4n4w050000100 as a City timber resource, and where the County does have zones intended to protect timber resources; and,

WHEREAS, leaving the current zoning designation of Residential on tax lot 4n4w050000100 creates a false presumption that the property is viable for residential development, which has negative ramifications on the presumed availability of land for residential development within the City limits, which could hamper any future requests for residential annexations in the future; and,

WHEREAS, the City desires to also remove tax lots 4n4w04cb06900 & 4n4w05da06600 from the City limits because the properties are within a flood way and thus, unbuildable; and,

WHEREAS, the Residential zoning designation of tax lots 4n4w04cb06900 & 4n4w05da06600 are misleading, due to a prohibition on any development due to its

location within a Flood Way, and because no urban development of any kind would be permitted on these properties; and,

WHEREAS, removing tax lots 4n4w04cb06900 & 4n4w05da06600 would create a more geographically consistent southern border for the City, because most the southern City limits follows the river except these two properties; and,

WHEREAS, in conformance with ORS 222.460 the City held a public hearing on November 2, 2020 to initiate, by resolution, the process to de-annex property from the City limits; and at said hearing the City Council adopted a resolution initiating the process and setting a second hearing for November 16, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a second public hearing on November 16, 2020 to a) allow the public an opportunity to comment on the proposed limits of the areas to be removed from the City limits, b) declare that it was in the public's best interest to have the three properties removed from the City limits, c) declare that no election would be required for the de-annexation because the City did not receive the required 15% of written requests from the public to hold such an election (the City did not receive any such requests, let alone the 15% required to trigger such an election), and d) set a final hearing date for December 7, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a third and final hearing on December 7, 2020 to adopt Ordinance 926 to formally remove the three properties from the City limits, and on December 7, 2020 the City Council adopted said Ordinance; and,

WHEREAS, the City Council is entrusted by the development code to make decisions on legislative matters that require application of high levels of discretion; and,

WHEREAS, no objections were filed in writing with the City Recorder, but all comments were heard and considered at the public hearings; and,

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings contained in this ordinance determined that removing the three properties is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan and State requirements;

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

Section 1. The City Council changes the boundary of the City of Vernonia by means of a withdrawal of three territories (properties) from the City limits (the urban growth boundary will not change with this action); and,

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.
2. The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. The full legal description is attached.
3. The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 3. The City Council held an online public hearing at 7:00 pm on December 7, 2020 at which time City residents could appear and be heard on the question of the withdrawal of this territory; and,

Section 4: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, this ordinance will take effect in 30 days from the date of decision.

(Must read in full if requested)

First reading as read by title only this 7th day of December, 2020, by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

Second reading adopted as read by title only for a second time and passed this 7th day of December, 2020 by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

Signed by me, Rick Hobart, Mayor in authentication of its adoption this 7th day of December 2020

Rick Hobart, Mayor

Attest: _____
Stephanie Borst, City Recorder

Exhibit A

That tract of land In the NW 1/4 of the NE 1/4 of Section 5, T 4 N, R 4 W, W.M., and being more particularly described as follows:

Beginning at the NE 1/16 Corner of said Section 5, thence S 88°58'42" W, 560.00 feet. Thence N 0°11'45" E, 1559.50 feet, more-or-less, to the North line of said Section 5. Thence following said Section line, N 89°18'34" E, 560.00 feet, more-or-less, to the East 1/16 corner of Section 5. Thence S 0°03'44" W, 1555.55 feet to the true point-of-beginning.

All of said tract being located entirely within Columbia County, Oregon, and containing 20.0 acres, more-or-less.

Exhibit A

N.W. 1/4 N.E. 1/4 Sec. 5, T. 4 N. R. 4 W., W.M.
Columbia County

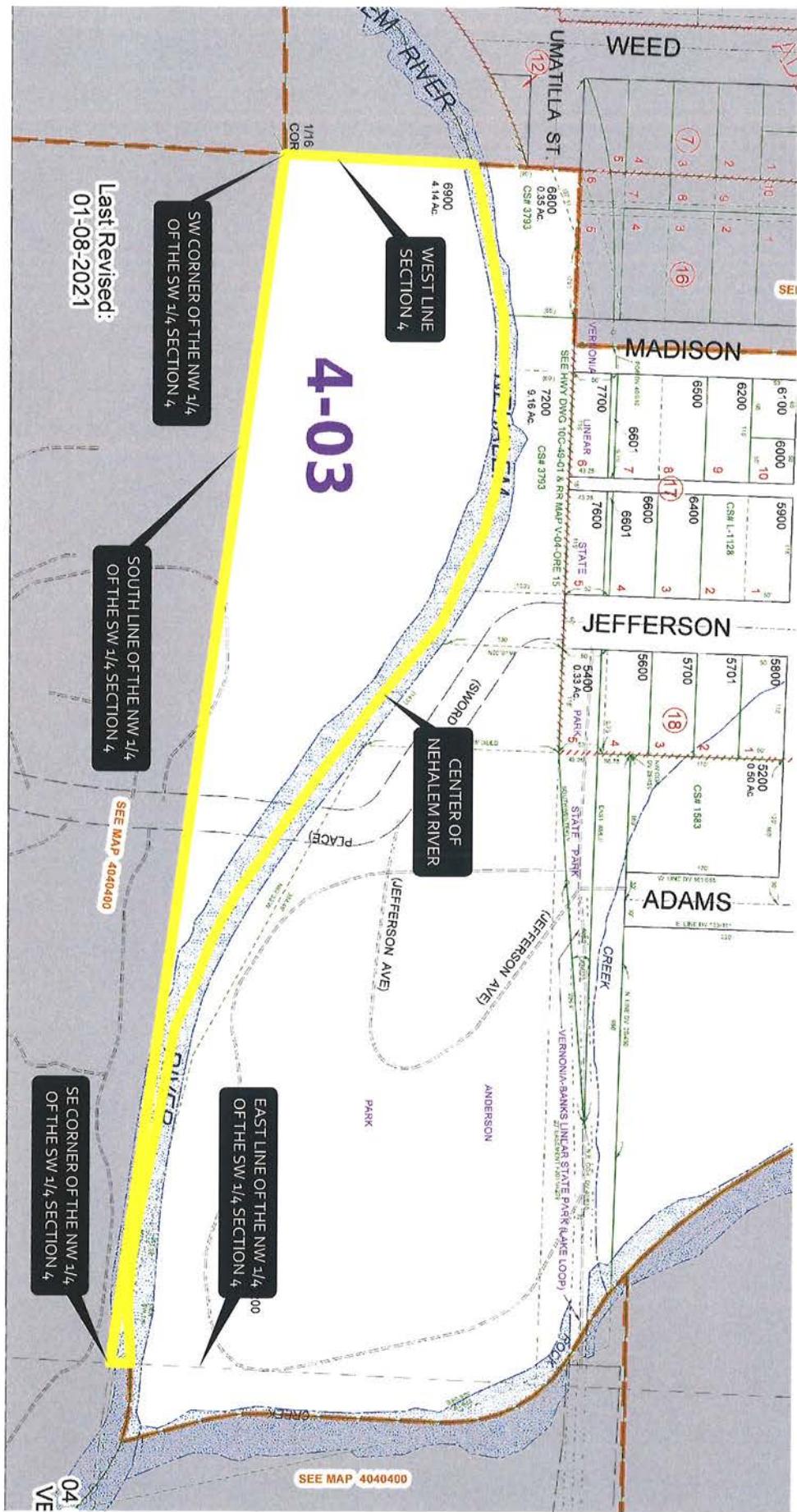


Exhibit B

All that portion of the Northwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying South of the centerline of the Nehalem River.

N.W. 1/4 S.W. 1/4 Sec. 4, T. 4 N. R. 4 W., W.M.
Columbia County

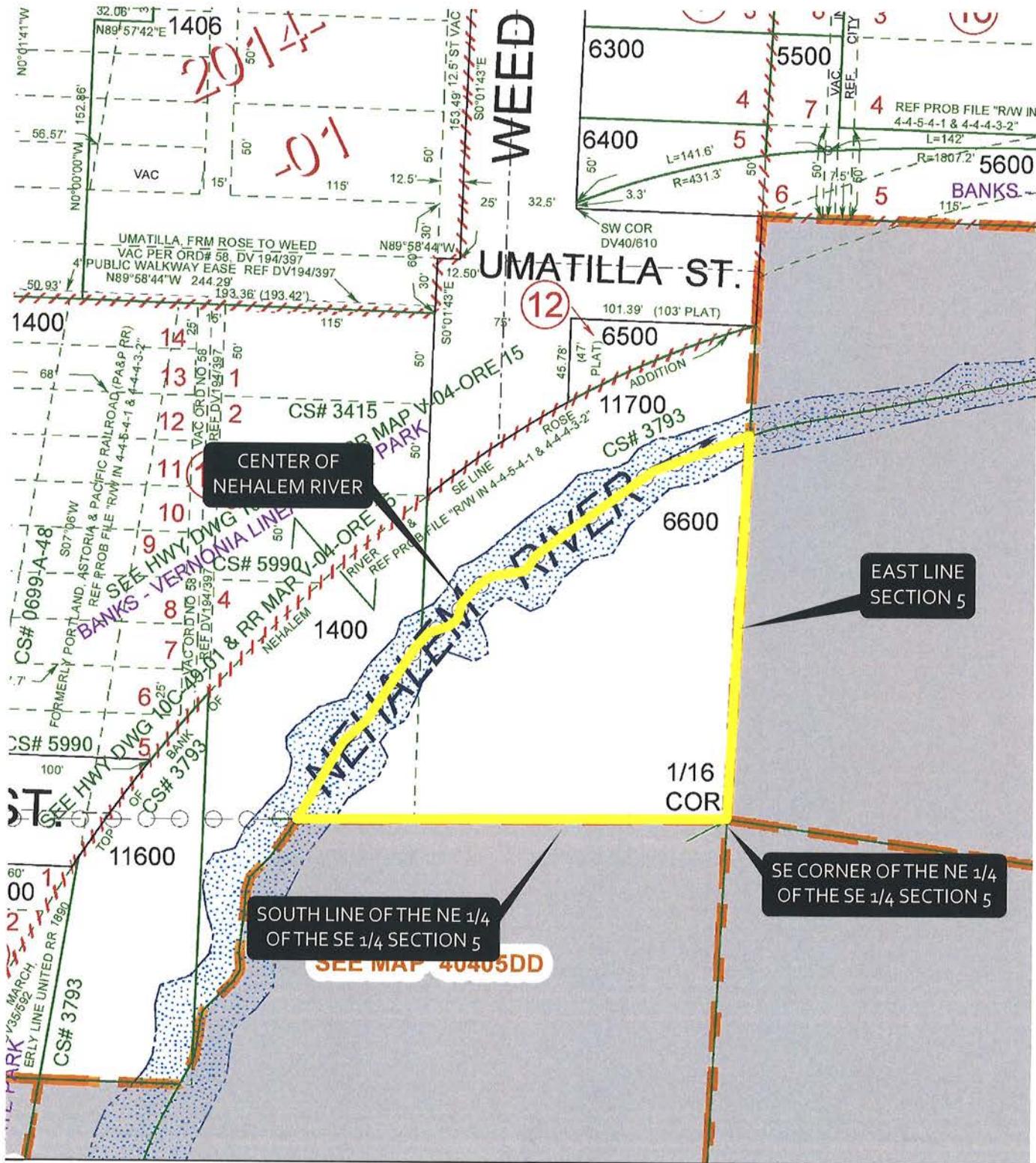
Exhibit B



All that portion of the Northeast quarter of the Southeast quarter of Section 5, Township 4 North, Range 4 West, Williamette Meridian, Columbia County, Oregon, lying Southeastly of the centerline of the Nehalem River.

Exhibit C

Exhibit C



AYERS Robert A * DOR

From: Katie Vickers <kvickers@migcom.com>
Sent: Tuesday, August 15, 2023 10:59 AM
To: Boundary Changes * DOR
Cc: Ben Fousek; Stephanie Borst; Carrie Brennecke; Josette Mitchell
Subject: DOR 5-339-2021 Revisions
Attachments: Ordinance 929_Vernonia_Revised.pdf

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Good morning,

In 2021 the City of Vernonia submitted Ordinance 926, which withdrew three parcels from the city's limits to the DOR for a boundary change review. The Ordinance had been adopted by the Vernonia City Council on December 6, 2020, and became effective on January 6, 2021. The Ordinance was disapproved as it did not contain the required maps and legal descriptions of the three parcels being withdrawn. Ordinance 929 was subsequently submitted which revised Ordinance 926 and contained the necessary documentation. However, that Ordinance was also disapproved for having incorrect or incomplete maps and legal descriptions.

The City of Vernonia is now submitting the attached Ordinance 929, that includes revised legal descriptions and maps as Attachment A, to resume the boundary change review. The deficiencies noted in the original disapproval have been addressed and are reflected in the submitted revisions. The City expects that, with this new submittal, Ordinance 929 will be approved by the DOR and the withdrawal of three parcels can proceed.

It is my understanding that DOR has 30 days to make a decision regarding a submittal and an additional 5 days to notify the submitting district. As today is August 15, that would make the latest date we could expect a decision is on September 19th. If that is not correct, please let me know. And please feel free to contact me if there is any additional information that is required or if I can be of any help.

Thank you,

Katie

--

Katie Vickers

*Planning Project Associate
she/her/hers*



PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

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ORDINANCE NO. 929

**AN ORDINANCE AMENDING ORDINANCE 926: AN ORDINANCE OF THE CITY OF VERNONIA
AMENDING THE CITY LIMITS BY REMOVING THREE PROPERTIES**

WHEREAS, the Vernonia City Council adopted Ordinance No. 926 removing three properties from city limits, and

WHEREAS, the City of Vernonia submitted the ordinance to the Oregon Department of Revenue for review, and

WHEREAS, The Oregon Department of Revenue requested that the ordinance be amended to include legal descriptions of the properties.

NOW THEREFORE, THE CITY OF VERNONIA ORDAINS AS FOLLOWS:

Section 1. Section 2 of Ordinance 926 is amended as follows [additions in underline and deletions in ~~strikeout~~]:

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. *The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.*
2. *The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. The full legal description is attached.*
3. *The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.*

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 2. The amended Ordinance No. 926 is attached as Attachment A.

Section 3. [Effective Date.] Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, Section 32, the provisions of this Ordinance shall become effective on the thirtieth (30th) day after its adoption and authentication.

Section 4. [Recorders Duties.] The City Recorder is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

Read for the first time by title only this 1st day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Adopted as read by title only this 16th day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0


Rick Hobart, Mayor

Attest: Stephanie Boast
Stephanie Boast, City Recorder

ORDINANCE No. 926

**AN AMENDED ORDINANCE OF THE CITY OF VERNONIA AMENDING
THE CITY LIMITS BY REMOVING THREE PROPERTIES**

The City of Vernonia Ordains:

WHEREAS, ORS 222.460 provides that the legislative body of a city may order the withdrawal of territory from the city limits when it determines that it is in the public interest to take such action; and,

WHEREAS, ORS 222.460 further sets out procedures for withdrawing territory, including information that must be contained in city resolutions of initiation, requirements for public hearings, thresholds for when elections are required, and disposition of taxes and assessments; and,

WHEREAS, the Vernonia City Charter addresses the withdrawal of territory from the City limits in footnote number 9; and,

WHEREAS, the City of Vernonia is requesting the removal of three properties from the City, tax lot 4n4w050000100, 20.02 acres, a City owned property near the City cemetery currently zoned Residential (R) but used for timber resources; and, tax lots 4n4w04cb06900 & 4n4w05da06600, 4.4 and 0.71 acres respectively, located southwest of Anderson Park, privately owned but located completely within a Flood Way; and,

WHEREAS, the City desires to remove tax lot 4n4w050000100 from the City limits to assure it remains a timber resource into the future, which does not require utilities of any kind and because no development is planned for the property; and,

WHEREAS, no City zoning designations could assure long-term viability and protection for tax lot 4n4w050000100 as a City timber resource, and where the County does have zones intended to protect timber resources; and,

WHEREAS, leaving the current zoning designation of Residential on tax lot 4n4w050000100 creates a false presumption that the property is viable for residential development, which has negative ramifications on the presumed availability of land for residential development within the City limits, which could hamper any future requests for residential annexations in the future; and,

WHEREAS, the City desires to also remove tax lots 4n4w04cb06900 & 4n4w05da06600 from the City limits because the properties are within a flood way and thus, unbuildable; and,

WHEREAS, the Residential zoning designation of tax lots 4n4w04cb06900 & 4n4w05da06600 are misleading, due to a prohibition on any development due to its

location within a Flood Way, and because no urban development of any kind would be permitted on these properties; and,

WHEREAS, removing tax lots 4n4w04cb06900 & 4n4w05da06600 would create a more geographically consistent southern border for the City, because most the southern City limits follows the river except these two properties; and,

WHEREAS, in conformance with ORS 222.460 the City held a public hearing on November 2, 2020 to initiate, by resolution, the process to de-annex property from the City limits; and at said hearing the City Council adopted a resolution initiating the process and setting a second hearing for November 16, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a second public hearing on November 16, 2020 to a) allow the public an opportunity to comment on the proposed limits of the areas to be removed from the City limits, b) declare that it was in the public's best interest to have the three properties removed from the City limits, c) declare that no election would be required for the de-annexation because the City did not receive the required 15% of written requests from the public to hold such an election (the City did not receive any such requests, let alone the 15% required to trigger such an election), and d) set a final hearing date for December 7, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a third and final hearing on December 7, 2020 to adopt Ordinance 926 to formally remove the three properties from the City limits, and on December 7, 2020 the City Council adopted said Ordinance; and,

WHEREAS, the City Council is entrusted by the development code to make decisions on legislative matters that require application of high levels of discretion; and,

WHEREAS, no objections were filed in writing with the City Recorder, but all comments were heard and considered at the public hearings; and,

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings contained in this ordinance determined that removing the three properties is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan and State requirements;

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

Section 1. The City Council changes the boundary of the City of Vernonia by means of a withdrawal of three territories (properties) from the City limits (the urban growth boundary will not change with this action); and,

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.
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3. The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 3. The City Council held an online public hearing at 7:00 pm on December 7, 2020 at which time City residents could appear and be heard on the question of the withdrawal of this territory; and,

Section 4: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, this ordinance will take effect in 30 days from the date of decision.

(Must read in full if requested)

First reading as read by title only this 7th day of December, 2020, by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

Second reading adopted as read by title only for a second time and passed this 7th day of December, 2020 by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

Signed by me, Rick Hobart, Mayor in authentication of its adoption this 7th day of December 2020

Rick Hobart, Mayor

Attest: _____
Stephanie Borst, City Recorder

Exhibit A

That tract of land In the NW 1/4 of the NE 1/4 of Section 5, T 4 N, R 4 W, W.M., and being more particularly described as follows:

Beginning at the NE 1/16 Corner of said Section 5, thence S 88°58'42" W, 560.00 feet. Thence N 0°11'45" E, 1559.50 feet, more-or-less, to the North line of said Section 5. Thence following said Section line, N 89°18'34" E, 560.00 feet, more-or-less, to the East 1/16 corner of Section 5. Thence S 0°03'44" W, 1555.55 feet to the true point-of-beginning.

All of said tract being located entirely within Columbia County, Oregon, and containing 20.0 acres, more-or-less.

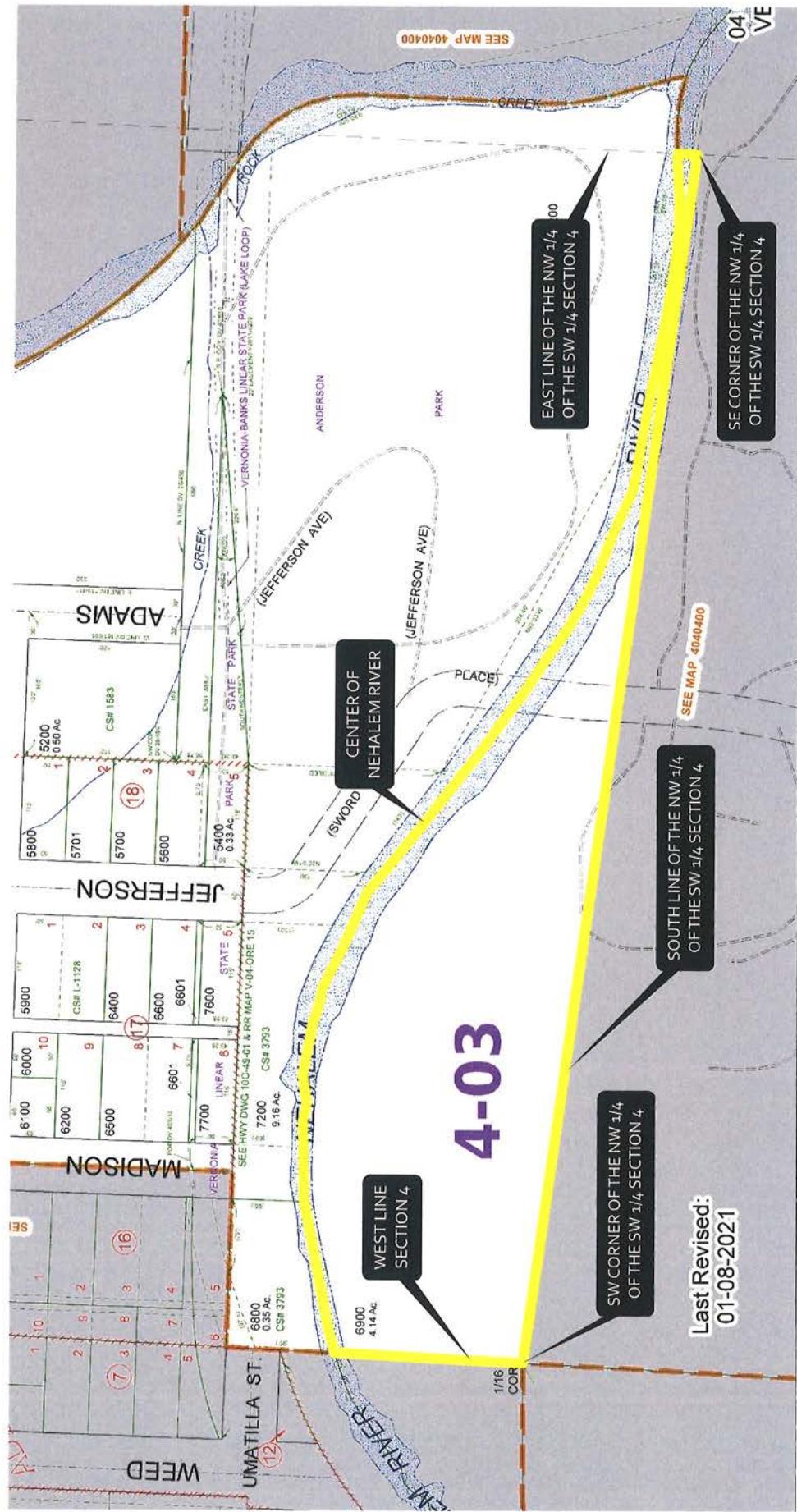
Exhibit A
N.W. 1/4 N.E. 1/4 Sec. 5, T. 4 N. R. 4 W., W.M.
Columbia County



Exhibit B

All that portion of the Northwest quarter of the Southwest quarter of Section 4,
Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying South of
the Nehalem River.

Exhibit B
N.W. 1/4 S.W. 1/4 Sec. 4, T. 4 N. R. 4 W., W.M.
Columbia County

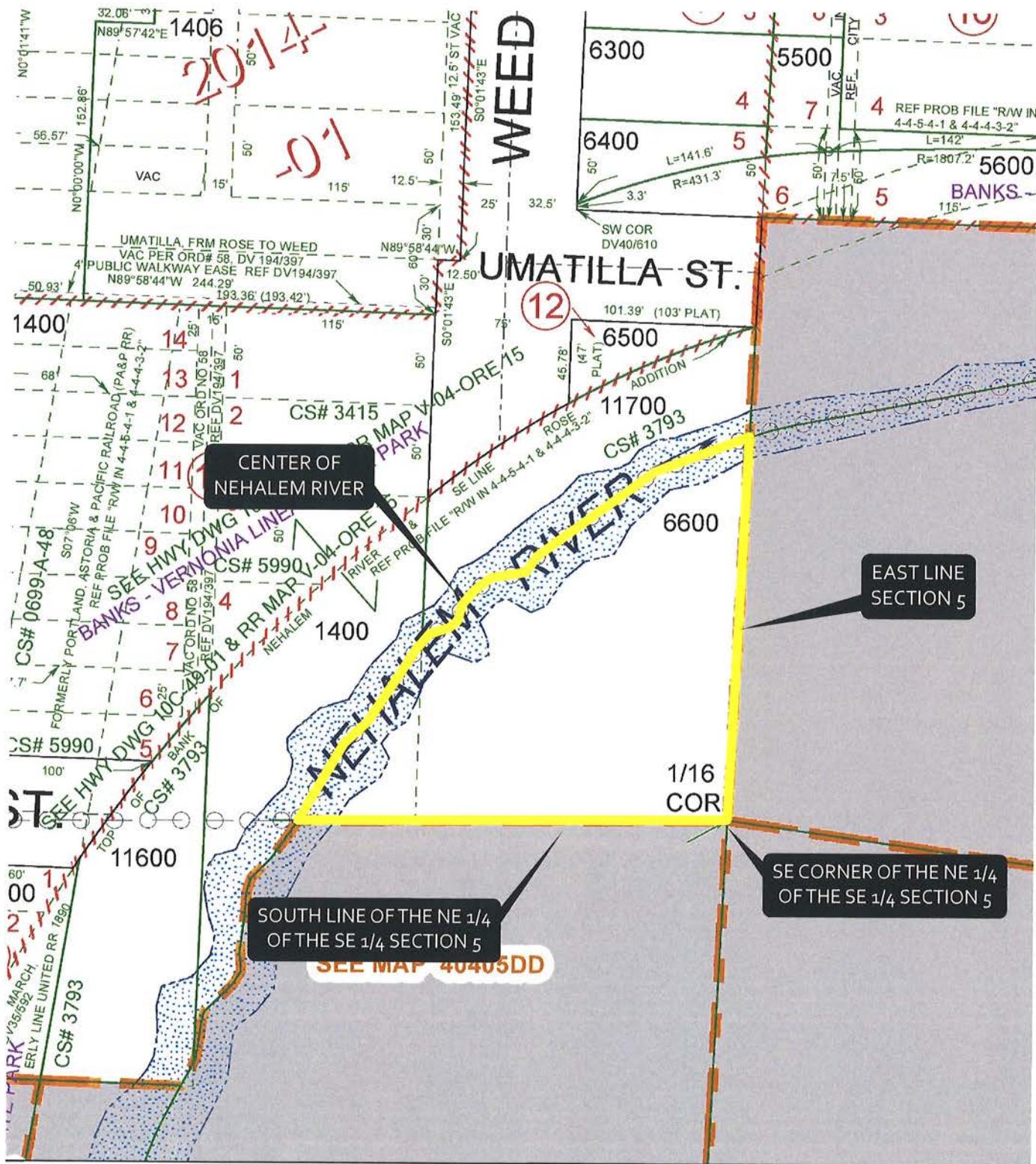


Attachment A to Ordinance 929

Exhibit C

All that portion of the Northeast quarter of the Southeast quarter of Section 5, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying **Southeasterly of** the Nehalem River.

Exhibit C
N.E. 1/4 S.E. 1/4 Sec. 5, T. 4 N. R. 4 W., W.M.
Columbia County



Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 fax 503-945-8737
 boundary.changes@oregon.gov

City of Vernonia
 City Planner
 1001 Bridge St.
 Vernonia OR 97064

Description Map - Received from: Matt Straite
 On: 1/7/2021, 4/1/2021

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926
 Amended by Ordinance No 929

has been: Approved
 Disapproved 1/20/2021, 4/7/2021

Notes: Show all bearings and distances on map for 1
 Legal description for parcel 2 is more then is on the map, also show all of the bearings and distances
 Need a map for parcel 3, the description is incorrect,

Department of Revenue File Number: 5-339-2021

Reviewed by: Robert Ayers, 503-983-3032

Boundary: Change Proposed Change

The change is for:

- | | |
|---|--|
| <input type="checkbox"/> Formation of a new district | <input type="checkbox"/> Transfer |
| <input type="checkbox"/> Annexation of a territory to a district | <input type="checkbox"/> Merge |
| <input checked="" type="checkbox"/> Withdrawal of a territory from a district | <input type="checkbox"/> Establishment of Tax Zone |
| <input type="checkbox"/> Dissolution of a district | |

AYERS Robert A * DOR

From: Planner <straite@vernonia-or.gov>
Sent: Thursday, April 1, 2021 9:03 AM
To: Boundary Changes * DOR; MAGNUSON Becky; MARTIN Sue; jacyn.normine@columbiacountyor.gov; Robin.Gallo@co.columbia.or.us
Cc: Stephanie Borst; Ben Fousek
Subject: Re: Taxing District Boundary Change Notice. DOR # 5-339-2021
Attachments: Ord 929 Amending Ord 926 to Include Legal Descriptions.pdf

Here is a revised version for the Ordinance with the legal descriptions included. We sent this back through City Council and had the Ord signed once it was re-adopted. Let me know if you need anything else.

Matt Straite
City Planner
Vernonia



From: Boundary Changes * DOR <Boundary.Changes@oregon.gov>
Sent: Wednesday, January 20, 2021 2:26 PM
To: Planner <straite@vernonia-or.gov>; MAGNUSON Becky <rebekah.magnuson@co.columbia.or.us>; MARTIN Sue <sue.martin@co.columbia.or.us>; jacyn.normine@columbiacountyor.gov <jacyn.normine@columbiacountyor.gov>; Robin.Gallo@co.columbia.or.us <Robin.Gallo@co.columbia.or.us>
Subject: Taxing District Boundary Change Notice. DOR # 5-339-2021

Attached is your Notice to Taxing District form for:
An Ordinance Withdrawning from the City of Vernonia
Ordinance No 926

DOR File Number 5-339-2021

Please reply to this email so we know you have received it.

Please note that this is your official copy and no paper copy will be sent.

For more information on Boundary Changes, please visit our website at:

<http://www.oregon.gov/DOR/programs/property/Pages/boundary-change.aspx>

ORDINANCE NO. 929

AN ORDINANCE AMENDING ORDINANCE 926: AN ORDINANCE OF THE CITY OF VERNONIA
AMENDING THE CITY LIMITS BY REMOVING THREE PROPERTIES

WHEREAS, the Vernonia City Council adopted Ordinance No. 926 removing three properties from city limits, and

WHEREAS, the City of Vernonia submitted the ordinance to the Oregon Department of Revenue for review, and

WHEREAS, The Oregon Department of Revenue requested that the ordinance be amended to include legal descriptions of the properties.

NOW THEREFORE, THE CITY OF VERNONIA ORDAINS AS FOLLOWS:

Section 1. Section 2 of Ordinance 926 is amended as follows [additions in underline and deletions in ~~strikeout~~]:

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. *The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.*
2. *The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. The full legal description is attached.*
3. *The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.*

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 2. The amended Ordinance No. 926 is attached as Attachment A.

Section 3. [Effective Date.] Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, Section 32, the provisions of this Ordinance shall become effective on the thirtieth (30th) day after its adoption and authentication.

Section 4. [Recorders Duties.] The City Recorder is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

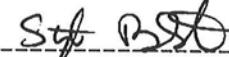
Read for the first time by title only this 1st day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Adopted as read by title only this 16th day of February, 2021, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0


Rick Hobart, Mayor

Attest: 
Stephanie Borst, City Recorder

ORDINANCE No. 926

**AN AMENDED ORDINANCE OF THE CITY OF VERNONIA AMENDING
THE CITY LIMITS BY REMOVING THREE PROPERTIES**

The City of Vernonia Ordains:

WHEREAS, ORS 222.460 provides that the legislative body of a city may order the withdrawal of territory from the city limits when it determines that it is in the public interest to take such action; and,

WHEREAS, ORS 222.460 further sets out procedures for withdrawing territory, including information that must be contained in city resolutions of initiation, requirements for public hearings, thresholds for when elections are required, and disposition of taxes and assessments; and,

WHEREAS, the Vernonia City Charter addresses the withdrawal of territory from the City limits in footnote number 9; and,

WHEREAS, the City of Vernonia is requesting the removal of three properties from the City, tax lot 4n4w050000100, 20.02 acres, a City owned property near the City cemetery currently zoned Residential (R) but used for timber resources; and, tax lots 4n4w04cb06900 & 4n4w05da06600, 4.4 and 0.71 acres respectively, located southwest of Anderson Park, privately owned but located completely within a Flood Way; and,

WHEREAS, the City desires to remove tax lot 4n4w050000100 from the City limits to assure it remains a timber resource into the future, which does not require utilities of any kind and because no development is planned for the property; and,

WHEREAS, no City zoning designations could assure long-term viability and protection for tax lot 4n4w050000100 as a City timber resource, and where the County does have zones intended to protect timber resources; and,

WHEREAS, leaving the current zoning designation of Residential on tax lot 4n4w050000100 creates a false presumption that the property is viable for residential development, which has negative ramifications on the presumed availability of land for residential development within the City limits, which could hamper any future requests for residential annexations in the future; and,

WHEREAS, the City desires to also remove tax lots 4n4w04cb06900 & 4n4w05da06600 from the City limits because the properties are within a flood way and thus, unbuildable; and,

WHEREAS, the Residential zoning designation of tax lots 4n4w04cb06900 & 4n4w05da06600 are misleading, due to a prohibition on any development due to its

location within a Flood Way, and because no urban development of any kind would be permitted on these properties; and,

WHEREAS, removing tax lots 4n4w04cb06900 & 4n4w05da06600 would create a more geographically consistent southern border for the City, because most the southern City limits follows the river except these two properties; and,

WHEREAS, in conformance with ORS 222.460 the City held a public hearing on November 2, 2020 to initiate, by resolution, the process to de-annex property from the City limits; and at said hearing the City Council adopted a resolution initiating the process and setting a second hearing for November 16, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a second public hearing on November 16, 2020 to a) allow the public an opportunity to comment on the proposed limits of the areas to be removed from the City limits, b) declare that it was in the public's best interest to have the three properties removed from the City limits, c) declare that no election would be required for the de-annexation because the City did not receive the required 15% of written requests from the public to hold such an election (the City did not receive any such requests, let alone the 15% required to trigger such an election), and d) set a final hearing date for December 7, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a third and final hearing on December 7, 2020 to adopt Ordinance 926 to formally remove the three properties from the City limits, and on December 7, 2020 the City Council adopted said Ordinance; and,

WHEREAS, the City Council is entrusted by the development code to make decisions on legislative matters that require application of high levels of discretion; and,

WHEREAS, no objections were filed in writing with the City Recorder, but all comments were heard and considered at the public hearings; and,

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings contained in this ordinance determined that removing the three properties is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan and State requirements;

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

Section 1. The City Council changes the boundary of the City of Vernonia by means of a withdrawal of three territories (properties) from the City limits (the urban growth boundary will not change with this action); and,

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

1. The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. The full legal description is attached.
2. The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. The full legal description is attached.
3. The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. The full legal description is attached.

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A, and legal descriptions attached as Exhibit B; and

Section 3. The City Council held an online public hearing at 7:00 pm on December 7, 2020 at which time City residents could appear and be heard on the question of the withdrawal of this territory; and,

Section 4: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, this ordinance will take effect in 30 days from the date of decision.

(Must read in full if requested)

First reading as read by title only this 7th day of December, 2020, by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

Second reading adopted as read by title only for a second time and passed this 7th day of December, 2020 by the following vote:

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

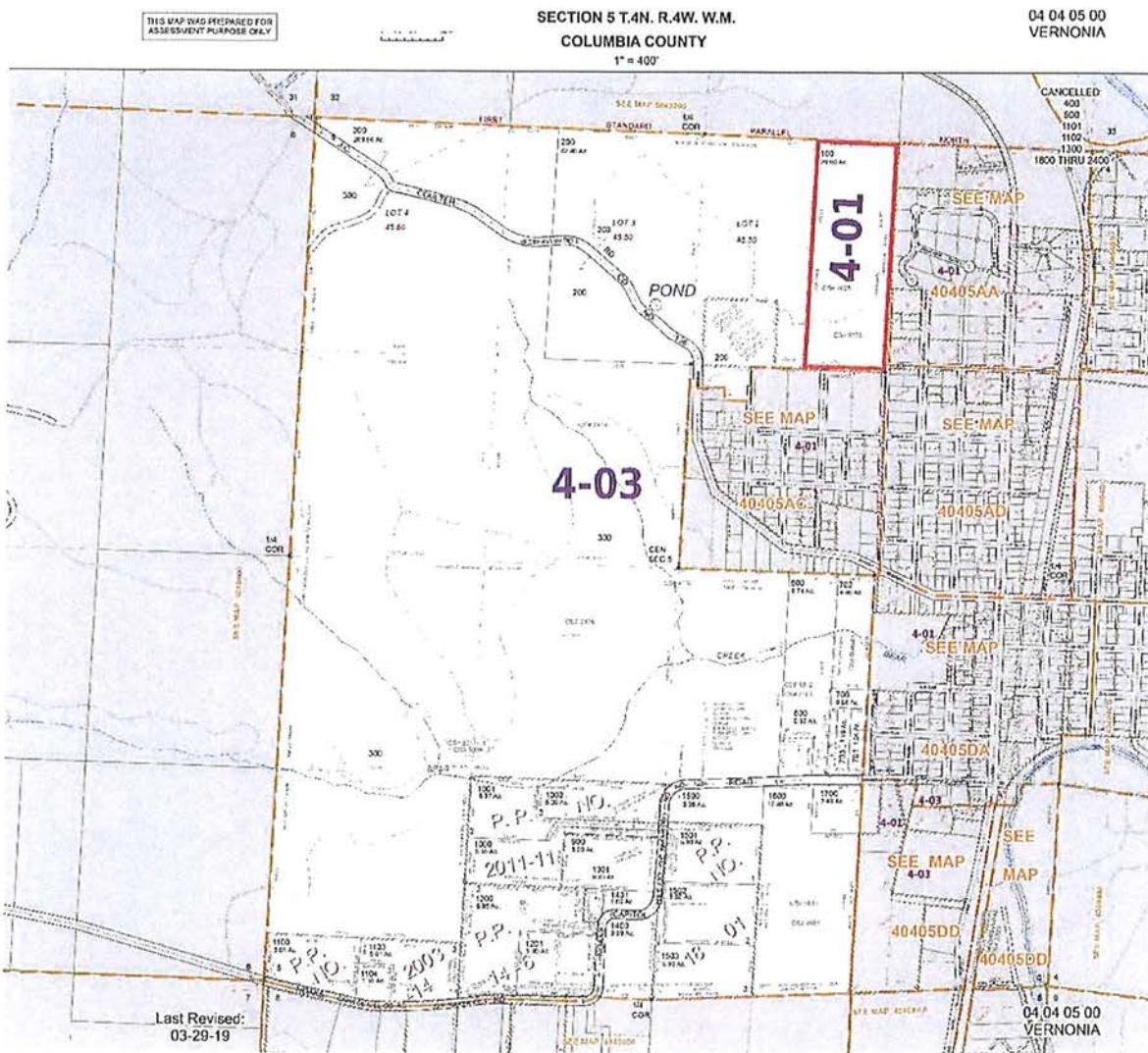
Signed by me, Rick Hobart, Mayor in authentication of its adoption this 7th day of December 2020

Rick Hobart, Mayor

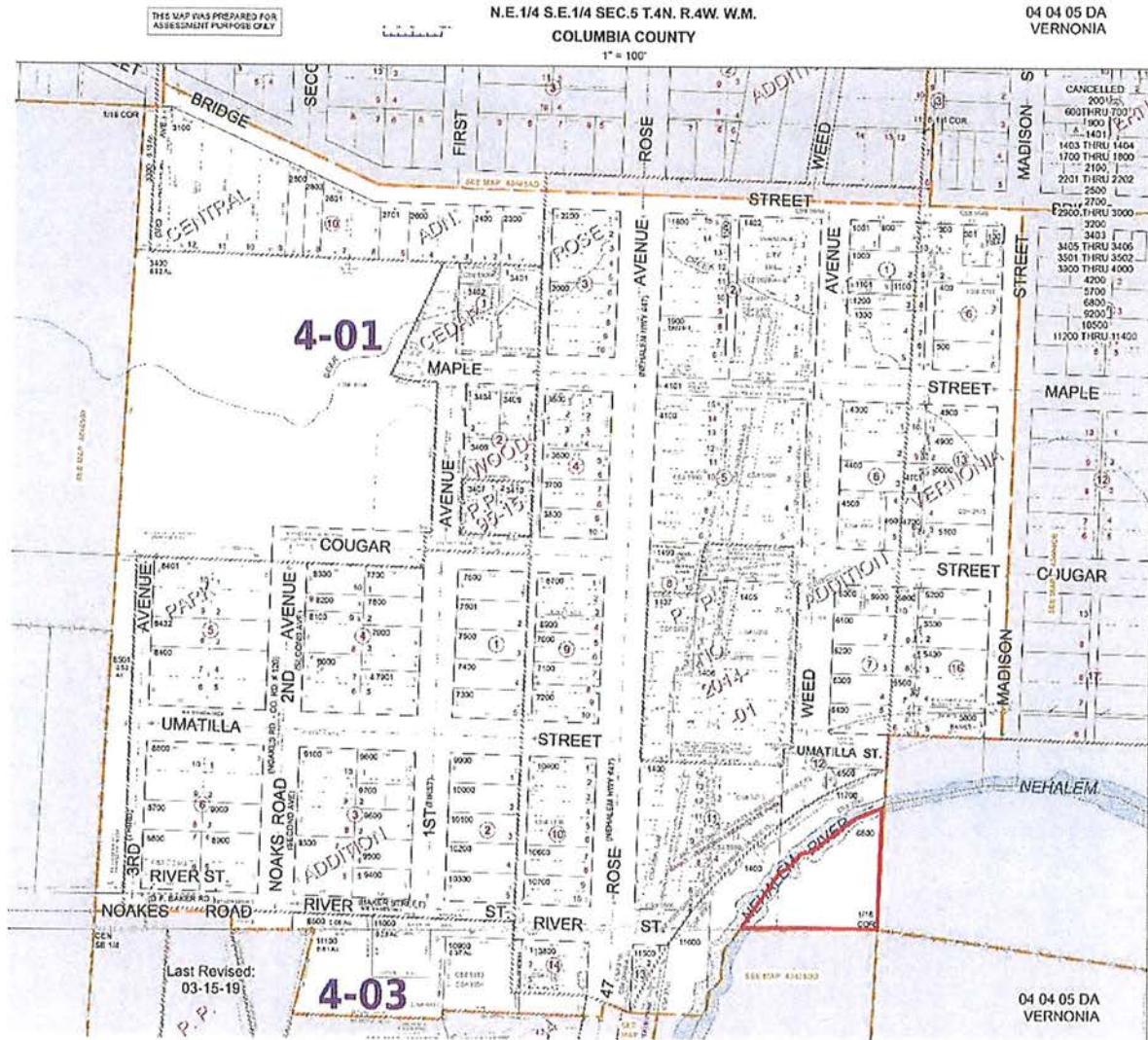
Attest: _____
Stephanie Borst, City Recorder

Exhibit A to Ordinance 926

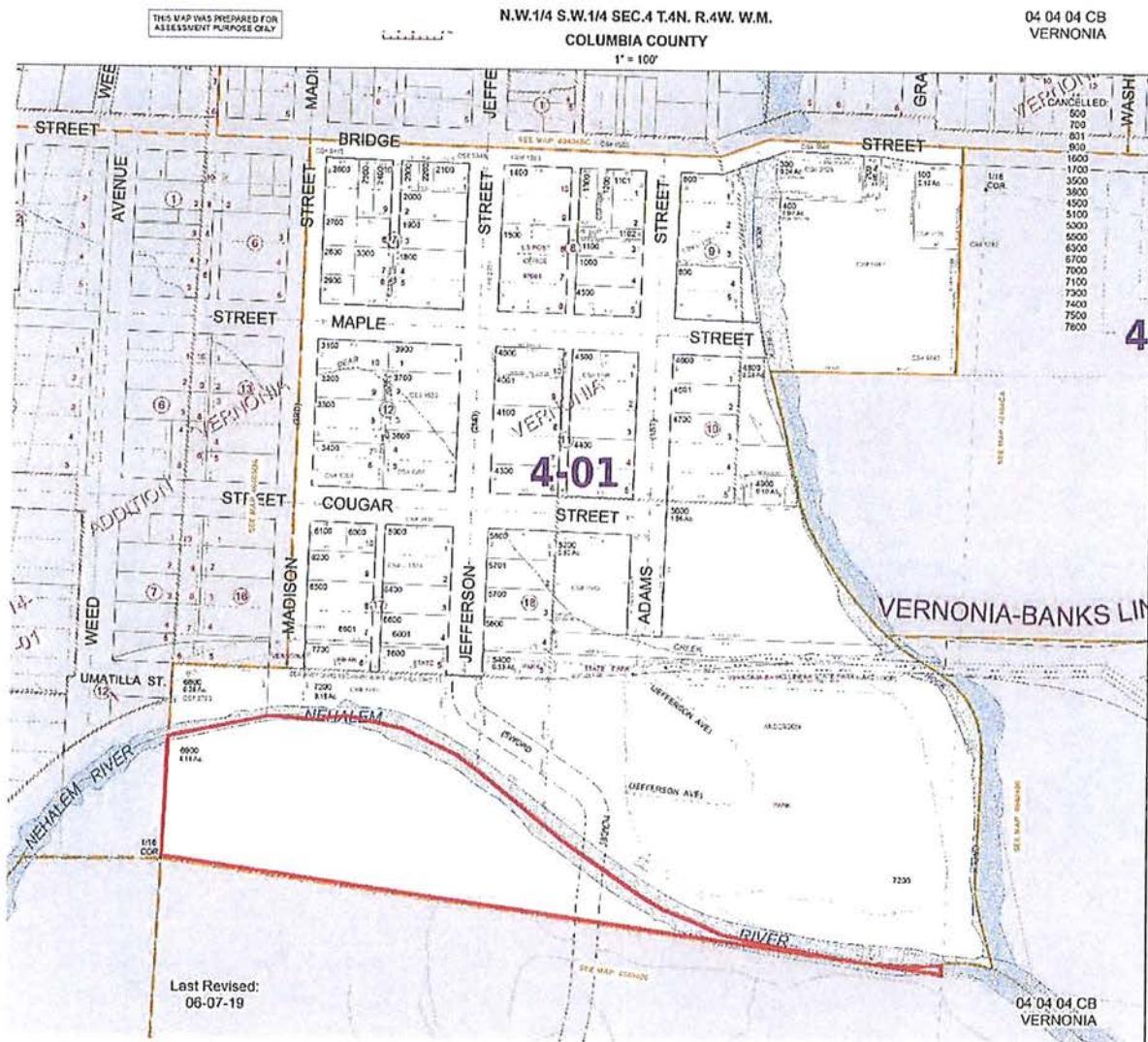
- | | |
|--------|--|
| Page 1 | The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. |
| Page 2 | The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned. |
| Page 3 | The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned. |
| Page 4 | New City Limits |



The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery.



The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned.



The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned.

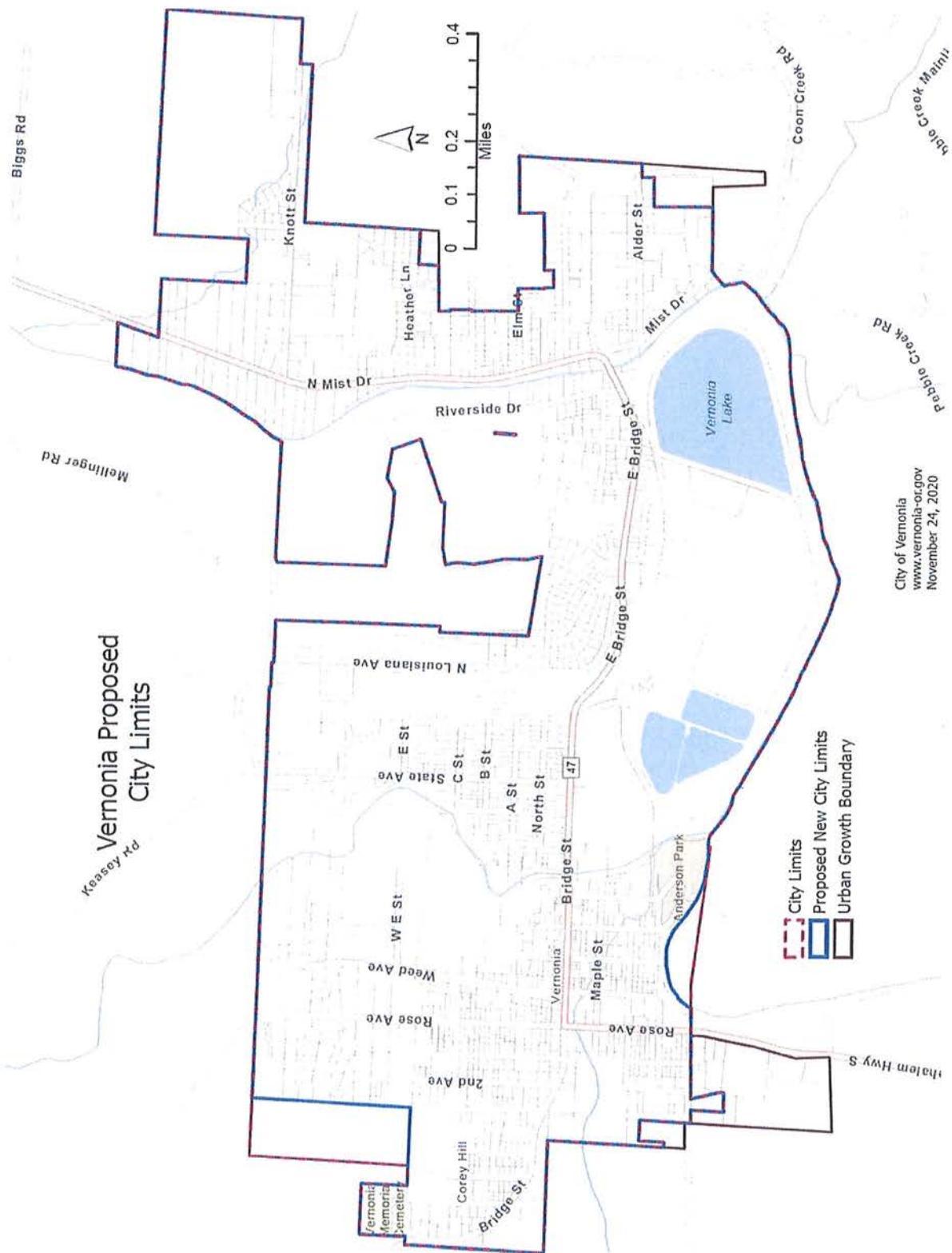


Exhibit B to Ordinance 926

1. Legal Description of property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery:

That tract of land In the NW1/4 of the NE1/4 of Section 5, T 4 N, R 4 W, W.M., and being more particularly described as follows.

Beginning at the NE1/16 Corner of said Sec. 5, thence S 88-58-42 W, 560.00 feet. Thence N 0-11-45 E, 1559.50 feet, more-or-less, to the North line of said Section 5. Thence following said Section line, N 89-18-34 E, 560.00 feet, moreor-less, to the East 1/16 corner of Section 5. Thence S 0-03-44 W, 1555.55 feet to the true point-of-beginning.

All of said tract being located entirely within Columbia County, Oregon, and. contains 20.0 Acres, more-orless.

2. Legal Descriptions for property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned; and, the property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned:

PARCEL 1:

The South half of the Southwest quarter of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM that portion conveyed to Joseph Hickenbottom by Deed recorded August 26, 1919 in Book 28, page 45, Deed Records of Columbia County, Oregon.

PARCEL 2:

All that part of the East half of the Southeast quarter of Section 5 in Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon, bounded as follows to-wit:

Beginning at the post at the Southeast corner of said Section 5 and running from thence West 4 1/2 rods to the middle of the Nehalem River, as located May 11, 1891; thence Northeasterly along the middle of said stream to a point in the middle of said stream on the Section line which separates Section 4 from said Section 5; thence South, tracing said line along the East boundary line of said Section 5, 92 1/2 rods to the place of beginning.

PARCEL 3:

A tract of land situated in the Northwest corner of the Northeast quarter of the Northwest quarter of Section 9, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 9, being a point on the Section line between Sections 4 and 9, in said Township and Range, North 84°37' West 1,343.72 feet distant from the quarter section :post between Sections 4 and 9; thence South 0 053' West 390.0 feet; thence South 84°37'.East 390.6 feet; thence North 0°53' East 390.0 feet; thence North 84°37' West 390.6 feet to point of beginning.

PARCEL 4:

AH of that portion of the Northwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying South of the Nehalem -River.

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 fax 503-945-8737
boundary.changes@oregon.gov

City of Vernonia
 City Planner
 1001 Bridge St.
 Vernonia OR 97064

Description Map - Received from: Matt Straite
 On: 1/7/2021

This is to notify you that your Description and Map in Columbia County for:
 An Ordinance Withdrawing from the City of Vernonia

Ordinance No 926

has been: Approved
 Disapproved 1/20/2021

Notes: The legal description and map need to be a part of the Ordinance, tax lot numbers don't constitute a legal description.

Department of Revenue File Number: 5-339-2021

Reviewed by: Robert Ayers, 503-983-3032

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
- Establishment of Tax Zone

ORDINANCE No. 926

**AN ORDINANCE OF THE CITY OF VERNONIA AMENDING
THE CITY LIMITS BY REMOVING THREE PROPERTIES**

The City of Vernonia Ordains:

WHEREAS, ORS 222.460 provides that the legislative body of a city may order the withdrawal of territory from the city limits when it determines that it is in the public interest to take such action; and,

WHEREAS, ORS 222.460 further sets out procedures for withdrawing territory, including information that must be contained in city resolutions of initiation, requirements for public hearings, thresholds for when elections are required, and disposition of taxes and assessments; and,

WHEREAS, the Vernonia City Charter addresses the withdrawal of territory from the City limits in footnote number 9; and,

WHEREAS, the City of Vernonia is requesting the removal of three properties from the City, tax lot 4n4w050000100, 20.02 acres, a City owned property near the City cemetery currently zoned Residential (R) but used for timber resources; and, tax lots 4n4w04cb06900 & 4n4w05da06600, 4.4 and 0.71 acres respectively, located southwest of Anderson Park, privately owned but located completely within a Flood Way; and,

WHEREAS, the City desires to remove tax lot 4n4w050000100 from the City limits to assure it remains a timber resource into the future, which does not require utilities of any kind and because no development is planned for the property; and,

WHEREAS, no City zoning designations could assure long-term viability and protection for tax lot 4n4w050000100 as a City timber resource, and where the County does have zones intended to protect timber resources; and,

WHEREAS, leaving the current zoning designation of Residential on tax lot 4n4w050000100 creates a false presumption that the property is viable for residential development, which has negative ramifications on the presumed availability of land for residential development within the City limits, which could hamper any future requests for residential annexations in the future; and,

WHEREAS, the City desires to also remove tax lots 4n4w04cb06900 & 4n4w05da06600 from the City limits because the properties are within a flood way and thus, unbuildable; and,

WHEREAS, the Residential zoning designation of tax lots 4n4w04cb06900 & 4n4w05da06600 are misleading, due to a prohibition on any development due to its

location within a Flood Way, and because no urban development of any kind would be permitted on these properties; and,

WHEREAS, removing tax lots 4n4w04cb06900 & 4n4w05da06600 would create a more geographically consistent southern border for the City, because most the southern City limits follows the river except these two properties; and,

WHEREAS, in conformance with ORS 222.460 the City held a public hearing on November 2, 2020 to initiate, by resolution, the process to de-annex property from the City limits; and at said hearing the City Council adopted a resolution initiating the process and setting a second hearing for November 16, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a second public hearing on November 16, 2020 to a) allow the public an opportunity to comment on the proposed limits of the areas to be removed from the City limits, b) declare that it was in the public's best interest to have the three properties removed from the City limits, c) declare that no election would be required for the de-annexation because the City did not receive the required 15% of written requests from the public to hold such an election (the City did not receive any such requests, let alone the 15% required to trigger such an election), and d) set a final hearing date for December 7, 2020; and,

WHEREAS, in conformance with ORS 222.460 the City held a third and final hearing on December 7, 2020 to adopt Ordinance 926 to formally remove the three properties from the City limits, and on December 7, 2020 the City Council adopted said Ordinance; and,

WHEREAS, the City Council is entrusted by the development code to make decisions on legislative matters that require application of high levels of discretion; and,

WHEREAS, no objections were filed in writing with the City Recorder, but all comments were heard and considered at the public hearings; and,

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings contained in this ordinance determined that removing the three properties is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan and State requirements;

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

Section 1. The City Council changes the boundary of the City of Vernonia by means of a withdrawal of three territories (properties) from the City limits (the urban growth boundary will not change with this action); and,

Section 2. The territories to be withdrawn from the City of Vernonia are real property in the County of Columbia, State of Oregon, described as follows:

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3. The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned.

The territory and new City Limits are further illustrated on the Columbia County Assessors Cadastral Map attached as Exhibit A; and

Section 3. The City Council held an online public hearing at 7:00 pm on December 7, 2020 at which time City residents could appear and be heard on the question of the withdrawal of this territory; and,

Section 4: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, this ordinance will take effect in 30 days from the date of decision.

(Must read in full if requested)

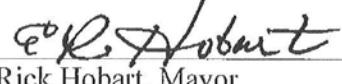
First reading as read by title only this 7th day of December, 2020, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Second reading adopted as read by title only for a second time and passed this 7th day of December, 2020 by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Signed by me, Rick Hobart, Mayor in authentication of its adoption this 7th day of December 2020


Rick Hobart, Mayor

Attest: Stephanie Borst
Stephanie Borst, City Recorder

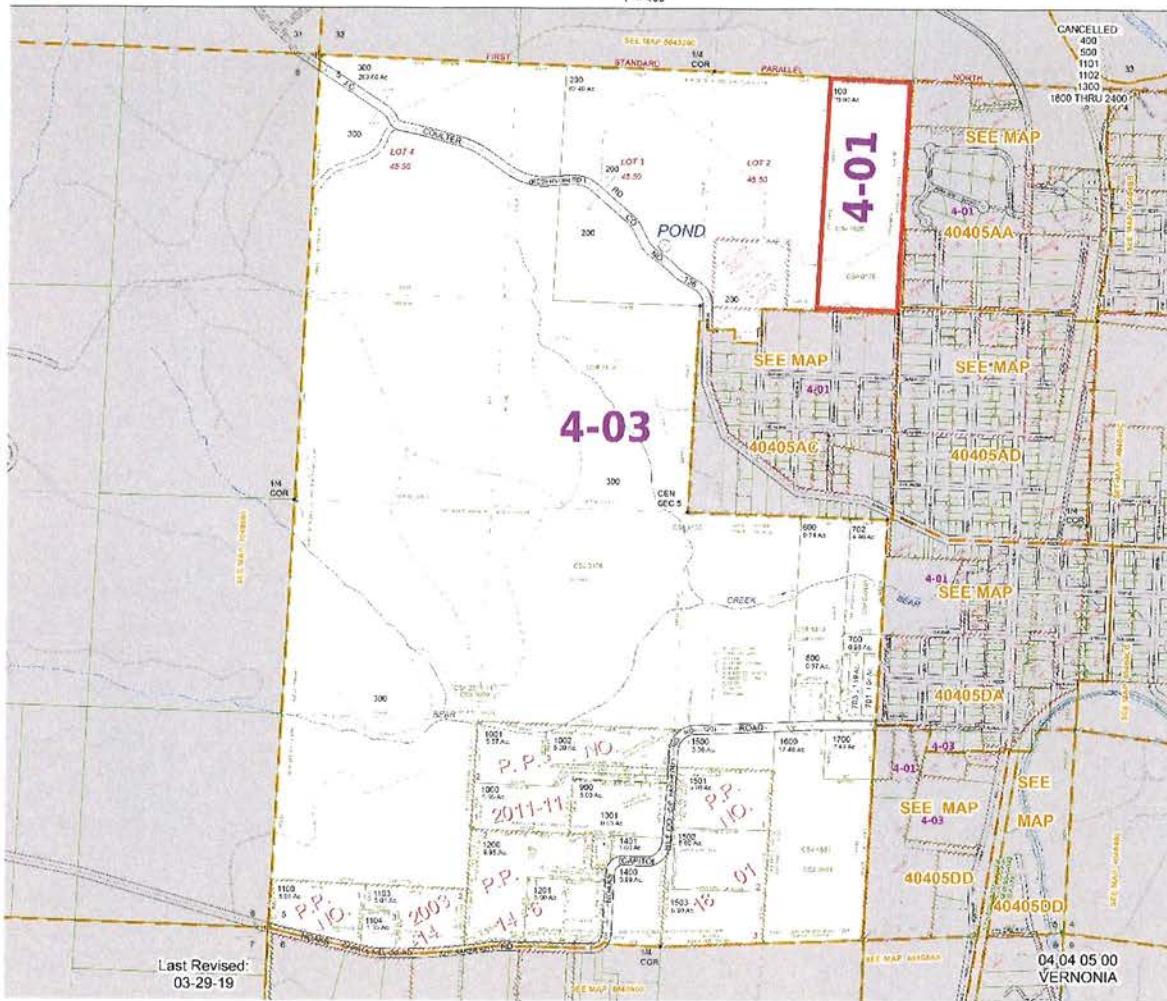
Exhibit A to Ordinance 926

- | | |
|--------|--|
| Page 1 | The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery. |
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| Page 4 | New City Limits |

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

**SECTION 5 T.4N. R.4W. W.M.
COLUMBIA COUNTY**

04 04 05 00
VERNONIA

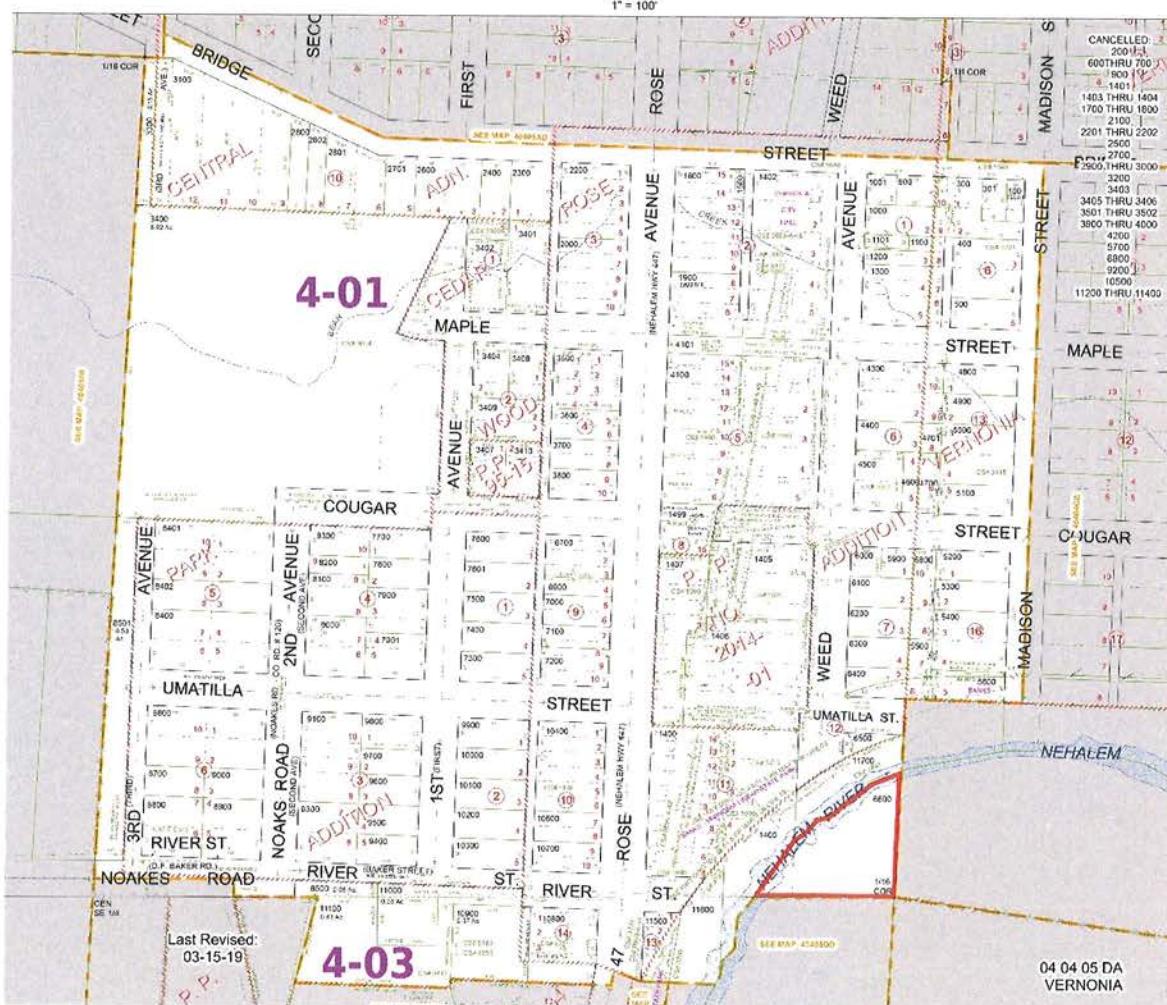


The real property identified as tax lot 4n4w050000100, a 20.02 acre, City Owned property near the Vernonia Memorial Cemetery.

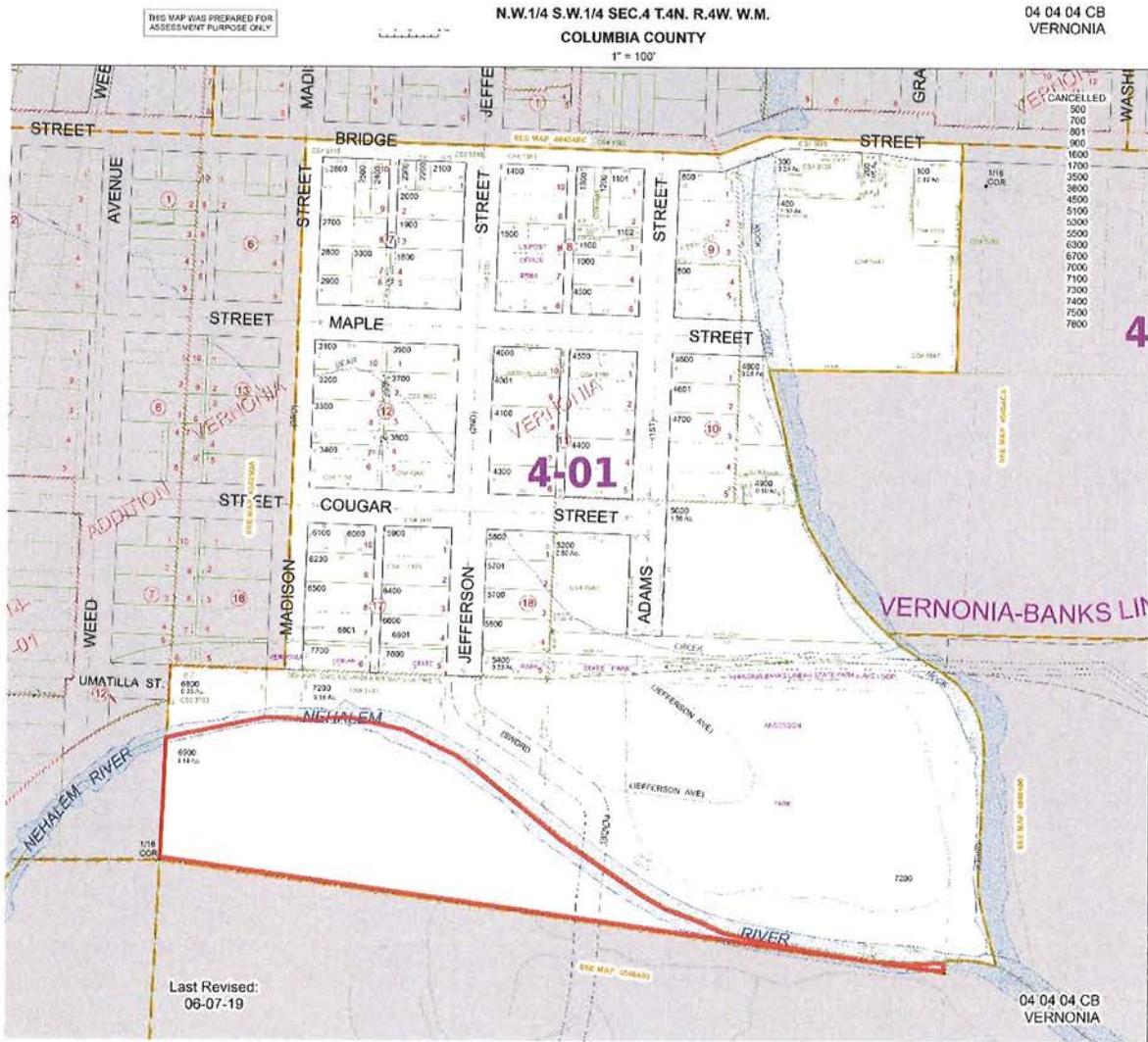
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.E. 1/4 S.E. 1/4 SEC. 5 T.4N. R.4W. W.M.
COLUMBIA COUNTY

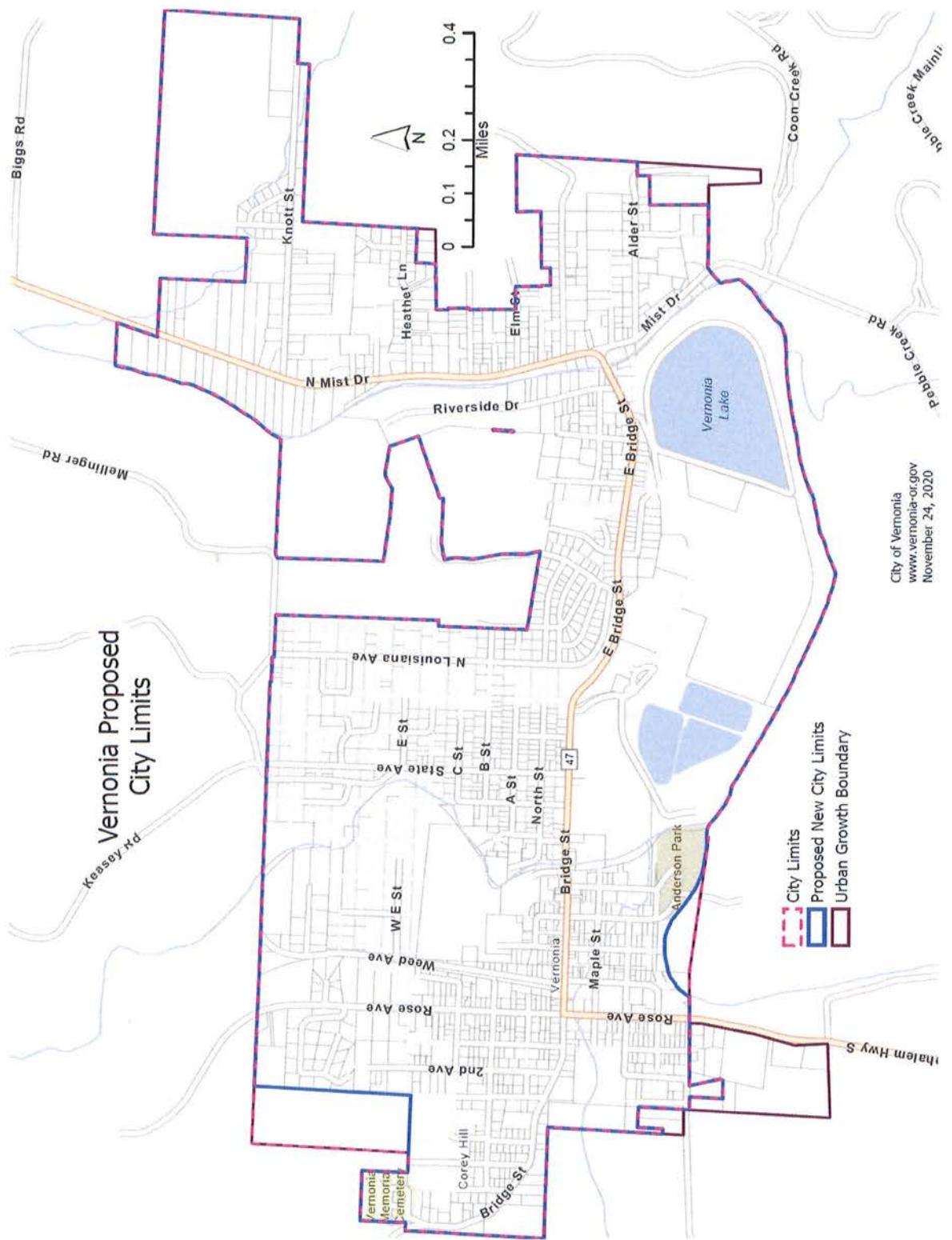
04 04 05 DA
VERNONIA



The real property identified as tax lot 4n4w05da06600, a 0.71 acre property located southwest of Anderson Park, privately owned.



The real property identified as tax lot 4n4w04cb06900, a 4.4 acre property also located southwest of Anderson Park, privately owned.



COLUMBIA COUNTY LAND DEVELOPMENT SERVICES
Planning Division
Courthouse, St. Helens, Oregon 97051

397-1501

- Zone Change
 Conditional Use Permit
 Planned Development
 Willamette River Greenway Permit
 Exception
 Special Review Permit

- Non-Conforming Use
 Variance
 Temporary Use Permit

Name of applicant or agent: CITY OF VERNONIA

Mailing Address: CITY RECORDS Phone: Office _____
VERNONIA, ORE. Home _____

(4296115 J. KEENAN)

Location or County Road BRIDGE STREET Total Acreage TL 100 45.50

Tax Account Number 44500000100 Township 4 Range 4 Section 5

List other contiguous property under your ownership: ZOO

1. Proposed use(s), sequence of construction, anticipated timetable for project, and specific reason for the request:

WE WANT TO LOT LINE ADJUST TAXLOT 100&ZOO TO MAKE
TL100 20 ACRES, & TL200 60 ACRES. THEN WE
PROPOSE TO CUT THE CITY CEMETARY & THE CITY
WATER FACILITY FROM THE TAX LOT ZOO BY 65'
OF PARTITIONING PROCEDURES.
THE REMAINING TIMBERLAND (APPROXIMATELY 50 AC)
WILL BE TIMBERLANDS.

2. Present use of the property: WATER STORAGE, CEMETARY, TIMBERLAND

3. Method of sewage disposal: CITY

4. Water Supply: Well _____ Community Other _____

5. Has Subsurface Sewage Department approved this request? Yes No
Not Consulted _____

6. Total employees and/or occupants: Present 0 Proposed 0

7. Present Zoning TS-76

BOTH TAX LOTS ARE TS-76

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge and belief.

Date _____ Applicant or Agent _____
For Office Use Only

Receipt No. _____ Fee _____ Date Received _____
Hearing Date _____ Staff Member _____
Present Zoning _____

NOTE: Attach accurate and detailed plot plan indicating such items as property lines, dimensions, and all existing and proposed facilities, etc.

LAND DEVELOPMENT SERVICES
Planning Commission
Courthouse, St. Helens, OR 97051
Phone: 397-1501

A. Please complete the following:

1. What type of variance is being request? Indicate by filling in the appropriate line below:

	Ordinance Requirement	Reduction to	
<input checked="" type="checkbox"/> Lot Size	— —	— —	}
() Road Frontage	— —	— —	
() Setbacks: Front, Rear, Side	— —	— —	
() Other	— —	— —	

- B. The Planning Commission may permit and authorize a variance from the requirements of the Zoning Ordinance where unusual circumstances cause an under hardship in the application of it.

A Variance shall be made only when ALL the following conditions and facts exist:

Please answer the following questions:

1. Explain the unique condition upon which the request for a variance is based which is unique to your property and cannot generally apply to other property: TS-76

THIS ZONED FOREST LAND INCLUDES 864 LOTS OF AN APPROX 1200 LOT CEMETARY - PLATTED "VERNONIA MEMORIAL CEM." THE AREA EAST IS SUBDIVIDED RESIDENTIAL AS IS THE AREA SOUTH

2. Explain why strict compliance with the Zoning Ordinance creates an unnecessary hardship and explain, in detail, the extent of the hardship:

FOREST MANAGEMENT IS NOT CONSISTENT WITH RESIDENTIAL AREAS OR THE CEMETARY USE, WHICH INCLUDES THREE SIDES OF THESE TRACTS

3. Explain why the granting of this variance will not be detrimental to the public safety, health or welfare or injurious to other property: IN FACT

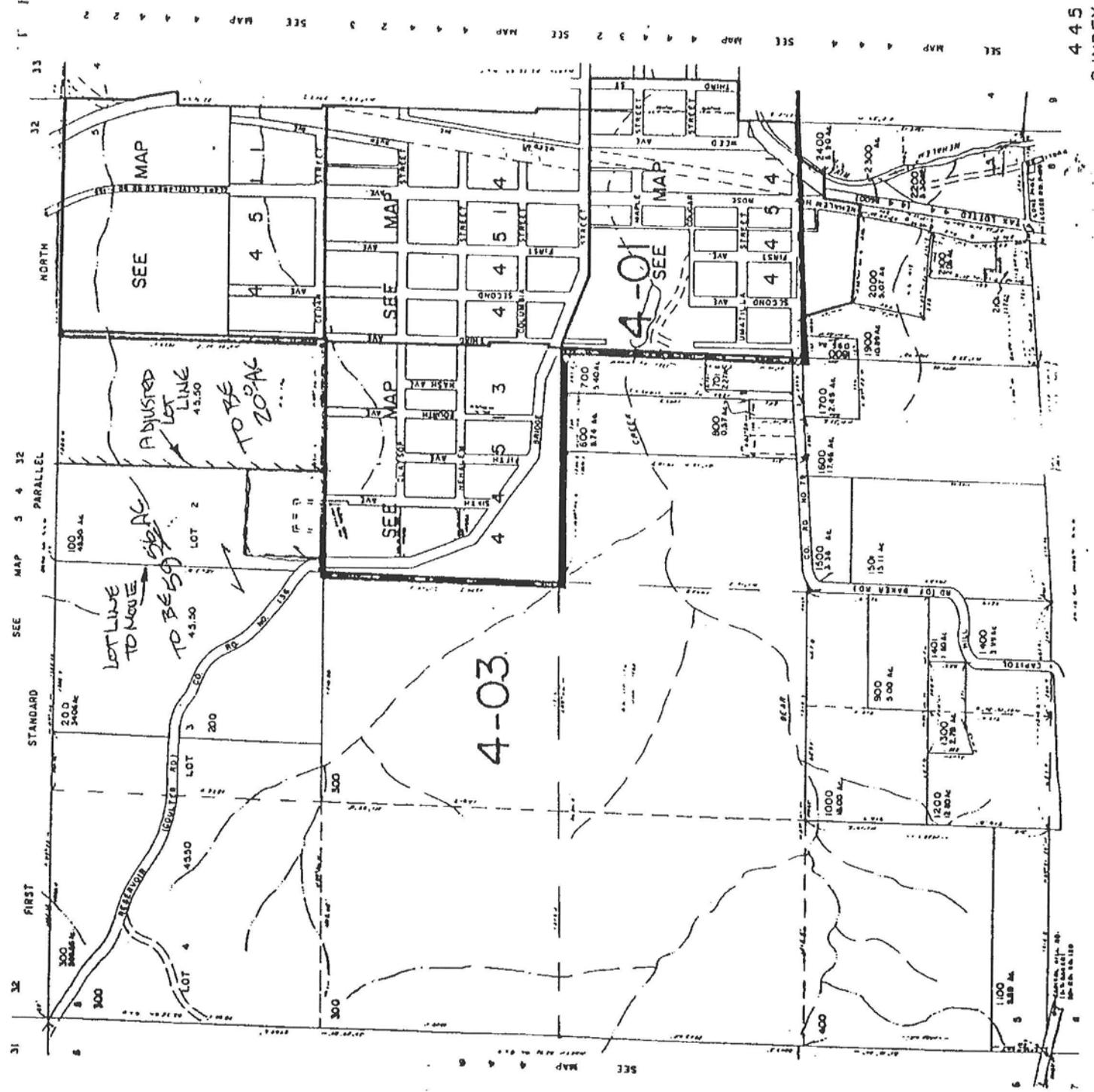
THE OPPOSITE IS TRUE, VERNONIA CITY WATER FACILITIES ARE LOCATED IN THE TS-76 AREA OF TAX LOT 200

4. Will the property be used only for the purposes authorized by the Zoning Ordinance? YES, EXCEPT THE ABOVE MENTIONED USES

5. Is the request consistent with the Comprehensive Plan? THIS CHANGE WILL CORRECT PRIOR ERROR IN ZONING.

The applicant must submit the following 35 DAYS PRIOR to the Planning Commission hearing regularly scheduled for the 1st Monday of each month:

1. Answers to the above questions.
2. The application form attached.
3. Vicinity map.
4. One hundred and fifty (\$150.00) dollar application fee.



4-45

FINDINGS

1. (a) No parcel will be reduced below the minimum acreage required by the Columbia County Zoning Ordinance, OR.
(b) Any lots to be reduced by this lot line adjustment were already undersized before this action.
2. No new parcels or lots will be created by this lot line adjustment.
3. This lot line adjustment will not violate any provision of the Columbia County Comprehensive Plan, or Zoning or Subdivision Ordinances, nor any known provision of Oregon State Statutes or Oregon Administrative Rules.

CERTIFICATIONS

4. APPLICANT:
Applicant certifies that all parcels involved in this lot line adjustment were, to his/her knowledge, legally created prior to this action, and that the owners of all parcels have agreed to this action.
Name, printed: City of Vernonia
Signature: John Deesday Date: 10/30/91
5. COLUMBIA COUNTY LAND DEVELOPMENT SERVICES:
Columbia County Land Development Services dept. certifies that a records search has been conducted and that there are, to their knowledge, no pending land use actions, zoning or partitioning irregularities, complaints, or any other land use reasons which would invalidate the lot line adjustment.
Name, printed: Glen C. Higgins
Signature: G.C. Higgins Date: 11/12/91
6. COLUMBIA COUNTY ASSESSORS OFFICE:
Columbia County Assessors Office certifies that the proposed lot line adjustment transfers land from one parcel to another, without creating a new tax lot, and that it meets all applicable criteria and has been accepted for mapping.
Name, printed: _____
Signature: Ike Farmer Date: 11-12-91

Assessors office: please sign and return one copy to the County Land Development Services Office. Thank you.

FILE NUMBER

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

31 1981

LOT LINE ADJUSTMENT
FINDINGS AND CERTIFICATIONS

APPLICANT: Name: City of Vernonia

Address: 919 Bridge St.
Vernonia, Oregon 97064

Phone number: Home: _____
Work: (503) 429-5291

NOTE: a legal description of the parcel to be transferred must be attached to this form when the lot line adjustment is submitted to the Assessors Office or a Deed is recorded.

LOCATION OF PARCELS: Bridge St., Vernonia, Oregon

PARCEL BEING REDUCED IN SIZE:

Tax account number: 4450-000-00100 & 00200
Reduced from .80 acres to .60 (TL 100) acres
Zoning: TS-76 Min. lot size: .76 acres

45.5 Ac. to .20 Ac.

PARCEL BEING ENLARGED:

Tax account number: 4405-000-00200
Enlarged from .34.06 acres to .59.56 acres
Zoning: PF-76 Min. lot size: .76 acres

PREVIOUS ACTIONS ON EITHER PARCEL: (File No., name, etc.)

none

Both parcels are undersized (.76 Ac.)
to begin with.

**City of Vernonia
20 Acre tract**

That tract of land in the NW1/4 of the NE1/4 of Section 5, T 4 N, R 4 W, W.M., and being more particularly described as follows.

Beginning at the NE1/16 Corner of said Sec. 5, thence S 88-58-42 W, 560.00 feet. Thence N 0-11-45 E, 1559.50 feet, more-or-less, to the North line of said Section 5. Thence following said Section line, N 89-18-34 E, 560.00 feet, more-or-less, to the East 1/16 corner of Section 5. Thence S 0-03-44 W, 1555.55 feet to the true point-of-beginning.

All of said tract being located entirely within Columbia County, Oregon, and contains 20.0 Acres, more-or-less.

59.56 Acre tract

All of the NW1/4 of the NE1/4 (Government Lot 2), and the NE1/4 of the NW1/4 (Government Lot 3), of Section 5, T 4 N, R 4 W, W.M.

EXCEPTING therefrom that tract conveyed and deeded from the City of Vernonia, to Longview Fibre Company along the West edge of said Government Lot 3, being 10 Acres more-or-less. Also EXCEPTING, that tract being the East 20.0 Acres of said Government lot 2.

APR-11-1997 16:03

ST HELENS

P.02/03

4405-000-00000

o'clock A.M.

J. W. Hunt, County Clerk
By R. E. LaBare, Deputy.

S # #
D E E D

COLUMBIA COUNTY, OREGON

TO

CITY OF VERNONIA, ORE.

THIS INDENTURE made this 22 day of March A.D. 1940, by and between the County of Columbia, State of Oregon, a political subdivision of the State of Oregon, by and through its County Court consisting of J.E. Wilkerson, Wm. Pringle, Sr., and J.N. Miller, its County Judge and County Commissioners, as party of the first part and City of Vernonia, a municipal corporation of the State of Oregon, party of the second part, WITNESSETH:

WHEREAS, The County Court of the State of Oregon for Columbia County, in pursuance of the powers vested in it by virtue of the statutes made and provided has this day duly made an order authorizing and directing said Columbia County, Oregon, to sell the real property herein-after described to said City of Vernonia upon the terms in said order set forth, for which said order is duly entered in Book "L" of the Journal of said Court, at Page 106 thereof, now, therefore,

The said County Court, pursuant to said order and for and in consideration of the promises set forth therein, has remised, quitclaimed and released, and by these presents does remise, release and forever quitclaim unto said City of Vernonia and to its successors and assigns all its right, title and interest in and to the following described property within Columbia County, Oregon, to-wit:

Lots 2 and 3 in Section 5, Township 4 North, Range 4 West of the Willamette Meridian, except 2.02 acres as described in Book 50 page 269 Deed Records of Columbia County, Oregon, and further excepting all of Section "H" of Vernonia Memorial Cemetery as per plat thereof on file in the office of the County Clerk of said County and State.

It being the intention of said County Court to convey to said City of Vernonia all its right, title and interest acquired by said Columbia County, Oregon, in and to said above described real property by virtue of the foreclosure of a tax certificate of delinquency against said real property EXCEPT minerals on or under said property, if any, which are hereby reserved for the benefit of Columbia County, Oregon.

TO HAVE AND TO HOLD the same unto the said City of Vernonia and to its successors and assigns forever.

IN WITNESS WHEREOF, said Columbia County, pursuant to said order, has caused these presents to be signed in its name and by and through its County Court and the seal of said Court to be hereunto affixed this 22 day of March, A.D. 1940.

(COUNTY COURT SEAL)

COUNTY COURT OF COLUMBIA COUNTY, OREGON

By J.E. Wilkerson, County Judge

By Wm. Pringle, Sr., Commissioner

By J.N. Miller, Commissioner

Attest:

J. W. Hunt, County Clerk

STATE OF OREGON,)
County of Columbia) ss

BE IT REMEMBERED, that on this 22 day of March, A.D. 1940, before me the undersigned a Notary Public in and for said County and State, personally appeared J.E. Wilkerson, Wm. Pringle, Sr. and J. N. Miller each to me personally known, and being first duly sworn, did say, each for himself: That he, the said J.E. Wilkerson, is the County Judge, and that he, the said Wm. Pringle, Sr. is a County Commissioner, and that he, the said J. N. Miller, is the other County Commissioner of said County, to-wit: Columbia County, Oregon, a body politic, and that the seal affixed to said instrument is the seal of the County Court of the State of Oregon for Columbia County, and that said instrument was signed and sealed in behalf of said Columbia County, Oregon, by virtue of an order of said County Court duly made and entered in Book "L", at Page 106 of the Journal of said County Court; and said J.E. Wilkerson, Wm. Pringle, Sr. and J.N. Miller acknowledged said instrument to be the free act and deed of said Columbia County, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day your first in this my certificate written,

4405-000-00100

IN THE STATION WHEREUPON, I have hereunto set my hand and official seal the day and year last above written.

(NOTARIAL SEAL)

John L. Foote
Notary Public for Oregon
My Commission Expires Oct. 28, 1939.

Filed May 19th, 1937
at 10:30 o'clock A.M.
J.W. Hunt, County Clerk.

OY

J J A - J S C

D E E D

COUNTY OF COLUMBIA

20

CITY OF VERNONIA

THIS INSTRUMENT made this 20th day of April A.D. 1937, by and between the County of Columbia, State of Oregon, a political subdivision of the State of Oregon, by and through its County Court consisting of J.B. Wilkerson, J.T. Graham, and Wm. Pringle, Jr., its County Judge and County Commissioners as party of the first part and City of Vernonia, a municipal corporation of the State of Oregon, party of the second part, WITNESSETH:

WHEREAS, The County Court of the State of Oregon for Columbia County, in pursuance of the powers vested in it by virtue of Section 99-680, Oregon Code, 1930, has this day duly made an order authorizing and directing said Columbia County, Oregon, to sell the real property hereinafter described to said City of Vernonia upon the terms in said order set forth, for which said order is duly entered in Book "H" of the Journal of said Court, at page 404 thereof, now, therefore,

The said County Court, pursuant to said order and for and in consideration of the premises set forth therein, has released, quitclaimed and released, and by these presents does remise, release and forever quitclaim unto said City of Vernonia and to its successors and assigns all its right, title and interest in and to the following described property within Columbia County, Oregon, to-wit:

Lots 2 and 3 in Section 5 Township 4 North of Range 4 West of the Willamette Meridian, except 2.02 Acres as described in book 0 page 269 Deed records of Columbia County, Oregon, and Excepting therefrom a one acre tract of land on the north of tract to be set out as City Cemetery, to be used by Columbia County for a County indigent cemetery and said City of Vernonia agrees to clear said one acre tract and to build a road thereto from the county road.

It being the intention of said County Court to convey to said City of Vernonia, all its right, title and interest required by said Columbia County, Oregon, in and to said above described real property by virtue of the foreclosure of a tax certificate of delinquency against said real property EXCEPT minerals on or under said property, if any, which are hereby reserved for the benefit of Columbia County, Oregon.

I HAVE HAD TO HOLD the same unto the said City of Vernonia and to its successors and assigns forever.

IN WITNESS WHEREOF, said Columbia County, pursuant to said order, has caused these presents to be signed in its name and by and through its County Court and the seal of said Court to be hereunto affixed this 20th day of April A.D. 1937.

(SEAL OF COUNTY COURT)

COURT OF COUNTY OF COLUMBIA, OREGON
By J.B. Wilkerson, County Judge
J.T. Graham, Commissioner
Wm. Pringle, Jr., Commissioner

Attest:
J.W. Hunt, County Clerk.STATE OF OREGON }
County of Columbia } ss

BE IT REMEMBERED, that on this 20th day of April A.D. 1937, before me the undersigned a Notary Public in and for said County and State, personally appeared J.B. Wilkerson, J.T. Graham, and Wm. Pringle, Jr., each to me personally known, and sworn, first duly sworn, did say, each for himself: That he, the said J.B. Wilkerson, is the County Judge, and that he, the said J.T. Graham is a County Commissioner, and that he, the said Wm. Pringle, Jr., is the other County Commissioner of said County, to-wit: Columbia County, Oregon, a body politic and that the seal affixed to said instrument is the seal of the County Court of the State of Oregon for Columbia County, and that said instrument was signed and sealed in behalf of said Columbia County, Oregon, by virtue of an order of said County Court duly made and entered in Book "K", at page 404 of the Journal of said County Court, and said J.B. Wilkerson, J.T. Graham and Wm. Pringle, Jr., acknowledged said instrument to be the free act and deed of said Columbia County, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this my certificate written.

(NOTARIAL SEAL)

H.L. Venzie
Notary Public for Oregon
My Commission Expires March 29th, 1939.

Filed May 19th, 1937
at 10:30 o'clock A.M.
J.W. Hunt, County Clerk.

J J A - J S C
QUITCLAIM DEED

OY

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

COLUMBIA COUNTY, OREGON **2020-09010**
DEED-D **09/04/2020 11:26:06 AM**
Cnt=1 Pgs=3 KLUGD \$15.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$101.00**

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

AFTER RECORDING RETURN TO:

Joseph Shawn Martinez and Bethany Rose Martinez, husband and wife
59201 Sword Place
Vernonia, OR 97064

SEND TAX STATEMENTS TO:

Joseph Shawn Martinez and Bethany Rose Martinez
59201 Sword Place
Vernonia, OR 97064

59201 Sword Place, Vernonia, OR 97064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Joseph Martinez and Bethany Martinez, Grantor, conveys to Joseph Shawn Martinez and Bethany Rose Martinez, husband and wife, Grantee, the following described real property, situated in the County of Columbia, State of Oregon,

The true consideration for this conveyance No Dollars And No/100 Dollars (**\$0.00**). (See ORS 93.030).

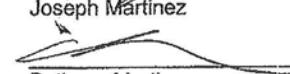
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Ticor 360420003972

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

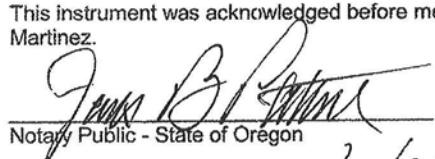
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/28/20


Joseph Martinez

Bethany Martinez

State of OREGON
County of COLUMBIA

This instrument was acknowledged before me on Aug 28, 2020 by Joseph Martinez and Bethany Martinez.


Notary Public - State of Oregon

My Commission Expires: 10/04/2021

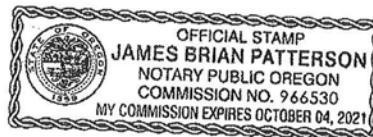


EXHIBIT "A"
Legal Description

PARCEL 1:

The South half of the Southwest quarter of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM that portion conveyed to Joseph Hickenbottom by Deed recorded August 26, 1919 in Book 28, page 45, Deed Records of Columbia County, Oregon.

PARCEL 2:

All that part of the East half of the Southeast quarter of Section 5 in Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon, bounded as follows to-wit:

Beginning at the post at the Southeast corner of said Section 5 and running from thence West 4 1/2 rods to the middle of the Nehalem River, as located May 11, 1891; thence Northeasterly along the middle of said stream to a point in the middle of said stream on the Section line which separates Section 4 from said Section 5; thence South, tracing said line along the East boundary line of said Section 5, 92 1/2 rods to the place of beginning.

PARCEL 3:

A tract of land situated in the Northwest corner of the Northeast quarter of the Northwest quarter of Section 9, Township 4 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 9, being a point on the Section line between Sections 4 and 9, in said Township and Range, North 84°37' West 1,343.72 feet distant from the quarter section post between Sections 4 and 9; thence South 0 °53' West 390.0 feet; thence South 84°37' East 390.6 feet; thence North 0°53' East 390.0 feet; thence North 84°37' West 390.6 feet to point of beginning.

PARCEL 4:

All of that portion of the Northwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying South of the Nehalem River.