

# Columbia County Assessors Record of District Boundaries

Wednesday, September 13, 2023

Init Date: 5-2-2022

Also See No.:

No.: 2023 . 01

How Initially Received: Ordinance

Affected District Name: Vernonia City

Remarks:

District Ord No: 936

Effective Date: 6-2-2022

Name of Approving Jurisdiction: Vernonia City

Jurisdiction Ord No: 936

Effective Date:

Legal Description Received: Y

Map Received: Y

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

If Non-School Dist, List LB-50 Valuation:

Type Of Action:

With Whom:

Correction Remarks:

DOR Approved: Y

No: 5-354-2022

Date: 5-19-2022

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 04-03

Townships

Ranges

Sections

To Code Area: 04-01

4

4

3

Date Completed: 2-7-2023

Remarks: DOR previously disapproved on 5/6/2022 & 5/16/2022 due to map/legal description discrepancy. Final approval 5/19/2022.

## Notice to Taxing Districts

ORS 308.225

**DOR 5-354-2022**



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  
May 19, 2022  
As per ORS 308.225**

☒ Description ☒ Map - Received from: Carrie Brennecke  
On: 5/6/2022, 5/16/2022

This is to notify you that your Description and Map in Columbia County for:  
Annexation to the City of Vernonia

Ordinance No 936

has been: ☒ Approved 5/19/2022  
☐ Disapproved

Department of Revenue File Number: 5-354-2022

Reviewed by: Robert Ayers, 503-983-3032

Boundary: ☒ Change ☐ Proposed Change

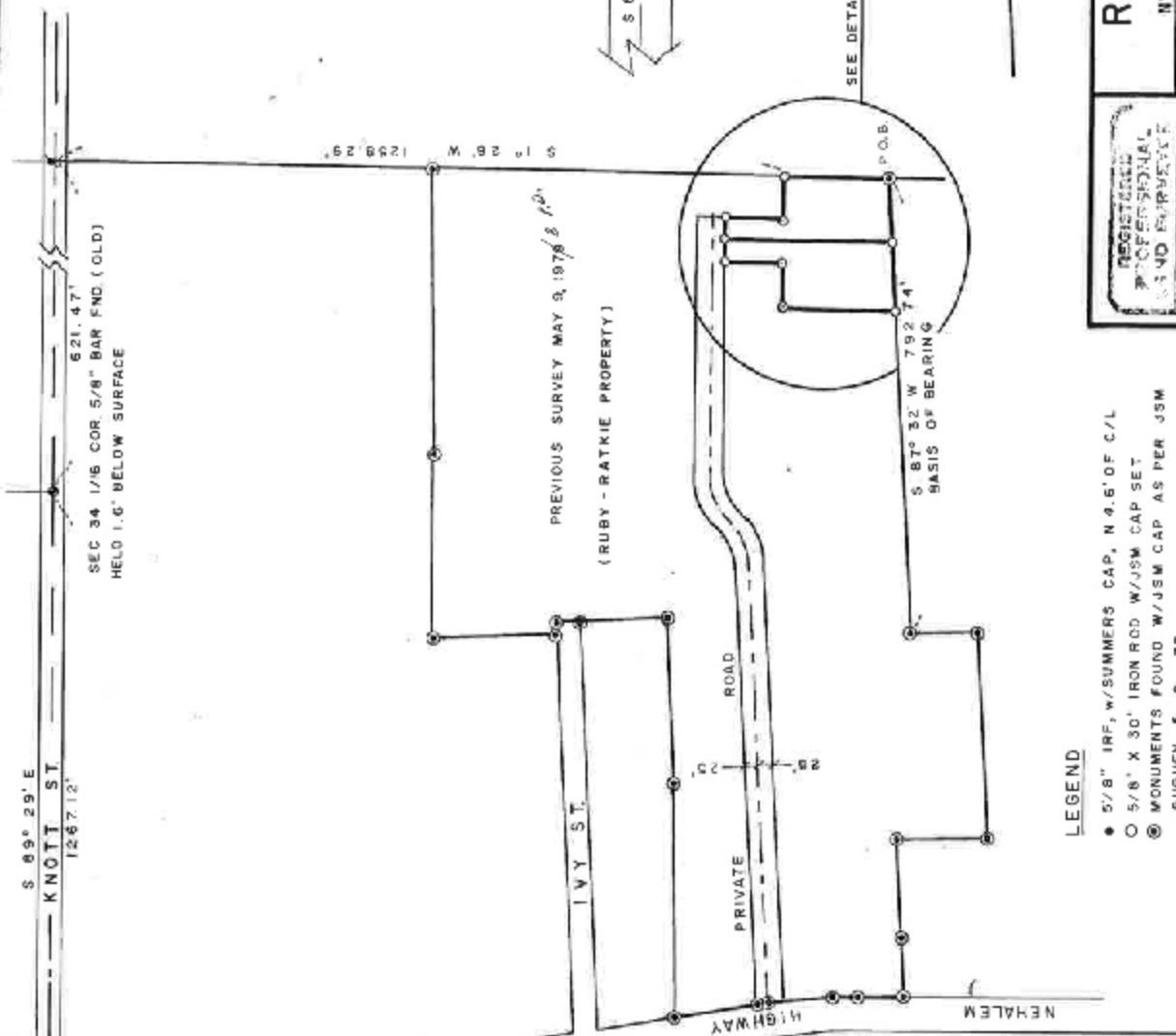
The change is for:

- ☐ 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

NOTE: RECORD OF SURVEY OF COLUMBIA COUNTY  
APPROVED RUBY PARTITION MARCH 1979.



# LEGEND

- 5/8" IRP, W/SUMMERS CAP, N 4.6' OF C/L
- 5/8" X 30" IRON ROD W/JSM CAP SET
- ⊙ MONUMENTS FOUND W/JSM CAP AS PER JSM SURVEY 5-9-78
- SEC. COR. MON. F.D. AS SHOWN



## RECORD OF SURVEY

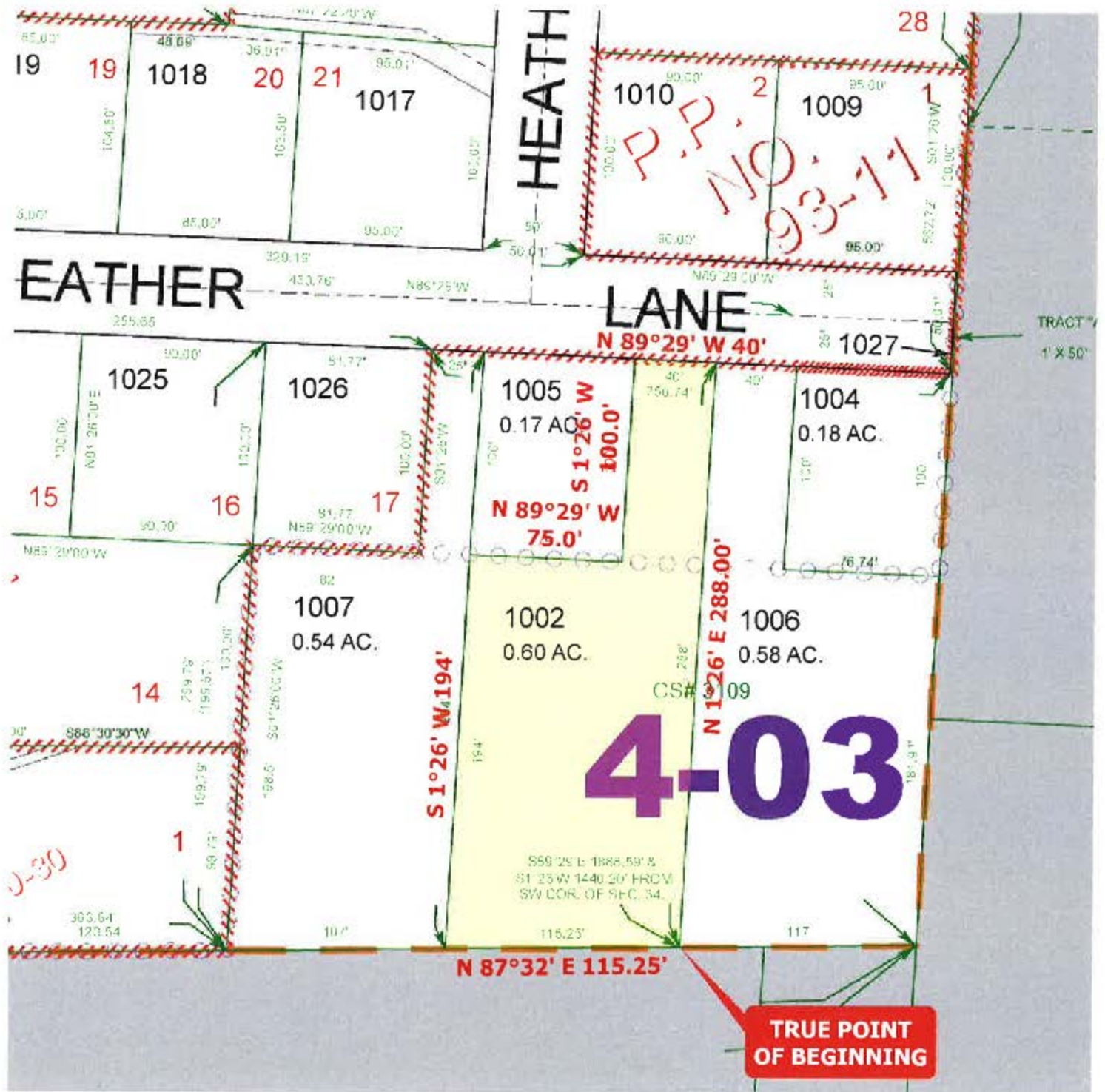
NW 1/4, SEC 3, T4N, R4W, W.M., COLUMBIA COUNTY, OREGON

JERRY S. MARIS  
CONSULTING SURVEYOR

MOBILE BUSINESS CENTER  
2360 S.W. NIMBUS AVE  
BEAVERTON, OREGON 97005  
PHONE: 643-8609

DRAWN I.M. 5-30-79  
DATE FIELD 5-24-78  
SCALE 1" = 200'  
JOB NO. 9-78

## Columbia County



**Notice to Taxing Districts**

ORS 308.225



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boundary.changes@dor.oregon.gov

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

☒ Description ☒ Map - Received from: Carrie Brennecke  
On: 5/6/2022

This is to notify you that your Description and Map in Columbia County for:  
Annexation to the City of Vernonia

Ordinance No 936

has been: ☐ Approved  
☒ Disapproved 5/12/2022

**Notes:** Description and map don't match  
Add all bearings and distances to map

Department of Revenue File Number: 5-354-2022

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. 936**

**AN ORDINANCE OF THE CITY OF VERNONIA AMENDING  
THE CITY LIMITS BY ANNEXING 0.51 ACRES OF TERRITORY**

**The City of Vernonia Ordains:**

**WHEREAS**, Vernonia Properties LLC, owners of a single 0.6 acre lot, partially within city limits and partially in unincorporated Columbia County, submitted an application for annexation of 0.51 acres of territory, as described in Exhibits A and B to this Ordinance; and,

**WHEREAS**, the owners initiated this annexation in accordance with ORS Chapter 222.127; and,

**WHEREAS**, with ORS Chapter 222.127 requires city approval without submission to the electors, regardless of any local charter or ordinance requirements to the; and,

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

**WHEREAS**, Vernonia Municipal Code 9-01.02-50 requires that areas annexed to the city be rezoned to a City zoning classification which is in accordance with the City's Comprehensive Plan; and,

**WHEREAS**, the City's Comprehensive Plan designates the identified property 'Residential', however, the city has a combined Comprehensive Plan Map and Zoning Map so a comprehensive plan map amendment is needed to amend the map to show the new zoning designation of the identified property; and

**WHEREAS**, Vernonia Properties LLC, submitted an application for a comprehensive plan map amendment and zone map amendment concurrently with the annexation application; and,

**WHEREAS**, the property that is proposed to be annexed is contiguous to the current city limits; and,

**WHEREAS**, the territory proposed to be annexed, is within the Urban Growth Boundary; and,

**WHEREAS**, the property is within and served by the City of Vernonia water and sewer districts and features access to Heather Lane, a right-of-way within city limits; and,

**WHEREAS**, the existing septic system on the subject property is failing and Oregon Administrative Rules require denial of a request for a permit for septic repair if a sewerage system that can serve the proposed sewage flow is both legally and physically available, which is described in OAR 340-071-0160 to be within 300 feet of

a connection point of a line whose owner is willing or obligated to provide sewer service; and

**WHEREAS**, a legally and physically available City of Vernonia sewer line exists in Heather Lane along the frontage of the site; and,

**WHEREAS**, annexation into the City of Vernonia is required in order to connect to the city's sewer system; and,

**WHEREAS**, after proper legal notice, a public hearing on the annexation and the comprehensive plan map amendment and zone map amendment was held before the Vernonia Planning Commission on March 7, 2022, per Vernonia Municipal Code 09-10.09.60 Type IV Procedures, due to the annexation and comprehensive plan map and zone map amendments being considered concurrently; and,

**WHEREAS**, at the Planning Commission meeting on March 7, 2022, public comments and testimony were received, and the Planning Commission recommended approval of the Annexation AN 22-01 and the Comprehensive Plan Map Amendment and Zone Map Amendment (PAZC 22-01) to the City Council; and,

**WHEREAS**, after proper legal notice, a public hearing was held before the City Council on May 2, 2022 on the proposed annexation and comprehensive plan map amendment and zone map amendment, at which public comments and testimony was heard and considered; and

**WHEREAS**, the City Council reviewed and considered the staff report and proposed findings and conclusions for the decision with ich included as Exhibit C; and,

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

**Section 1.** The territory proposed to be annexed is specifically identified in the legal description (Exhibit A) and map (Exhibit B) attached to this ordinance.

**Section 2.** The City has demonstrated that the annexation of the territory proposed to be annexed meets all the applicable requirements, as documented in Exhibit C.

**Section 3.** The City Council is adopting an ordinance, concurrently, applying city zoning to the identified property as required by the Vernonia Municipal Code.

**Section 3.** Under the provision of the City of Vernonia Charter of 1998, Chapter VIII, the Council finds it may provide two readings at the same hearing and that is ordinance may take effect in 30 days for the date of decision.

**Section 4:** The City Clerk is hereby directed, upon its adoption and authentication, to number the Ordinance as the next adopted ordinance of the City of Vernonia.



(Must read in full if requested)

First reading as read by title only this 2nd day of May, 2022, 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 2nd day of May, 2022 by the following vote:

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

Signed by me, Rick Hobart, Mayor in authentication of its adoption this 2nd day of May 2022

  
Rick Hobart, Mayor

Attest:   
Stephanie Borst, City Recorder



Order No : 360421006450

**EXHIBIT "A"**Legal Description

Situate in the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, and being a part of the Ruby Tract (former Ratkie property) said part described as follows:

Beginning at an iron rod with JSM cap set (JSM Survey #3025, May 1978) at the Southeast corner of said Ruby Tract, said point being South 89°29' East 1888.59 feet and South 1°26' West 1440.20 feet from the Southwest corner of Section 34; thence South 87°32' West along the South line of said Ruby Tract 117.00 feet to the TRUE POINT OF BEGINNING of the following described tract; thence North 1°26' East parallel with the East line of said Ruby Tract 288.00 feet to the South right of way line of a road as shown on Survey #3109; thence North 89°29' West on said South right of way line 40 feet to a point; thence South 1°26' West parallel with the East line of said Ruby Tract 100.0 feet to a point; thence North 89°29' West 75.0 feet to a point; thence South 1°26' West parallel with the East line of said Ruby Tract 194 feet to the South line of said Ruby Tract; thence North 87°32' East along the South line of said Ruby Tract 115.25 feet to the true point of beginning.

TOGETHER WITH an easement for driveway purposes, more particularly described as follows:

Situate in the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon and being a part of the Ruby Tract (former Ratkie property) said part described as follows:

Beginning at an iron rod with JSM cap set (JSM Survey #3025, May 1978) at the Southeast corner of said Ruby Tract, said point being South 89°29' East 1888.59 feet and South 1°26' West 1440.20 feet from the Southwest corner of Section 34; thence South 87°32' West along the South line of said Ruby Tract 117.00 feet; thence North 1°26' East parallel with the East line of said Ruby Tract 288.00 feet to the South right of way line of a road as shown on Survey #3109 and the TRUE POINT OF BEGINNING of the following described easement; thence South 89°29' East a distance of 10 feet to a point; thence South 1°26' West 140 feet to a point; thence North 89°29' West a distance of 10 feet to a point; thence North 1°26' East 410 feet to the true point of beginning.



# EXHIBIT C

## Annexation of a Portion of Tax Lot 4N4W03BA01002 (1621 Heather Lane) into the City of Vernonia

### Proposed Boundaries and Zoning

Proposed boundaries and zoning for the annexation  
of tax lot 4N4W03BA01002.

Planning File: AN 22-01 and PAZC 22-01  
GIS Project: 2022-008

March 29, 2022

