

## Columbia County Assessors Record of District Boundaries

Wednesday, September 13, 2023

Init Date: **10-18-2021** Also See No.: . No.: **2022 . 07**

How Initially Received: **Ordinance**

Affected District Name: **Vernonia City**

Remarks:

District Ord No: **933** Effective Date: **11-18-2021**

Name of Approving Jurisdiction: **Vernonia City**

Jurisdiction Ord No: Effective Date:

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:

DOR Approved: **Y** No: **5-346-2021** Date: **12-9-2021**

Recording Information:

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

2) Other : Name:  
: Number: Date:

Code Areas Affected or Changed: Affected Area:  
Townships Ranges Sections

Date Completed: **12-15-2021**

Remarks:

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  
December 9, 2021  
As per ORS 308.225**

☒ Description ☒ Map - Received from: Carrie Brennecke  
On: 11/22/2021

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

Ordinance No 933

has been: ☒ Approved 12/9/2021  
☐ Disapproved

Department of Revenue File Number: 5-346-2021

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

**ORDINANCE No. 933**

**AN ORDINANCE OF THE CITY OF VERNONIA AMENDING  
THE CITY LIMITS BY REMOVING ONE TERRITORY**

**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**, Darrel Dixon, property owner, is requesting the removal of one property from the City, tax lot 4N4W03CA02200, 0.37 acre, a property adjacent to city boundary and Vernonia lake, containing the Nehalem River, currently zoned Residential (R) but is not buildable due to the floodway and natural resources setbacks; and,

**WHEREAS**, the Residential zoning designation of the tax lot is misleading, due to a prohibition on development due to its size, location within a Flood Way and natural resources setbacks, and because no urban development of any kind would be permitted on this property individually; and,

**WHEREAS**, removing tax lot 4N4W03CA02200 from Vernonia would allow the property owner to perform a lot line adjustment between the subject property and an adjacent property located in Columbia County to make the adjacent property buildable for a desired use as a 'fishing accommodation'; and

**WHEREAS**, Darrel Dixon has consented to the withdrawal of tax lot 4N4W03CA02200; and

**WHEREAS**, in conformance with ORS 222.460 the City held a public hearing on September 7, 2021 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 September 20, 2020; and,

**WHEREAS**, in conformance with ORS 222.460 the City held a second public hearing on September 20, 2021 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 property 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, as the property owner requested the property be removed from City Limits), and d) set a final hearing date for October 18, 2021; and,

**WHEREAS**, in conformance with ORS 222.460 the City held a third and final hearing on October 18, 2021 to adopt Ordinance 933 to formally remove the property from the City limits, and on October 18, 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 property 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 one territory (property) from the City limits (the urban growth boundary will not change with this action); and,

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

1. The real property identified as tax lot 4N4W03CA02200, 0.37 acre, property located adjacent to the city boundary and Vernonia Lake on Mist Drive, privately owned. The full legal description is attached.

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

**Section 3.** The City Council held a public hearing at 7:00 pm on October 18, 2021 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 18th day of October, 2021, by the following vote:

Ayes: 4 Nays: 0 Abstain: 0 Absent: 0

Second reading adopted as read by title only for a second time and passed this 18th day of October 18, 2021 by the following vote:

Ayes: 41 Nays: 0 Abstain: 0 Absent: 0

Signed by me, Rick Hobart, Mayor in authentication of its adoption this 18th day of October 2021

  
Rick Hobart, Mayor

Attest:   
Stephanie Borst, City Recorder

EXHIBIT A to Ordinance 933

A.1 Legal Description, real property identified as tax lot  
4N4W03CA02200

A.2 Columbia County Assessors Cadastral Map  
identifying tax lot 4N4W03CA02200

A.3 New Vernonia City Limits

### Legal Description

Parcel 2: A parcel of land in the Southwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying between Pebble Creek Road and the Nehalem River, said tract being described as follows:

Beginning at the most Southerly corner of Lot 9, Riverview Lots, Columbia County, Oregon; thence South 47°00'00" East, a distance of 100 feet; thence at right angles, South 43°00'00" West a distance of 60 feet to a point on the Westerly boundary line of Pebble Creek Road; thence Southeasterly along the Westerly boundary line of Pebble Creek Road, a distance of 120 feet, to The true point of beginning; thence Southeasterly along the Westerly boundary line of Pebble Creek Road, a distance of 170 feet, to the most Easterly corner of tract conveyed to Milton Albert Oakes et ux, recorded July 6, 1944 in Book 74, Page 632, Deed Records of Columbia County, Oregon; thence at right angles Westerly, to the Easterly line of the Nehalem River; thence Northerly, along the Easterly line of the Nehalem River, to a point at right angles, to the true point of beginning; thence Easterly at right angles 40 feet, to the true point of beginning. EXCEPTING THEREFROM the following described property conveyed to Brian L. Stanley by deed recorded December 29, 1994 in Instrument No. 94-12161, Records of Columbia County, Oregon, described as follows:

A tract of land which lies in the Southwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said tract of land being more particularly described as follows:

Beginning at a point of the West boundary of Pebble Creek County Road, said point being South 47°00'00" East, 200 feet and South 43°00'00" West, 60 feet from the Southerly most corner of Lot 9, Riverview Lots in Vernonia; thence South 47°00'00" East, along Pebble Creek Road, 54.64 feet to a 5/8 inch iron rod Surveyor's monument; thence South 43°00'00" West, 50 feet, more or less, to the East bank of the Nehalem River; thence Northwesterly along said East river bank, to a point being South 43°00'00" West, from the true point of beginning; thence North 43°00'00" East, 40.00 feet, more or less, to the true point of beginning.



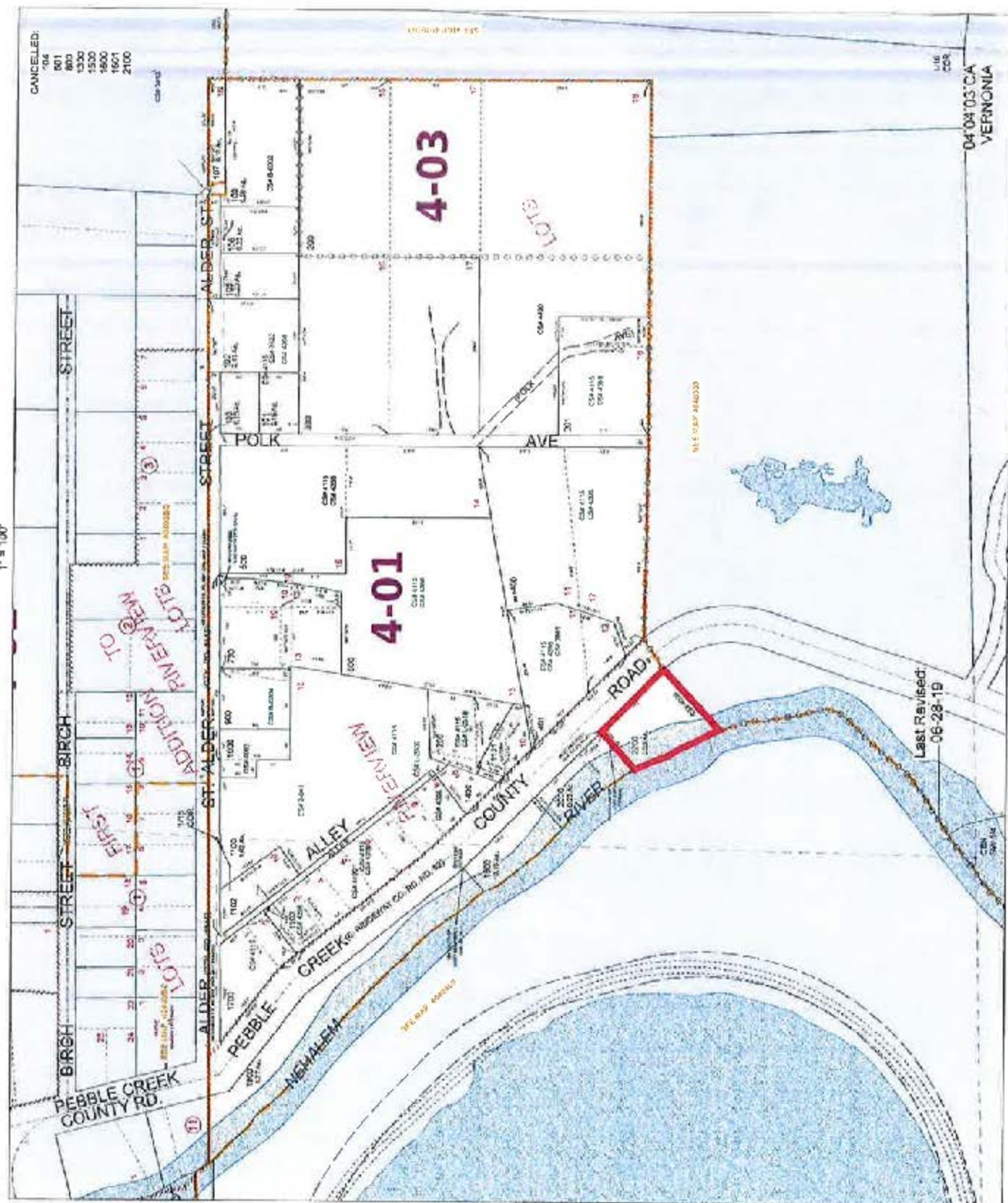
04 34 03 CA  
VERNONIA

N.E.1/4 S.W.1/4 SEC.3 T.4N. R.4W. W.M.  
COLUMBIA COUNTY

1" = 100'

CANCELLED:

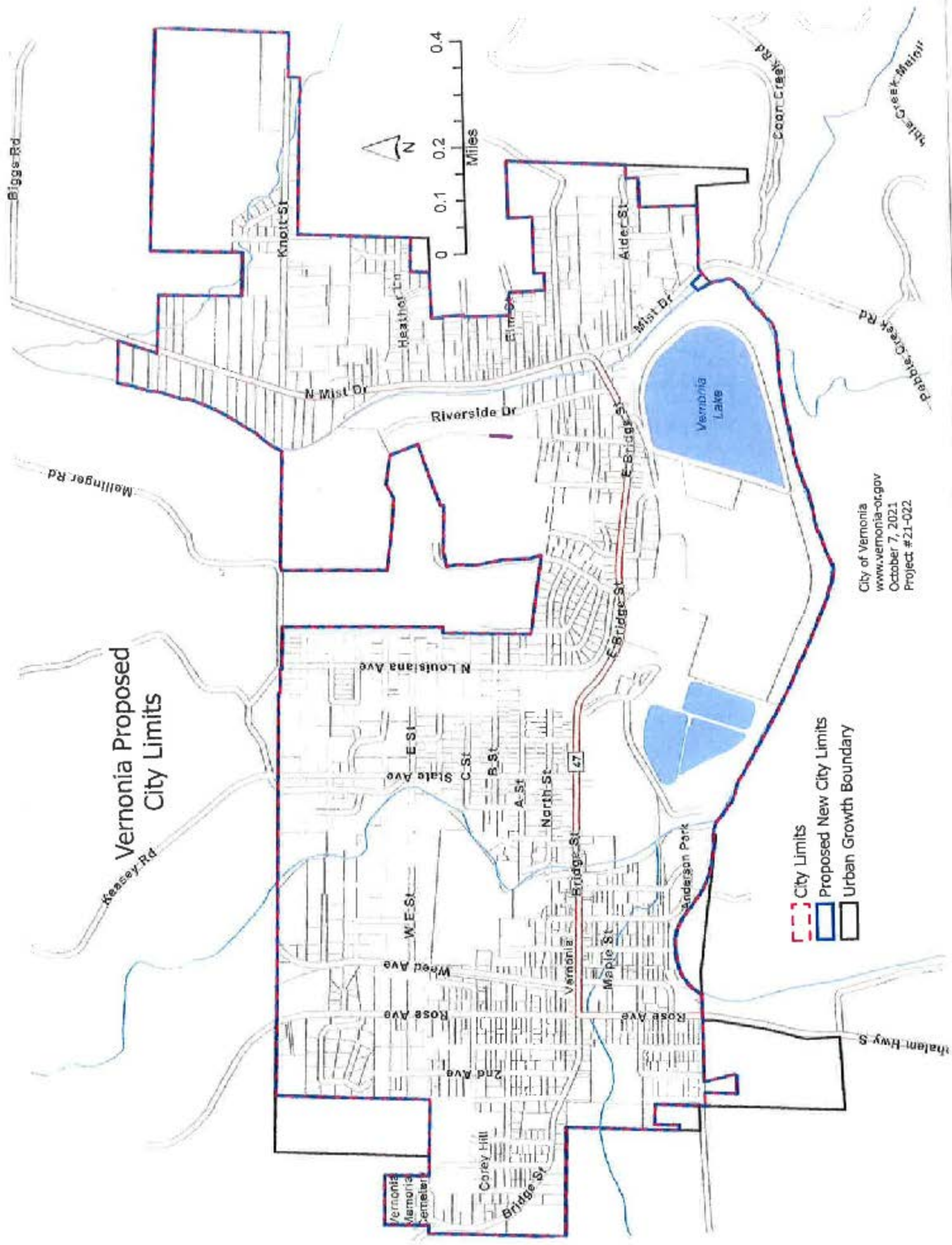
104  
001  
800  
1300  
1500  
1600  
1601  
2100



Last Revised:  
06-28-19



# Vernonia Proposed City Limits



- City Limits
- Proposed New City Limits
- Urban Growth Boundary

City of Vernonia  
www.vernonia-oregon.gov  
October 7, 2021  
Project #21-022