

DOR 5-321-2015

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

Susan M. Reeves
 City Recorder
 City of Scappoose
 33568 E. Columbia Ave
 Scappoose OR 97056

Description and Map Approved
March 23, 2016
As per ORS 308.225

☒ Description ☒ Map - Received from: Andrew Tull (consultant)

On: 12/11/2015, 1/12/2016, 3/14/2016

This is to notify you that your boundary change in Columbia County for:
 ANNEX TO CITY OF SCAPPOOSE

RES. #15-25 / ORD. # 842

"Voter Approval for city annexation by the City's voters in the Nov. 3, 2015 Special Election"

has been: ☒ Approved 3/23/2016

☐ Disapproved

Notes: These comments are in regards to the Revised map and description recieved by DOR
 3-14-16.

The REVISED MAP and DESCRIPTION SHOULD ALSO BE SENT TO the County Assessor,
 Metro and the Secretary of State.

Approved with the following noted typos.

Course 1-Typo--The word "Page" is missing.

Course 10- Typo- "C.Z." on the map but description has "Crown Zellerbach".

Department of Revenue File Number: 5-321-2015

Reviewed by: Elise Bruch, 503-302-8353

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 map(s), legal descriptions(s) and
 signed ordinance must also be filed with the
 County Assessor and Secretary of State

- ☐ Transfer
☐ Merge
☐ Establishment of Tax Zone



Magnuson, Rebekah <rebekah.magnuson@co.columbia.or.us>

Taxing District Boundary Change Notice. DOR # 5-321-2015
2 messages

Boundary Changes * DOR <Boundary.Changes@oregon.gov> Thu, Jan 14, 2016 at 3:38 PM
To: MAGNUSON Becky <rebekah.magnuson@co.columbia.or.us>, MARTIN Sue <sue.martin@co.columbia.or.us>, "Robin.Gallo@co.columbia.or.us" <Robin.Gallo@co.columbia.or.us>
Cc: Susan Reeves <sreeves@cityofscappoose.org>, "Oliver, Laurie" <loliver@cityofscappoose.org>

Attached is your Notice to Taxing District form for:
ANNEX TO CITY OF SCAPPOOSE
"Approved for annexation by the City's voters in the Nov. 3, 2015 Election"
RES. #15-25 / ORD. # 842
DOR File Number 5-321-2015

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/PTD/Pages/cartcg.aspx>.

2 attachments

5-321-2015_2.pdf
32K

2nd CORR_Scappoose RES#15-25 .docx
16K

Magnuson, Rebekah <rebekah.magnuson@co.columbia.or.us> Thu, Jan 14, 2016 at 3:53 PM
To: Boundary Changes * DOR <Boundary.Changes@oregon.gov>

Yes, we have received your notice.

Thank you,

Becky Magnuson
Assessment Clerk III - Exemptions/Personal Property/Deed Clerk
Columbia County Assessor's Office
503-397-2240 x8421
Monday - Thursday 7:30AM - 5PM

[Quoted text hidden]

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On: 12/11/2015, 1/12/2016

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ANNEX TO CITY OF SCAPPOOSE
"Approved for annexation by the City's voters in the Nov. 3, 2015 Election"

RES. #15-25 / ORD. # 842

has been: ☐ Approved
☒ Disapproved 12/14/2015, 1/14/2016

Notes: Please see the next page

Department of Revenue File Number: 5-321-2015

Reviewed by: Elise Bruch, 503-302-8353

Boundary: ☐ Change ☐ Proposed Change

The change is for:

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

----The maps are hard to read.-- Recommend using new copies of the maps for these corrections. The bearings and distances need to be legible. Assessor's maps are available from the following website: <http://www.ormap.net/>

--Label Point of Beginning (POB) for each of the 5 parcel descriptions on the maps and also the True Points of Beginning (TPOB). This does not apply to the Parcel 6 description which is for a right of way easement.

--Parcel 1 & Parcel 2 Line 8: Fix Distance on the map from NW corner of Timothy Lamberson DLC to match the description.

--Parcel 1, Line 5__Label Westerly line of Timothy Lamberson DLC on map 3201-C0.

--Parcel 1, Line 9__Fix Township number in the description.

-- Parcel 1 & Parcel 2 Lines 11-14: bearings and distances shown in the list in parcel 600, need to have numbers(such as 1, 2, 3..etc.) labeled on the corresponding lines on the map so the description can be followed.

--Lines 16-17: The blue highlight line on the map 03N02W-01C does Not match the bearings and distances in the description.

--If the legal description was revised to follow the centerline of Scappoose Creek with the bearings and distances in lines 11-17 removed, then the preceding 2 corrections would not be needed.

--Parcel 1, Lines 29 & 30: Label the deed book and page on the map in the appropriate parcel.

--Parcel 3, pg 2 line 26: Label distance of 670.60' on the map.

--Parcel 3, pg 2 line 31: Label the deed book and page on the map in the appropriate parcel.

--Parcel 4, pg 3 line 3: Label the deed book and page on the map in the appropriate parcel.

--Parcel 4, pg 3 line 7: Label 11.1' distance on the map.

--Parcel 5, pg 3 line 1: Typo—Fix description so it says Parcel “5”.

--Parcel 5, pg 3 line 9: Fix 3827.8' distance on map so it matches description.

--Parcel 5, pg 3 line 12: Label 433.22' distance on the map.

--Parcel 5, pg 3 lines 15-19: Label bearings and distances on the map.

--Parcel 5, pg 3 lines 19-23: Label the deed books and pages on the map in the appropriate parcel.

Bearings and Distances can be handwritten on the map but must be legible.

--Fix the typos on Lines 1, 5, 16, 18, 20, 21, 25, of **Parcel 1** description.

--Fix the typos on Lines 1, 5, 10, 16, 17, 20, 22, and 26 of **Parcel 2** description.

--Fix the typos on Lines 1, 2, 9, 14, 17, 18, 20, 21, 23, 25(2), and 28(2) of **Parcel 3** description.

--Fix the typos on Lines 1, 2, 5(2), 13, 17, 18, 20, 21, 23, 25(2), and 28(2) of **Parcel 4** description.

--Fix the typos on Lines 1, 4, 5, 6, 8, 9(2), 14, 16, 17, 18, 21, and 22(2) of **Parcel 5** description.

--Fix the typos on Lines 1, 2, 4, 22 of **Parcel 6** description.

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☒ Disapproved 12/14/2015

Notes: Please see the next page

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The change is for:

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

--This is only a **partial review** since the map was incomplete and did not cover the total annexation area.

--Label map with complete Township, Range, Section, W.M, County name, City name on the assessor's map.

--Send full size Assessor maps with the complete annexation area highlighted or red-lined.

--Label Point of Beginning (POB) for each of the 5 parcel descriptions on the maps and also the True Points of Beginning (TPOB). This does not apply to the Parcel 6 description which is for a right of way easement.

--All the Bearings and distances stated in the 5 parcel descriptions need to be labeled on the map. Lists of Bearings and Distances can be placed on the map with corresponding numbers placed on the appropriate lines on the map. This does not apply to the Parcel 6 description which is for a right of way easement.

Bearings and Distances can be handwritten on the map but must be legible.

--Parcel 1, Line 5__Label Westerly line of Timothy Lamberson DLC on map 3201-C0.

--Parcel 1, Line 9__Fix Township number in the description.

--Parcel 1, Line 30__Label Book and Page on the map.

--Fix the typos on Lines 1, 5, 16, 18, 20, 21, 25, of **Parcel 1** description.

--Fix the typos on Lines 1, 5, 10, 16, 17, 20, 22, and 26 of **Parcel 2** description.

--Fix the typos on Lines 1, 2, 9, 14, 17, 18, 20, 21, 23, 25(2), and 28(2) of **Parcel 3** description.

--Fix the typos on Lines 1, 2, 5(2), 13, 17, 18, 20, 21, 23, 25(2), and 28(2) of **Parcel 4** description.

--Fix the typos on Lines 1, 4, 5, 6, 8, 9(2), 14, 16, 17, 18, 21, and 22(2) of **Parcel 5** description.

--Fix the typos on Lines 1, 2, 4, 22 of **Parcel 6** description.



RECEIVED ON

DEC 10 2015

COLUMBIA COUNTY
ASSESSOR

December 8, 2015

Re: Annexations into the City of Scappoose

On the November 3, 2015 ballot there was one application for annexation that was passed by the citizens of Scappoose.

As per Oregon Revised Statutes I am sending you the following:

Resolution proclaiming the annexation

The Legal Description

The voting Abstract

Copy of the application to annex, from the landowner (also included staff report)

A copy of the Ordinance approving the annexation, which the Council adopted before the election.

This property will be automatically zoned Light Industrial (LI).

If you have any questions, please do not hesitate to contact me at 503-543-7146, ext 224.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan".

Susan M. Reeves, MMC
City Recorder

ORDINANCE NO. 842

**AN ORDINANCE APPROVING ANNEXATION OF PROPERTY TO THE CITY OF
SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION**

WHEREAS, an application was filed by Scappoose Holding, L.L.C. to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Light Industrial (LI) upon annexation due to the property's "Industrial" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the November 3, 2015 ballot. The ballot title for such measure is herein adopted, and attached hereto as Exhibit B.

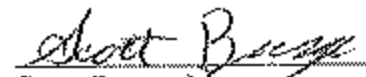
Section 3. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated June 29, 2015, attached as Exhibit C.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation measure.

Section 5. Upon certification of the election on annexation, the City Planner is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this 3rd day of August, 2015, and signed by the Mayor and City Recorder in authentication of its passage.

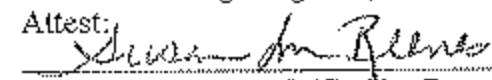
CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

First Reading: July 20, 2015

Second Reading: August 3, 2015

Attest:


Susan M. Reeves, MMC, City Recorder

Exhibit A

Legal description of property to be annexed and zoned Light Industrial

Columbia County Assessor Map No. 3201-CO-00600, 3201-CO-03100, and 3201-CC-01700

Real property in the County of Columbia, State of Oregon, described as follows:

PARCEL 1: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM OF SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 0°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT AND CONTINUATION THEREOF TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD; THENCE WESTERLY FOLLOWING SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO THE WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 20°01' EAST ALONG SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT CONVEYED TO WALTER FRISCHMAN ET UX BY DEED RECORDED OCTOBER 9, 1950 IN BOOK 108, PAGE 473, DEED RECORDS OF COLUMBIA COUNTY, OREGON; AND ALSO EXCEPTING TRACT CONVEYED TO ROBERT H. DUDLEY ET UX BY DEED RECORDED MARCH 26, 1962 IN BOOK 148, PAGE 500, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 0°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE

SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET; THENCE SOUTH TO THE NORTH LINE OF PARCEL 2 CONVEYED TO ALBERT BRAWAND BY DEED RECORDED MAY 3, 1956 IN BOOK 128, PAGE 484, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82°53' WEST ALONG THE NORTH LINE OF SAID BRAWAND TRACT TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND AND SOUTHWESTERN RAILROAD; THENCE WESTERLY ALONG THE SAID NORTH-EASTERLY RAILROAD RIGHT OF WAY TO A POINT THAT IS DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.01 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET; THENCE SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°44' EAST ALONG THE SOUTH LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 1316.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY; THENCE SOUTH 3°40'30" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COLUMBIA RIVER HIGHWAY A DISTANCE OF 670.60 FEET, SAID POINT BEING 40.00 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES FROM HIGHWAY ENGINEER'S CENTERLINE STATION 964+30; THENCE NORTH 82°53' WEST TO A POINT THAT IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM A TRACT CONVEYED TO HOMER A. GRISWOLD ET UX BY DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 4: A PARCEL OF LAND IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40' 1/2" WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND, RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 566, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 80°41' WEST A DISTANCE OF 383.36 FEET TO A POINT THAT IS NORTH 11°45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 11, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 11°45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN SAID DEED BOOK 171, PAGE 902; THENCE NORTH 82°53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83°15' WEST A DISTANCE OF 277.85 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE HOMER A. GRISWOLD ET UX TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH

30 35' WEST ALONG THE WEST LINE OF SAID GRISWOLD TRACT A DISTANCE OF 168.1 FEET TO THE SOUTHWEST CORNER OF THE ROY E. BAKER ET AL TRACT AS DESCRIBED IN DEED RECORDED MAY 15, 1974 IN BOOK 198, PAGE 231, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 58°37' EAST ALONG THE SOUTH LINE OF SAID BAKER ET AL TRACT A DISTANCE OF 336.57 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BAKER ET AL TRACT; THENCE NORTH 7°05' EAST ALONG THE EAST LINE OF SAID BAKER ET AL TRACT A DISTANCE OF 11.1 FEET TO THE SOUTHWEST CORNER OF THE RIESTERER LUMBER PRODUCTS TRACT AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 10, 1966 IN BOOK 163, PAGE 106, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST ALONG THE SOUTH LINE OF SAID RIESTERER LUMBER PRODUCTS TRACT TO THE TRUE POINT OF BEGINNING.

PARCELS: A TRACT IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY, WHERE SAID WESTERLY RIGHT OF WAY LINE INTERSECTS THE NORTHERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD, SAID POINT BEING 40.3 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM HIGHWAY ENGINEERS CENTERLINE STATION 975+16.7; SAID POINT ALSO BEING SOUTH 1393.8 FEET AND EAST 3827.7 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 3°40'30" WEST PARALLEL TO AND 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE COLUMBIA RIVER HIGHWAY A DISTANCE OF 1485.7 FEET AND NORTH 82°53' WEST 433.22 FEET TO THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 17°23' WEST A DISTANCE OF 840.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PORTLAND & SOUTHWESTERN RAILROAD; THENCE NORTH 37°07' WEST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 821.22 FEET; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE ON A 2889.19 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 40°18' WEST A DISTANCE OF 352.33 FEET; THENCE SOUTH 82°53' EAST A DISTANCE OF 982.16 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM TRACT DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 24, 1971 IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, OREGON, ALSO EXCEPTING THEREFROM TRACTS DESCRIBED IN DEEDS TO THEODORE J. ORMS ET AL, RECORDED OCTOBER 5, 1971 IN BOOK 183, PAGE 874, AND) RECORDED OCTOBER 6, 1971 IN BOOK 183, PAGE 892, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 6: A 50 FOOT RIGHT OF WAY EASEMENT AS RESERVED IN CONTRACT RECORDED IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40 1/2' WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 80° 41' WEST A DISTANCE OF 363.36 FEET TO A POINT THAT IS NORTH 11° 45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 17, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 11° 45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN DEED IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82° 53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83° 15' WEST A DISTANCE OF 277.85 FEET TO A POINT; THENCE SOUTH 0° 17' WEST TO A POINT WHICH IS 50.0 FEET WHEN MEASURED AT RIGHT ANGLES, FROM THE PROLONGATION NORTH 80° 41' WEST OF THE SOUTH LINE OF SAID TRACT EXCEPTED AS DESCRIBED IN DEED IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST TO A POINT WHICH BEARS SOUTH 3° 40 1/2' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 40 1/2' WEST TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COLUMBIA RIVER HIGHWAY.

Exhibit B
Ballot Title

NOTICE OF CITY MEASURE ELECTION

City of Scappoose
(Name of City)

Notice is hereby given on August 3, 2015 that a measure election will be
held in Columbia County, Oregon on November 3, 2015,
(Name of county) (Date of election)

The following shall be the ballot title of the measure to be submitted to the county's voters
on this date: November 3, 2015.

CAPTION (16 Words)

ANNEXATION OF INDUSTRIAL PROPERTY TO THE CITY OF SCAPPOOSE

QUESTION (20 Words)

Shall the described property be annexed to the City of Scappoose?

SUMMARY (175 Words)

Scappoose Holding, LLC has requested that the City annex approximately 22.4 acres of property to the City of Scappoose. The property is located northeast of the Scappoose-Vernonia Road and Bellocrest Road intersection, and is described as Columbia County Assessor Map No. 3201 CO 00600, 3201 CO 03100, and 3201 CC-01700. The property is located in the Scappoose Urban Growth Boundary and is contiguous to Scappoose City limits. Upon annexation, the property would be zoned Light Industrial (LI). The Scappoose Planning Commission and City Council have approved this annexation proposal.

The following authorized city official hereby certifies the above ballot title is true and complete, which includes completion of the ballot title challenge process.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

RESOLUTION NO. 15-25

**A RESOLUTION PROCLAIMING CERTAIN PROPERTY ANNEXED TO THE CITY
OF SCAPPOOSE**

WHEREAS, Measure No. 5-247, proposing to annex certain property to the City of Scappoose ("City"), was submitted to voters in the City at the November 3, 2015 special election; and

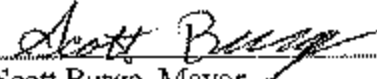
WHEREAS, according to the abstract provided by the Columbia County Elections Officer and attached hereto as Exhibit A, the measure was approved by a majority of City voters; and

WHEREAS, as required by ORS 222.170(3), legal description of the property is attached hereto as Exhibit B and incorporated herein by reference;

NOW, THEREFORE, the City Council of the City of Scappoose proclaims as follows:

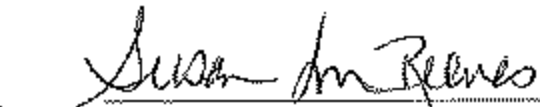
The properties approved for annexation by the City's voters on November 3, 2015, and described in Exhibit B to this Resolution, are hereby annexed to the City and will be automatically zoned [ZONING DESIGNATION].

PASSED AND ADOPTED by the City Council and signed by me, and the City Recorder in authentication of its passage this 7th day of December, 2015.



Scott Burge, Mayor

ATTEST:



Susan M. Reeves, MMC, City Recorder

		VOTES	PERCENT			VOTES	PERCENT
247 Annexation of Ind. Property							
VOTE TCR 1							
01 = Yes		800	77.00	03 = OVER VOTES		0	
02 = No		239	23.00	04 = UNDER VOTES		5	
		01	02	03	04		
31 31		140	54	0	3		
32 32		141	51	0	0		
33 33		311	67	0	1		
34 34		208	67	0	1		

Legal description of property to be annexed and zoned Light Industrial

Columbia County Assessor Map No. 3201-CO-00600, 3201-CO-03100, and 3201-CC-01700

Real property in the County of Columbia, State of Oregon, described as follows:

PARCEL 1: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM OF SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 874.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT AND CONTINUATION THEREOF TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD; THENCE WESTERLY FOLLOWING SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY TO THE WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 20°01' EAST ALONG SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT TRACT CONVEYED TO WALTER FRISCHMAN ET UX BY DEED RECORDED OCTOBER 9, 1950 IN BOOK 108, PAGE 473, DEED RECORDS OF COLUMBIA COUNTY, OREGON; AND ALSO EXCEPTING TRACT CONVEYED TO ROBERT H. DUDLEY ET UX BY DEED RECORDED MARCH 29, 1952 IN BOOK 148, PAGE 500, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 874.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET TO THE TRUE POINT OF BEGINNING, THENCE

SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET; THENCE SOUTH TO THE NORTH LINE OF PARCEL 2 CONVEYED TO ALBERT BRAWAND BY DEED RECORDED MAY 3, 1956 IN BOOK 128, PAGE 184, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82°53' WEST A LONG THE NORTH LINE OF SAID BRAWAND TRACT TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND AND SOUTHWESTERN RAILROAD; THENCE WESTERLY ALONG THE SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO A POINT THAT IS DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.01 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287; DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET; THENCE SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°44' EAST ALONG THE SOUTH LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 1315.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY THENCE SOUTH 3°40'30" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COLUMBIA RIVER HIGHWAY A DISTANCE OF 670.60 FEET, SAID POINT BEING 40.00 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES, FROM HIGHWAY ENGINEER'S CENTERLINE STATION 964+30; THENCE NORTH 82°53' WEST TO A POINT THAT IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM A TRACT CONVEYED TO HOMER A. GRISWOLD ET UX BY DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 4: A PARCEL OF LAND IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

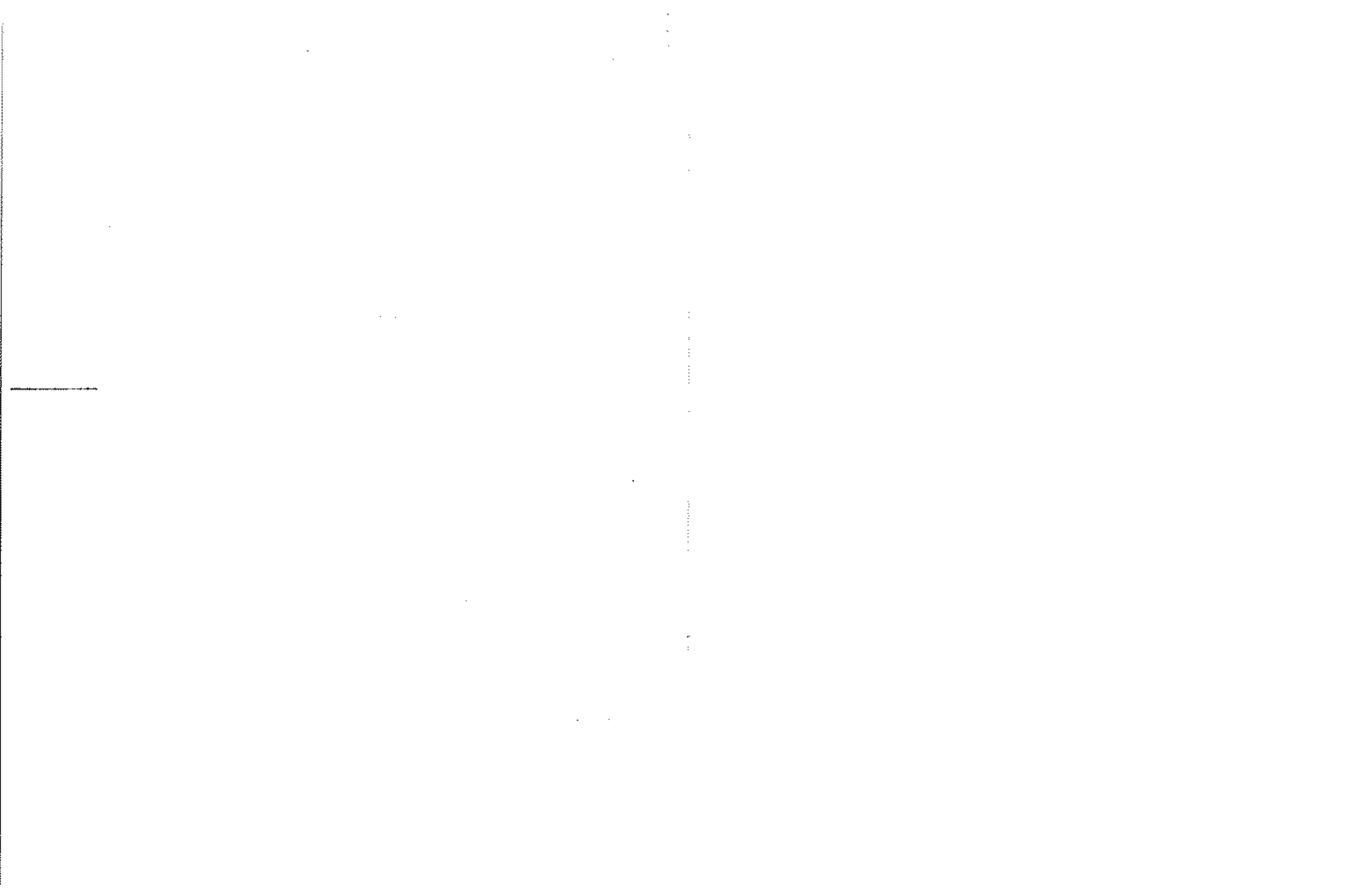
BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40' 1/2" WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND, RECORDED DECEMBER 12, 1867 IN BOOK 167, PAGE 555, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 80°41' WEST A DISTANCE OF 383.38 FEET TO A POINT THAT IS NORTH 11°45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 11, 1868 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT THENCE SOUTH 11°45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN SAID DEED BOOK 171, PAGE 902; THENCE NORTH 82°53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83°15' WEST A DISTANCE OF 277.85 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE HOMER A. GRISWOLD ET UX TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 8, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH

30.55' WEST ALONG THE WEST LINE OF SAID GRISWOLD TRACT A DISTANCE OF 186.1 FEET TO THE SOUTHWEST CORNER OF THE ROY E. BAKER ET AL TRACT AS DESCRIBED IN DEED RECORDED MAY 15, 1974 IN BOOK 196, PAGE 231, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 58°37' EAST ALONG THE SOUTH LINE OF SAID BAKER ET AL TRACT A DISTANCE OF 338.57 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BAKER ET AL TRACT; THENCE NORTH 7°05' EAST ALONG THE EAST LINE OF SAID BAKER ET AL TRACT, A DISTANCE OF 11.1 FEET TO THE SOUTHWEST CORNER OF THE RIESTERER LUMBER PRODUCTS TRACT AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 10, 1966 IN BOOK 183, PAGE 108, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST ALONG THE SOUTH LINE OF SAID RIESTERER LUMBER PRODUCTS TRACT TO THE TRUE POINT OF BEGINNING.

PARCELS: A TRACT IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY, WHERE SAID WESTERLY RIGHT OF WAY LINE INTERSECTS THE NORTHERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD, SAID POINT BEING 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM HIGHWAY ENGINEERS CENTERLINE STATION 979+15.7; SAID POINT ALSO BEING SOUTH 1393.8 FEET AND EAST 3827.1 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 3°40'30" WEST PARALLEL TO AND 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE COLUMBIA RIVER HIGHWAY A DISTANCE OF 1486.7 FEET AND NORTH 82°53' WEST 433.22 FEET TO THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 17°23' WEST A DISTANCE OF 840.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PORTLAND & SOUTHWESTERN RAILROAD; THENCE NORTH 37°07' WEST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 321.22 FEET; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE ON A 2889.19 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 140°18' WEST A DISTANCE OF 252.33 FEET; THENCE SOUTH 82°53' EAST A DISTANCE OF 982.16 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM TRACT DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 24, 1971 IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, OREGON. ALSO EXCEPTING THEREFROM TRACTS DESCRIBED IN DEEDS TO THEODORE F. OMA ET UX, RECORDED OCTOBER 8, 1971 IN BOOK 183, PAGE 874, AND RECORDED OCTOBER 8, 1971 IN BOOK 183, PAGE 892, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL B: A 30 FOOT RIGHT OF WAY EASEMENT AS RESERVED IN CONTRACT RECORDED IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40 1/2' WEST 1535.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 50° 41' WEST A DISTANCE OF 363.36 FEET TO A POINT THAT IS NORTH 11° 45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 17, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 11° 45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN DEED IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82° 53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83° 15' WEST A DISTANCE OF 277.85 FEET TO A POINT; THENCE SOUTH 0° 17' WEST TO A POINT WHICH IS 50.0 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE PROLONGATION NORTH 50° 41' WEST OF THE SOUTH LINE OF SAID TRACT EXCEPTED AS DESCRIBED IN DEED IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST TO A POINT WHICH BEARS SOUTH 3° 40 1/2' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 40 1/2' WEST TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COLUMBIA RIVER HIGHWAY.



COLUMBIA COUNTY



OREGON

ELIZABETH E. HUSER

County Clerk of Columbia County

Courthouse, 230 Strand St., St. Helens, Oregon 97051-2041

Telephone: (503) 397-3796

(503) 397-7214 - Elections

Recording, Dog Control, Elections, Board of Property Tax Appeal

I certify that the votes recorded on the following abstract/canvass correctly summarize the tally of votes cast at the Special Election held on Tuesday, November 3, 2015.

Dated this 18th day of November, 2015.

A handwritten signature in cursive script that reads "Elizabeth E. Huser".

Elizabeth E. Huser
Columbia County Clerk



Election Summary

Columbia County, Oregon
Special Election
November 3, 2015

Certified Final Results

Run Date: 11/18/15 10:39 AM

VOTES PERCENT

PRECINCTS COUNTED (OF 4)	4	100.00
REGISTERED VOTERS - TOTAL	3,858	
BALLOTS CAST - TOTAL	1,044	
VOTER TURNOUT - TOTAL		27.06

5-247 Annexation of Ind. Property

VOTE FOR 1

(WITH 4 OF 4 PRECINCTS COUNTED)

Yes	800	77.00
No	239	23.00
Over Votes	0	
Under Votes	5	

5-248 Charter Amendment

VOTE FOR 1

(WITH 4 OF 4 PRECINCTS COUNTED)

Yes	564	54.18
No	477	45.82
Over Votes	0	
Under Votes	3	

Election Canvass

RUN DATE: 11/18/15 10:26 AM

Columbia County, Oregon

Special Election

November 3, 2015

Certified Final Results

REPORT-ELS2 PAGE 0001

01 = REGISTERED VOTERS - TOTAL	TOTAL	PERCENT	03 = VOTER TURNOUT - TOTAL	TOTAL	PERCENT
02 = BALLOTS CAST - TOTAL	3,858			1,044	27.06
	1,044				
	01	02	03		
0031 31	700	197	28.14		
0032 32	738	192	26.02		
0033 33	1322	379	28.67		
0034 34	1098	276	25.14		

Election Canvass

RUN DATE: 11/18/15 10:35 AM

Columbia County, Oregon
Special Election
November 3, 2015

Certified Final Results

REPORT-EL52 PAGE 0002

5-247 Annexation of Int. Property

VOTES PERCENT

VOTES PERCENT

VOTE FOR 1

01 = Yes

02 = No

800 77.00

239 23.00

03 = OVER VOTES

04 = UNDER VOTES

0

6

01 02 03 04

0031 31

240 54 0 3

0032 32


141 51 0 0

0033 33

111 67 0 1

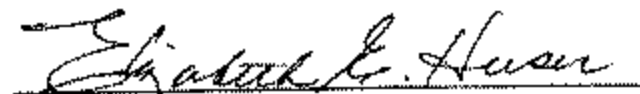
0034 34

208 67 0 1



I hereby certify that the votes recorded on this report
correctly summarize the tally of votes cast at the
November 3, 2015 Special Election.

Dated this 17th day of November 2015.

Elizabeth E. Huser
Columbia County Clerk

Election Canvass

Columbia County, Oregon

Certified Final Results

RUN DATE: 11/18/15 10:36 AM

Special Election

REPORT-EL52 PAGE 0003

November 3, 2015

6-248 Charter Amendment

VOTES PERCENT

VOTES PERCENT

VOTE FOR 1

01 = Yes

02 = No

564 54.18

03 = OVER VOTES

0

437 45.82

04 = UNDER VOTES

0

	01	02	03	04
0031 31	104	93	0	0
0032 32	83	107	0	2
0033 33	236	143	0	0
0034 34	147	134	0	1

0031 31

104 93 0 0

0032 32

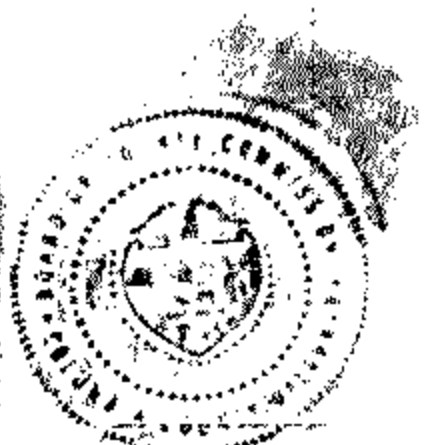
83 107 0 2

0033 33

236 143 0 0

0034 34

147 134 0 1



I hereby certify that the votes recorded on this report
correctly summarize the tally of votes cast at the
November 3, 2015 Special Election.

Dated this 17th day of November 2015.

A handwritten signature in cursive script, reading "Elizabeth E. Huser".

Elizabeth E. Huser
Columbia County Clerk

City of Scappoose**Council Action & Status Report**

Date Submitted: 7/16/15

Agenda Date Requested: 7/20/15

To: Scappoose City Council

Through: Planning Commission

From: Laurie Oliver
Associate City Planner

Subject: Request by Scappoose Holding to annex
22.4 acres on Scappoose-Vernonia Road
at Bellcrest Road.

Type of Action Requested:

<input type="checkbox"/>	<input type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Formal Action	<input type="checkbox"/>	<input type="checkbox"/>	Report Only

Issue: Scappoose Holding has requested annexation and an automatic zone change to Light Industrial (LI) for approximately 22.4 acres. The Planning Commission recommends approval of the annexation. An ordinance to annex the property and zone it LI is attached for adoption.

Analysis:

Scappoose Holding has submitted an application (Docket # ANX1-15/ZC2-15) to annex 22.4 acres located northeast of the Scappoose-Vernonia Road and Bellcrest Road intersection. According to Section 17.136.070 of the Scappoose Development Code, because the parcel has an Industrial (I) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Light Industrial (LI).

The Planning Commission held a public hearing regarding this request on July 9, 2015. The Commission voted to forward a recommendation of approval to the City Council. An ordinance to approve the annexation and zone change is attached for the Council's review. Approval of the ordinance would refer the annexation to the electorate for their consideration.

Options:

1. Approve the annexation application, adopt the findings in ANX1-15/ZC2-15 staff report dated June 29, 2015, and adopt the proposed ordinance, thereby placing the annexation on the November 2015 ballot.
2. Adopt findings demonstrating that the application does not comply with the Scappoose Municipal Code and deny the application.

Recommendation: Staff recommends that the Council approve the annexation application and adopt the Ordinance as presented.

Suggested Motions:

1. I move that the Council approve the annexation application and adopt the findings in the ANX1-15/ZC2-15 staff report dated June 29, 2015.

(if the first motion passes, make the second motion below)

2. I move that the Council adopt Ordinance No. 842 as presented.

ORDINANCE NO. 842

AN ORDINANCE APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE, AMENDING THE ZONING MAP, AND CALLING AN ELECTION

WHEREAS, an application was filed by Scappoose Holding, LLC, to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

WHEREAS, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Light Industrial (LI) upon annexation due to the property's "Industrial" Comprehensive Plan designation; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapters 17.22 and 17.136; and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, annexations must be referred to the voters of the City for approval; now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the November 3, 2015 ballot. The ballot title for such measure is herein adopted; and attached hereto as Exhibit B.

Section 3. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated June 29, 2015, attached as Exhibit C.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election approving the annexation measure.

Section 5. Upon certification of the election on annexation, the City Planner is directed to conform the City Zoning Map to the provisions of this ordinance.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2015, and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

Scott Burge, Mayor

First Reading:
Second Reading:
Attest:

Susan M. Reeves, MMC, City Recorder

Exhibit A

Legal description of property to be annexed and zoned Light Industrial

Columbia County Assessor Map No. 3201-CO-00600, 3201-CO-03100, and 3201-CC-01700

Real property in the County of Columbia, State of Oregon, described as follows:

PARCEL 1: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM OF SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 58°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT AND CONTINUATION THEREOF TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD; THENCE WESTERLY FOLLOWING SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO THE WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 20°01' EAST ALONG SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT CONVEYED TO WALTER FRISCHMAN ET UX BY DEED RECORDED OCTOBER 9, 1950 IN BOOK 108, PAGE 473, DEED RECORDS OF COLUMBIA COUNTY, OREGON; AND ALSO EXCEPTING TRACT CONVEYED TO ROBERT H. DUDLEY ET UX BY DEED RECORDED MARCH 26, 1962 IN BOOK 148, PAGE 500, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 58°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE

SOUTH 67°43' EAST ALONG THE SOUTHERLY UNE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET; THENCE SOUTH TO THE NORTH LINE OF PARCEL 2 CONVEYED TO ALBERT BRAWAND BY DEED RECORDED MAY 3, 1956 IN BOOK 128, PAGE 484, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82°53' WEST A LONG THE NORTH UNE OF SAID BRAWAND TRACT TO THE NORTHEASTERLY RIGHT OF WAY UNE OF THE PORTLAND AND SOUTHWESTERN RAILROAD; THENCE WESTERLY ALONG THE SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO A POINT THAT IS DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.01 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST UNE OF THAT TRACT OF LAND CONVEYED BY UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST UNE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET; THENCE SOUTH 67°43' EAST ALONG THE SOUTHERLY UNE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°44' EAST ALONG THE SOUTH UNE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 1315.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY; THENCE SOUTH 3°10'30" EAST ALONG SAID WESTERLY RIGHT OF WAY UNE OF SAID COLUMBIA RIVER HIGHWAY A DISTANCE OF 670.60 FEET, SAID POINT BEING 40.00 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES, FROM HIGHWAY ENGINEER'S CENTERLINE STATION 964+30; THENCE NORTH 82°53' WEST TO A POINT THAT IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM A TRACT CONVEYED TO HOMER A. GRISWOLD ET UX BY DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 4: A PARCEL OF LAND IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40 1/2' WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND, RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 80°41' WEST A DISTANCE OF 383.38 FEET TO A POINT THAT IS NORTH 11°45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 11, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE SOUTH 11°45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN SAID DEED BOOK 171, PAGE 902; THENCE NORTH 82°53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83°15' WEST A DISTANCE OF 277.85 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE HOMER A. GRISWOLD ET UX TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH

30.35' WEST ALONG THE WEST LINE OF SAID GRISWOLD TRACT A DISTANCE OF 166.1 FEET TO THE SOUTHWEST CORNER OF THE ROY E. BAKER ET AL TRACT AS DESCRIBED IN DEED RECORDED MAY 15, 1974 IN BOOK 186, PAGE 231, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 58°37' EAST ALONG THE SOUTH LINE OF SAID BAKER ET AL TRACT A DISTANCE OF 338.57 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BAKER ET AL TRACT; THENCE NORTH 7°05' EAST ALONG THE EAST LINE OF SAID BAKER ET AL TRACT, A DISTANCE OF 11.1 FEET TO THE SOUTHWEST CORNER OF THE RIESTERER LUMBER PRODUCTS TRACT AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 10, 1968 IN BOOK 163, PAGE 106, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST ALONG THE SOUTH LINE OF SAID RIESTERER LUMBER PRODUCTS TRACT TO THE TRUE POINT OF BEGINNING.

PARCELS: A TRACT IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY, WHERE SAID WESTERLY RIGHT OF WAY LINE INTERSECTS THE NORTHERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD, SAID POINT BEING 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM HIGHWAY ENGINEERS CENTERLINE STATION 979+15.7; SAID POINT ALSO BEING SOUTH 1393.8 FEET AND EAST 3827.7 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 3°40'30" WEST PARALLEL TO AND 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE COLUMBIA RIVER HIGHWAY A DISTANCE OF 1485.7 FEET AND NORTH 82°53' WEST 433.22 FEET TO THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 17°23' WEST A DISTANCE OF 840.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PORTLAND & SOUTHWESTERN RAILROAD; THENCE NORTH 37°07' WEST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 821.22 FEET; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE ON A 2889.19 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 40°18' WEST A DISTANCE OF 352.33 FEET; THENCE SOUTH 82°53' EAST A DISTANCE OF 982.16 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM TRACT DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 24, 1971 IN BOOK 183, PAGE 897, DEED RECORDS OF COLUMBIA COUNTY, OREGON. ALSO EXCEPTING THEREFROM TRACTS DESCRIBED IN DEEDS TO THEODORE F. OMS ET UX, RECORDED OCTOBER 8, 1971 IN BOOK 183, PAGE 874, AND J. RECORDED OCTOBER 6, 1911 IN BOOK 183, PAGE 892, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 6: A 50 FOOT RIGHT OF WAY EASEMENT AS RESERVED IN CONTRACT RECORDED IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40 1/2' WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 80° 41' WEST A DISTANCE OF 363.36 FEET TO A POINT THAT IS NORTH 11° 45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 17, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 11° 45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN DEED IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82° 53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83° 15' WEST A DISTANCE OF 277.85 FEET TO A POINT; THENCE SOUTH 0° 17' WEST TO A POINT WHICH IS 50.0 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE PROLONGATION NORTH 80° 41' WEST OF THE SOUTH LINE OF SAID TRACT EXCEPTED AS DESCRIBED IN DEED IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST TO A POINT WHICH BEARS SOUTH 3° 40 1/2' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 40 1/2' WEST TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COLUMBIA RIVER HIGHWAY.

**Exhibit B
Ballot Title**

NOTICE OF CITY MEASURE ELECTION

City of Scappoose
(Name of City)

Notice is hereby given on August 3, 2015 that a measure election will be
held in Columbia County, Oregon on November 3, 2015.
(Name of county) (Date of election)

The following shall be the ballot title of the measure to be submitted to the county's voters
on this date: November 3, 2015.

CAPTION (10 Words)

ANNEXATION OF INDUSTRIAL PROPERTY TO THE CITY OF SCAPPOOSE

QUESTION (20 Words)

Shall the described property be annexed to the City of Scappoose?

SUMMARY (175 Words)

Scappoose Holding, LLC has requested that the City annex approximately 22.4 acres of property to the City of Scappoose. The property is located northeast of the Scappoose-Vernonia Road and Bellerest Road intersection, and is described as Columbia County Assessor Map No. 3201-CO-00600, 3201-CO-03100, and 3201-CC-01700. The property is located in the Scappoose Urban Growth Boundary and is contiguous to Scappoose City limits. Upon annexation, the property would be zoned Light Industrial (LI). The Scappoose Planning Commission and City Council have approved this annexation proposal.

The following authorized city official hereby certifies the above ballot title is true and complete, which includes completion of the ballot title challenge process.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

ANX1-15/ZC2-15

June 29, 2015

"Scappoose Industrial Parcel" Annexation and Zone Change

CITY OF SCAPPOOSE STAFF REPORT

Request: Approval of an application for annexation and a corresponding zone change to Light Industrial (LI) for approximately 22.4 acres.

Location: The subject parcel is located northeast of the Scappoose-Vernonia Road and Bellcrest Road intersection. The property consists of three parcels of land lying within the Scappoose Urban Growth Boundary. The site is described as Columbia County Assessor Map No. 3201-CO-00600, 3201-CO-03100, and 3201-CC-01700. See attached Vicinity Map (Exhibit 1).

Applicant: Scappoose Holding, LLC

Owner(s): Scappoose Holding, LLC

EXHIBITS

1. Vicinity Map
2. Zoning Map
3. Application and Narrative
4. Conceptual Development Plan
5. FIRM Map
6. Scappoose Riparian Inventory Map
7. Scappoose Local Wetlands Inventory
8. Columbia County Road Department Comments, email dated June 9, 2015
9. ODOT Comments, email dated June 19, 2015

*"Scappoose Industrial Parcel" Annexation and Zone Change***SUBJECT SITE**

- As noted above, the land proposed for annexation is within the City's Urban Growth Boundary (UGB), and is described with three separate tax account numbers in the Columbia County Assessor records. The site is zoned M-2, Light Industrial, by Columbia County (**Exhibit 2**)
- The subject site is designated as Industrial (I) on the Comprehensive Plan map. The western boundary of the site is Scappoose-Vernonia Hwy, a County road. To the west, beyond Scappoose-Vernonia Hwy, is land zoned Rural Residential (RR-5) by Columbia County and is outside of the UGB. To the east of the site is County land zoned (M-2) Light Industrial, and is within the UGB. North of the site is land zoned both County land (M-2) Light Industrial and PA-80, Primary Agriculture. To the south of the site is land within City limits (known as the Cinnamon Tree property) that is zoned Light Industrial (LI).
- The site is vacant and generally flat, and contains limited areas of vegetation which border the creek to the north.
- The site is within the boundaries of the Scappoose Rural Fire Protection District and the Scappoose Public School District. The site is currently under the police protection of the Columbia County Sheriff's Department.
- According to the Flood Insurance Rate Map (FIRM) 41009CD444D, a portion of the property is located within the Floodway (approximately 2.98 acres), a portion lies within the Fish and Riparian Corridor (approximately 3.34 acres), and a portion lies within the 100-year Floodplain (Zone AO – approximately 12.83 acres) (**Exhibit 5**). According to the Scappoose Local Wetlands Inventory Map there is one wetland (SSC-1) within the property (**Exhibit 7**). While the property is encumbered by the floodplain according to current FIRM maps, there has been a large amount of fill placed on the site in previous years, and the applicant is working with FEMA to establish a new effective Base Flood Elevation (BFE) and will seek a Letter of Map Revision (LOMR) which could potentially take the subject property, or portions of it, out of the floodplain altogether.

OBSERVATIONSCONCURRENT ANNEXATION AND ZONE CHANGE APPLICATIONS

- The applicant has requested annexation of the property and a corresponding zone change to Light Industrial (LI). The site is currently zoned Light Industrial (M-2) by Columbia County and has an Industrial Designation (I) on the Scappoose Comprehensive Plan Map. According to Section 17.136.070 of the Scappoose Development Code, because the parcel has an Industrial (I) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Light Industrial (LI).

*"Scappoose Industrial Parcel" Annexation and Zone Change*ANTICIPATED INDUSTRIAL USE

- The applicant has requested consideration for annexation in order to initiate the extension of urban services and to increase the City's industrial land inventory. No development proposals have been submitted with this application. Future development proposals will be required to apply for Site Development Review to ensure compliance with the Scappoose Development Code and Public Works Design Standards. Development must be consistent with the requirements of Chapter 17.84, Sensitive Lands-Flooding, Chapter 17.85 Sensitive Lands-Wetlands, and Chapter 17.89 – Fish and Riparian Corridor Overlay of the Scappoose Development Code.

STREET SYSTEM AND TRANSPORTATION IMPACTS

- The site has frontage on Scappoose-Vernonia Road, a County road, though currently it does not have access to this road. The Columbia County Road Department has stated that at the time of development, in order to access Scappoose-Vernonia Road, the applicant would need to get a Columbia County Road Department Access Permit as well as an easement to cross Crown-Zellerbach Trail. Currently, the site has direct access to Highway 30 via an existing 50-foot wide access easement over an adjoining parcel located immediately to the east of the eastern property boundary.
- Traffic from the site is anticipated to access Highway 30 via the above noted access easement which adjoins Highway 30 adjacent to the Oregon Meat Company on Columbia River Highway. ODOT has stated in an email dated June 19, 2015, that the City's 1997 Transportation System Plan accounted for industrial development in this area and took into account an assumed 5 employees per acre, which is consistent with realistic market conditions (Exhibit 9). While the TSP identified the need for improvements at the intersection of Highway 30 and Crown-Zellerbach Road, those improvements were completed in 2006.
- At the time of development, the subject site could be anticipated to require a traffic study in accordance with Section 5.0013 of the Scappoose Public Works Design Standards, which states that:

The City's Engineer will require a traffic analysis report as determined by the type of development and its potential impact to existing street systems. A traffic analysis will generally be required for a development, 1) when it will generate 1,000 vehicle trips per weekday or more, or 2) when a development's location, proposed site plan, and traffic characteristics could affect traffic safety, access management, street capacity, or known traffic problems or deficiencies in a development's study area.

UTILITIES & STORM DRAINAGE

- City water, storm drainage and sanitary sewer service are not available to the site at this time. When the property is developed, the applicant would be required to provide infrastructure to serve the site, at the developers cost. City water and sanitary sewer service is available nearby via an 8" line on the south side of Scappoose-Vernonia Road and Manor Drive.

"Scappoose Industrial Parcel" Annexation and Zone Change

- The applicant would be responsible for managing stormwater at the time of development. The site is located near the South Fork of the Scappoose Creek and stormwater would need to be detained, treated and discharged into the creek per the 1997 Stormwater Master Plan and Public Works Design Standards. On-site filtration may be available, but it not likely due to the unclassified fill and nearby riparian and wetland areas. Any development proposals will have to meet the Public Works Design Standards.

PUBLIC & PRIVATE AGENCIES AND PUBLIC NOTICE

- The City of Scappoose City Manager, Engineering, Building, and Police Departments; Columbia County Road Department, Scappoose Rural Fire Protection District; the Scappoose School District; the Oregon Department of Transportation (Region 2); and the Oregon Department of Land Conservation and Development have been provided an opportunity to review the proposal. The City has received no objections to the application as received. Comments from these organizations have been incorporated into this staff report.
- Notice of this request was mailed to property owners located within 300 feet of the subject site on June 18, 2015. Notice was also posted on the property on June 1st, and published in the local newspaper on June 19th and June 26, 2015. Staff has not received any comments from the public as of June 30, 2015.

APPLICABILITY OF STATEWIDE PLANNING GOALS

A number of Oregon's 19 Statewide Planning Goals and Guidelines apply to this application, as discussed in the *Findings of Fact*.

FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR APPROVAL

1. The following Statewide Planning Goals have been considered by the City of Scappoose as they pertain to this request:

A. *Citizen Involvement (Goal 1)*

Objective: *To develop a citizen Involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

*"Scappoose Industrial Parcel" Annexation and Zone Change***Finding:**

The City's acknowledged Comprehensive Plan & Development Code includes citizen involvement procedures with which the review of this application will comply. This process allows for citizens to communicate their input into the zoning map amendment review conducted by the City at public hearings or by submitting written comments. The City of Scappoose Planning Commission will review and comment on the proposed annexation and zoning map amendment on July 9, 2015 to make a recommendation to the City Council. The City Council will hold a hearing on July 20, 2015. The Applicant is required to post site notices, the City mails notices to nearby property owners, and notice is published in the newspaper. This process complies with the Goal.

B. Land Use Planning (Goal 2)

Objective: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Finding:

The procedural requirements for annexation and zone changes are contained in the Scappoose Municipal Code, which involve assessment of the application's merits, notice to affected parties, and public hearings. The proposal is to change the zoning designation of urban land within the Urban Growth Boundary, in compliance with Goal 2. Notice of the annexation and zoning map amendment has been provided by the City of Scappoose to the Oregon Department of Land Conservation and Development (DLCD) as required. The City's decision is based on findings of fact.

C. Agricultural Lands (Goal 3)

Objective: *To preserve and maintain agricultural lands.*

Finding:

This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified agricultural resources are located on the site. The site is designated for industrial development in the Comprehensive Plan and is currently zoned for industrial use by Columbia County.

*"Scappoose Industrial Parcel" Annexation and Zone Change***D. Forest Lands (Goal 4)**

Objective: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Finding:

This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified forest resources are located on site.

E. Open Spaces, Scenic and Historic Areas and Natural Resources (Goal 5)

Objective: *To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding:

The subject site is not designated as open space, a scenic, or historic area area by the City of Scappoose and does not contain any known significant open space, scenic, or historic areas. The subject site does contain a series of floodways, floodplains, a wetland, and a fish and riparian corridor overlay, as shown on the City's Riparian Inventory Map, Local Wetlands Inventory, and FIRM map (Exhibits 5, 6, & 7). Any proposed development on this site will be evaluated for compliance with the City's Land Use and Development Codes prior to allowing development to occur. The City's Land Use and Development Code has been implemented in order to limit impacts to natural resources and to provide protection for inventoried Goal 5 resources. Therefore, the proposed annexation and zone change do not conflict with this Goal.

F. Air, Water and Land Resources Quality (Goal 6)

Objective: *To maintain and improve the quality of the air, water and land resources of the state.*

*"Scappoose Industrial Parcel" Annexation and Zone Change***Finding:**

The site is currently planned for industrial use. If the annexation is approved, the site would be subject to City regulations that do not allow off-site impacts from noise, vibration, odors, glare, or other "nuisance" effects. The potential harmful effects on air, water and land resource quality is limited. The annexation and zone change proposal will therefore have no significant impact with respect to this Goal.

G. Areas Subject to Natural Disasters and Hazards (Goal 7)

Objective: *To protect people and property from natural hazards.*

Finding:

The subject site is not located within a potential landslide hazard, or earthquake hazard area. The subject site is within a mapped floodplain, however, and any proposed development on the site would be subject to Chapter 17.84, Sensitive Lands –Flooding. If annexed into the City, any proposal for development within the areas affected by the floodplain will be required to document compliance with the applicable City, State and Federal requirements for development within areas affected by the floodplain. The City implements local floodplain regulations and is therefore consistent with the avoidance of natural disasters and hazards under Goal 7.

H. Recreational Needs (Goal 8)

Objective: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding:

The site is presently designated for industrial development on the Comprehensive Plan and has not been planned for recreational opportunities. The requested zone change to Light Industrial (LI) will therefore not result in a reduction in land planned or reserved for recreational use. Consequently, the proposed Annexation and Zone Change will have no significant impact on the City's planning for recreational needs.

*"Scappoose Industrial Parcel" Annexation and Zone Change**I. Economic Development (Goal 9)*

Objective: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Finding:

The site is presently designated for industrial development on the Comprehensive Plan and is part of the City's future industrial inventory. The City's Light Industrial zone provides for a number of uses, which would provide opportunities to employ a local workforce and contribute to the local economy. The site's location is ideal for access to significant infrastructure corridors and the proposed zoning of the site is suitable to encourage opportunities for economic activity.

The proposed annexation and zoning map amendment should result in development that contributes to the state and local economy. Therefore, the application is consistent with this Goal.

J. Housing (Goal 10)

Objective: *To provide for the housing needs of citizens of the state.*

Finding:

The property proposed for annexation is designated Industrial on the Comprehensive Plan map. The proposed annexation and zone change to Light Industrial (LI) would have no effect on the housing supply within City Limits. Goal 10 is not applicable to this request.

K. Public Facilities and Services (Goal 11)

Objective: *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

Finding:

The subject property lies within the Urban Growth Boundary (UGB) and therefore requires the extension of public facilities and services at the developer's expense at such time that the

"Scappoose Industrial Parcel" Annexation and Zone Change

property is developed. City water and sanitary sewer service is available nearby via 8" lines on the south side of Scappoose-Vernonia Road and Manor Drive. Water, sanitary sewer, and storm sewer would be constructed as Conditions of Approval for future Site Development Review applications.

L. Transportation (Goal 12)

Objective: *To provide and encourage a safe, convenient and economic transportation system.*

Finding:

This Goal requires the City to prepare and implement a Transportation System Plan (TSP). The 1997 Scappoose TSP assumed that this site would be developed under the City's Light Industrial (LI) and Industrial Comprehensive Plan and zoning designations. Subsection 9 of OAR 660-012-0060 allows local governments to create findings that support zoning map amendments that do not significantly affect existing or planned transportation facilities when the following three conditions are met: the proposed zoning is consistent with the existing Comprehensive Plan, the local government has an acknowledged Transportation System Plan, and when the area under consideration was not exempted from the rule during an Urban Growth Boundary Amendment. The three conditions described within the OAR are met in that the City: has an adopted TSP, the site was not specifically exempted from the rule during an Urban Growth Boundary Amendment, and because the proposed zoning is consistent with the existing Comprehensive Plan. ODOT staff has submitted comments (Exhibit 8) stating that the annexation is consistent with the transportation planning for Scappoose and that the TSP did account for industrial development in this area. The applicant may need to submit a traffic study with future development proposals to analyze individual intersections and streets based upon the intensity of the proposed uses. The requirements of Goal 12, as they pertain to annexation, have been met.

M. Energy Conservation (Goal 13)

Objective: *To conserve energy.*

1. Land use plans should be based on utilization of the following techniques and implementation devices which can have a material impact on energy efficiency:

a. Lot size, dimension, and siting controls;

b. Building height, bulk and surface area;

"Scappoose Industrial Parcel" Annexation and Zone Change

- c. Density of uses, particularly those which relate to housing densities;*
- d. Availability of light, wind and air;*
- e. Compatibility of and competition between competing land use activities; and*
- f. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.*

Finding:

The site is located immediately adjacent to existing industrial uses. The proposed zoning would permit development in accordance with the Comprehensive Plan with the potential to create an energy-efficient land use pattern within the City's Urban Growth Boundary.

N. Urbanization (Goal 14)

Objective: *To provide for an orderly and efficient transition from rural to urban land use.*

Finding:

The subject property is within the Urban Growth Boundary and no expansion of the UGB is proposed. The proposed annexation and zone change is the first step in the transition from rural to urbanized land as foreseen in the Comprehensive Plan. Development of the site will trigger requirements for the developer to provide infrastructure, including necessary sewer lines, storm drainage lines, water line extensions, and street improvements.

*O. Other Goals***Finding:**

The following goals are not applicable to this application:

- Willamette River Greenway (Goal 15)
- Estuarine Resources (Goal 16)
- Coastal Shorelands (Goal 17)
- Beaches and Dunes (Goal 18)

"Scappoose Industrial Parcel" Annexation and Zone Change

- Ocean Resources (Goal 19)

2. The following Administrative Rule has been considered by the City of Scappoose as it pertains to this request:

*TRANSPORTATION PLANNING RULE**OAR 660 Division 12 – Transportation Planning:**660-012-0060 Plan and Land Use Regulation Amendments*

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

[...]

(3) Notwithstanding sections (1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where:

"Seapoonse Industrial Parcel" Annexation and Zone Change

(a) The facility is already performing below the minimum acceptable performance standard identified in the TSP or comprehensive plan on the date the amendment application is submitted;

(b) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the adopted TSP;

(c) Development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures;

(d) The amendment does not involve property located in an interchange area as defined in paragraph (4)(d)(C); and

(e) For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (d) of this section.

(4) Determinations under sections (1)-(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

(a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.

(b) Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:

(A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.

{...}

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(e) For purposes of this section, a written statement provided pursuant to paragraphs (b)(D), (b)(E) or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

Finding:

As noted previously, subsection 9 of OAR 660-012-0060 allows local governments to create findings that support zoning map amendments that do not significantly affect existing or planned transportation facilities when the following three conditions are met: the proposed zoning is consistent with the existing Comprehensive Plan, the local government has an acknowledged Transportation System Plan, and when the area under consideration was not exempted from the rule during an Urban Growth Boundary Amendment. The three conditions described within the OAR are met in that the City: has an adopted TSP, the site was not specifically exempted from the rule during an Urban Growth Boundary Amendment, and because the proposed zoning is consistent with the existing Comprehensive Plan. ODOT staff has submitted comments (Exhibit 9) stating that the annexation is consistent with the transportation planning for Scappoose and that the TSP did account for industrial development in this area. The applicant may need to submit a traffic study with future development proposals to analyze individual intersections and streets based upon the intensity of the proposed uses.

The City finds that the proposed annexation and zone change are consistent with the land uses envisioned by the Comprehensive Plan and the Transportation System Plan.

3. The following Goals and Policies from the Scappoose Comprehensive Plan are applicable to this request:

GOAL OF THE URBAN GROWTH BOUNDARY

It is the goal of the City of Scappoose to:

- 1) Create within the City and its growth area, optimal conditions of livability.*
- 2) Locate all major public and private developments such as schools, roads, shopping centers, and places of employment, so that they do not tend to attract residential development to locations outside the designated urban growth boundary.*

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- 3) *Include within the urban growth boundary ample land for future development.*
- 4) *Promote employment generating uses within the airport section of the urban growth boundary. The amount of land required for the use should not dominate the amount of employment generated by the use.*
- 5) *Develop the airport area in a manner to create an industrial park.*

POLICIES FOR THE URBAN GROWTH BOUNDARY

It is the policy of the City of Scappoose to:

- 2) *Review the supply of buildable lands within the Urban Growth Boundaries, in cooperation with Columbia County during each major review of the City's plan. The process of expanding the urban growth areas may begin when there is less than a five year supply of residential land or when 75 percent of the industrial or commercial lands are built on.*
- 8) *Consider annexation of industrial lands only when sufficient capacity exists for the delivery of sewer, water, street, police and fire services.*

[...]

Policies 1, 3-7, and 9-11 are not applicable to this application.

Finding:

Annexing the land comprising this site will provide an industrial employment opportunity immediately adjacent to Light Industrial zoned land already within City limits. This site is zoned M-2, Light Industrial, by Columbia County. Annexing the site allows Light Industrial development, as envisioned by the Comprehensive Plan goals and policies.

The City Engineer, Chief of Police, Fire Chief, and School Superintendent were provided with an opportunity to determine whether sufficient capacity exists for needed facilities and services. No objection to this annexation has been expressed by City Departments or public service agencies.

The applicable goals and policies of the GOAL OF THE URBAN GROWTH BOUNDARY and POLICIES FOR THE URBAN GROWTH BOUNDARY are satisfied.

GOAL FOR PUBLIC FACILITIES AND SERVICES

- 1) *Provide the public facilities and services which are necessary for the well being of the community and which help guide development into conformance with the Comprehensive Plan.*

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- 2) *Direct public facilities and services, particularly water and sewer systems, into the urban growth area.*
- 3) *Ensure that the capacities and patterns of utilities and other facilities are adequate to support the residential densities and intensive land use patterns of the Comprehensive Plan.*
- 4) *Avoid the provision or expansion of public utilities and facilities in sparsely settled non-urban areas, when this would tend to encourage development or intensification of uses, or to create the need for additional urban services.*

Goals 5-11 are not applicable to this application.

POLICIES FOR PUBLIC FACILITIES AND SERVICES

- 1) *Design urban facilities and services, particularly water and sewer systems, to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet anticipated growth needs; also, develop a design review process to insure that public services and facilities do not unreasonably degrade significant fish and wildlife habitats.*
- 9) *Control local flooding and groundwater problems through the use of existing storm drainage systems and construction of new facilities in accordance with the Scappoose Storm Drain System Master Plan.*
- 20) *Approve annexations of new industrial lands only when there is sufficient capacity in the sewer, water, street, fire, and police systems of the city.*

Policies 2-8, 10-19 and 21-27 are not applicable to this application.

Finding:

The City Engineer, City Manager, Chief of Police, Fire Chief, and school Superintendent were provided with the opportunity to determine whether sufficient capacity exists for needed facilities and services. No objection to this annexation has been expressed by City Departments or public service agencies. The public facility requirements must be met at the time that the applicant proposes a Development Plan for industrial uses. All plans and improvements are subject to review by the City Engineer and must conform to the requirements of the Scappoose Municipal Code and the Public Works Design Standards and Standard Specifications.

Fire & Police Protection

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- The Scappoose Rural Fire District provides fire protection. The station is located at 52751 Columbia River Highway, approximately 0.5 miles from the site. The impact to the fire protection services from annexation of this site will be relatively low since the site is already in the Fire District. Furthermore, development of the site will have to comply with all applicable fire and building codes and would provide hydrants in sufficient numbers and at locations deemed appropriate by the Scappoose Rural Fire District.
- The impact on police services would also be relatively low from the anticipated use of Light Industrial operations.

Schools

- It is unclear what impact additional employees and their families will have on local school district enrollment. The local school district should receive additional revenues due to increased valuation as a result of future development to partially offset any increase in school district enrollment.

Water Service

- There is an existing City water line available nearby via an 8" line on the south side of Scappoose-Vernonia Road and Manor Drive. The City does not propose to fund extension of water service to the site at this time due to the distance between the site and existing water infrastructure. The applicant would be required to extend water lines to connect to the water system at the time of development. The Water System Master Plan also shows an 8" loop from the subject site to Highway 30 and a 16" line extending from the driveway access of the subject site to the Scappoose-Vernonia Road intersection with Highway 30 and may need to be constructed to provide a looped water system depending on the flow requirements of the subject site.

Sewer and Storm Drainage

- The nearest sanitary sewer can be found on the south side of Scappoose-Vernonia Road and Manor Drive. The City does not propose to fund extension of sewer service to the site at this time due to the distance between the site and existing sewer infrastructure. The applicant would be required to extend sewer lines to connect to the sewer system at the time of development. The applicant may be required to add additional capacity at the El Smith pump station due to increased flows per the Sanitary Master Plan.
- There is no public storm drain system in the vicinity of the site so the applicant will have to provide stormwater management at such time that the property develops. The storm drainage system would be designed to ensure that development of the site does not degrade water quality or increase water quantity draining to the Scappoose Drainage District or cause other flooding or groundwater problems.

"Scappoose Industrial Parcel" Annexation and Zone Change

- Upon annexation and a zone change, a closer evaluation of the sewer service and drainage options will happen during Site Development Review.
- Local flooding and groundwater problems would be controlled upon development by the construction of new drainage facilities in accordance with the Scappoose Storm Drain System Master Plan.

The applicable goals and policies of the GOAL FOR PUBLIC FACILITIES AND SERVICES, and the POLICIES FOR PUBLIC FACILITIES AND SERVICES, are satisfied.

GOAL FOR ECONOMICS

It is the goal of the City of Scappoose to:

- 1) Maintain conditions favorable for a growing, healthy, stable, and diversified business and industrial climate.*
- 2) Establish greater local control over the density of local economic development.*

POLICIES FOR ECONOMICS

It is the policy of the City of Scappoose to:

- 1) Make sufficient land available for the anticipated expansion of commercial and industrial activities.*
- 4) Encourage the expansion of employment opportunities within the urban area, so residents can work within their community as well as commute to jobs outside the City.*
- 5) Promote pollution free industrial development necessary to provide a balanced tax base for the operation of local government services.*
- 7) Assist in programs to attract desirable industries in terms of diversification, labor-intensiveness, and non-pollution rather than accept any industry which may wish to locate here; additionally, to prohibit industries with excessive levels of pollution or other undesirable effects which would cancel possible economic benefits or threaten the existing quality of living.*
- 11) Identify special locations for industrial activities that will assist in energy conservation; specifically, industries should be clustered:*
 - a. Close to existing rail lines.*

"Scappoose Industrial Parcel" Annexation and Zone Change

b. To allow for employees to use carpools.

- 13) *Coordinate its plans for public facilities to accommodate expected industrial and residential growth.*

Policies 2-3, 6, 8-10, 12, and 14-17 are not applicable to this application.

Finding:

The subject property is located in the Scappoose Urban Growth Boundary and is designated Industrial on the Comprehensive Plan Map in recognition of planned industrial uses at such time that the City annexes the property. Industrial development will enhance the City's economic base, providing additional employment opportunities within the City Limits. The City's system plans for water and sanitary sewer service are capable of accommodating Industrial use of the subject property. Improvements to the Highway 30 & Crown-Zellerbach intersection were completed in 2006 and will support the industrial uses of this and surrounding development.

Annexing this 22.4-acre site will satisfy the immediate need for industrial land. Annexation of this property also affords the City direct control over development.

The proposed Light Industrial use would be required to conform to Chapter 17.90 – Environmental Performance Standards, which would encourage low-pollution activities that would bolster the City's tax base and provide employment opportunities for City residents. Annexation will allow this development to occur within City Limits.

The applicable goals and policies of the GOAL FOR ECONOMICS and the POLICIES FOR ECONOMICS are satisfied.

GENERAL GOALS FOR LAND USES

- 1) *The growth of the City should be orderly and in accordance with the public health, safety and welfare, while preserving individual choice and recognizing existing patterns of development.*
- 3) *A suitable balance between competing land use should be established so that, insofar as possible, the complete range of social, economic, cultural, and aesthetic needs of the community are met.*
- 8) *Industrial areas should be suitable for their purpose, properly located, and adequate for future needs.*
- 13) *A safe and convenient transportation system should be developed to meet future needs.*

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- 14) *The local economy should be strengthened and diversified.*

Goals 2, 4-7, 9-12, and 15-19 are not applicable to this application.

Finding:

The subject property is located in the UGB and is suitably located to accommodate contemporary industrial needs. This area is not in conflict with residential uses and would benefit from the proximity of nearby industrial development. Annexation of this site provides for orderly development of the area around an existing industrial cluster and provides a balanced land use supply by eliminating the immediate deficit of industrial land within the City. Providing an opportunity for development by annexing the site will increase the number of job opportunities within the City.

The applicable goals and policies of the GENERAL GOALS FOR LAND USES are satisfied.

GOAL FOR THE INDUSTRIAL LAND USE DESIGNATION

It is the goal of the City of Scappoose to:

- 1) *Provide a place for industrial activities where their requirements can be met, and where their environmental effects will have a minimal impact upon the community.*

POLICIES FOR THE INDUSTRIAL LAND USE DESIGNATION

It is the policy of the City of Scappoose to:

- 1) *Provide suitable areas for industrial expansion, utilizing for such purposes relatively large, flat areas that are separated by buffers from the City's residential districts.*
- 3) *Locate industrial areas so they have a convenient relationship to the community's transportation system, without generating heavy traffic through residential districts; additionally, the clustering of industrial activities will allow carpooling by employee.*

Policies 2 and 4-6 are not applicable to this application.

Finding:

The subject site is a relatively large and flat area suitable for industrial uses since it is clustered near existing industrial uses and would allow for carpooling of employees upon the development of the site. Access to the property from Highway 30 is relatively direct via a 50-foot wide easement along the eastern property boundary, which would not impact residential areas.

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The applicable goals and policies of the GOAL FOR THE INDUSTRIAL LAND USE DESIGNATION and POLICIES FOR THE INDUSTRIAL LAND USE DESIGNATION are satisfied.

GOAL FOR TRANSPORTATION

[...]

8) To assure that roads have the capacity for expansion and extension to meet future demands.

POLICIES FOR TRANSPORTATION

1) Require all newly established streets and highways to be of proper width, alignment, design and construction, and to ensure that they are in conformance with the City's Subdivision Ordinance.

2) Review diligently all subdivision plats and road dedications to insure the establishment of a safe and efficient road system.

Finding:

The required improvements and construction of new streets serving the site must meet the requirements of the Columbia County Transportation System Plan and the Public Works Design Standards. Additional findings are found in Findings of Fact #2, Transportation Planning Rule.

4. The following sections of Title 17 of the Scappoose Municipal Code (Scappoose Development Code) are applicable to this request:

Chapter 17.22 AMENDMENTS TO THE TITLE, COMPREHENSIVE PLAN, AND MAPS

17.22.010 Purpose. The purpose of this chapter is to set forth the standards and purposes governing legislative and quasi-judicial amendments to this title, the acknowledged comprehensive plan, and the related maps.

17.22.030 Quasi-judicial amendments. Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 17.162 and the following:

A. The commission shall make a recommendation to the Council to approve, approve with conditions or deny an application for a quasi-judicial comprehensive plan map amendment or zone changes based on the following:

"Scappoose Industrial Parcel" Annexation and Zone Change

1. *The applicable comprehensive plan policies and map designation;*
 2. *The change will not adversely affect the health, safety and welfare of the community;*
 3. *The applicable standards of this title or other applicable implementing ordinances; and*
 4. *Evidence of change in the neighborhood or community or a mistake or inconsistency with the comprehensive plan or zoning map as it relates to the subject property.*
- B. The council shall decide the applications on the record.*
- C. A quasi-judicial application may be approved, approved with conditions or denied.*

Finding:1. **THE APPLICABLE COMPREHENSIVE PLAN POLICIES AND MAP DESIGNATION**

As specified by Section 17.136.070 of the Scappoose Municipal Code, if this property is annexed it would automatically receive the Light Industrial (LI) zoning designation since the site had an "Industrial" Comprehensive Plan Map designation. The applicant has requested that the lands retain an industrial designation upon annexation, therefore no amendment to the Comprehensive Plan is required. Annexation of the subject property will implement the Comprehensive Plan by adding industrial lands to the City's current inventory.

2. **THE CHANGE WILL NOT ADVERSELY AFFECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY;**

The proposed annexation is consistent with the Comprehensive Plan because the property lies within the Urban Growth Boundary. The zone change to LI implements the Industrial Comprehensive Plan designation. Operations of industrial developments are regulated to ensure minimal off-site impacts. Therefore, the proposal will not adversely affect health, safety, and welfare.

3. **THE APPLICABLE STANDARDS OF THIS TITLE OR OTHER APPLICABLE IMPLEMENTING ORDINANCES;**

The proposed annexation and zone change are policy decisions subject to guidance by the full policy framework established by the Oregon Statewide Land Use Planning Goals and associated Oregon Administrative Rules (OAR), and by the Scappoose Comprehensive Plan and

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Development Code. Full discussion of the applicable standards is found in this report. The analysis demonstrates consistency and compliance with all applicable approval standards.

4. EVIDENCE OF CHANGE IN THE NEIGHBORHOOD OR COMMUNITY OR A MISTAKE OR INCONSISTENCY WITH THE COMPREHENSIVE PLAN OR ZONING MAP AS IT RELATES TO THE SUBJECT PROPERTY.

The proposal is in response to a growing community and developing economy with a viable market for additional industrial development.

Chapter 17.70 LI LIGHT INDUSTRIAL

17.70.030 Permitted uses. In the light industrial zone, activities are subject to site development review, Chapter 17.120, Site Development Review. Only the following uses and their accessory uses are permitted outright:

[...]

F. Building materials sales and service;

[...]

L. Retail facilities on sites greater than one hundred thousand square feet;

M. Manufacturing of finished products;

N. Manufacturing of components for use in finished products;

O. Packaging of previously processed materials;

P. Participation sports and recreation: indoor and outdoors;

Q. Processing and packing of food products; [...]

Y. Wholesale, storage, and distribution; [...]

Finding:

A variety of uses are permitted in the Light Industrial zoning district. No development is proposed at this time. The requirements of this section will apply to future development of the site. The applicant was required to, and has submitted a conceptual development plan, which is included as **Exhibit 4** to show a possible layout of the subject site upon future development. Section 17.70.030 is satisfied.

*"Scappoose Industrial Parcel" Annexation and Zone Change*Chapter 17.136 ANNEXATIONS17.136.020 Policy.

Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose Comprehensive Plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the City and the policies and regulations of affected agencies' jurisdictions and special districts.

A. *It is the City's policy to encourage and support annexation where:*

- 1. The annexation complies with the provisions of the Scappoose Comprehensive Plan*
- 2. The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the City.*
- 3. The annexation would benefit the City by addition to its revenues of an amount that would be at least equal to the cost of providing service to the area.*
- 4. The annexation would be clearly to the City's advantage in controlling the growth and development plans for the area.*

Finding:

The proposed annexation complies with the goals and policies of the Comprehensive Plan. The annexation will provide a logical service area and is adjacent to land within the City currently zoned Light Industrial, thereby contributing more available land within an identified industrial cluster. Revenues from the area are anticipated to cover the cost of providing services, especially factoring in the employment that could occur on site. The costs associated with the extension of services to the site will be the responsibility of the developer or owner at the time of development. Any developer will also be required to contribute to the City's infrastructure systems through the payment of system development charges at the time of development. Annexation will allow the City to manage growth and alleviate an immediate need for industrial property within the City limits. Annexation of the property provides for City inspection and approval of all development. The area proposed for annexation is within the City's Urban Growth Boundary and would benefit the City by providing opportunities for economic development and local employment.

Section 17.136.020(A) is satisfied.

*"Scappoose Industrial Parcel" Annexation and Zone Change***B. It is the City's policy to discourage and deny annexation where:**

1. *The annexation is inconsistent with the provisions of the Scappoose Comprehensive Plan.*
2. *The annexation would cause an unreasonable disruption or distortion of the current City boundary or service area.*
3. *The annexation would severely decrease the ability of the City to provide services to an area either inside or outside of the City.*
4. *Full urban services could not be made available within a reasonable time.*

Finding:

The proposal is consistent with the provisions of the Scappoose Comprehensive Plan as previously discussed. The annexation does not decrease the ability of the City to provide services and does not cause an unreasonable disruption of the current City boundary. The proposed annexation site can be served by urban services provided that the applicant installs water, sewer and storm facilities to serve the site and improves the streets in conjunction with future development. Section 17.136.020(B) is satisfied.

17.136.040 Approval standards.**A. The decision to approve, approve with modifications or deny, shall be based on the following criteria:**

1. *All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*

Finding:

Existing municipal police services can be made available to the site immediately. The site has access to Highway 30 and the TSP indicates that area roads and intersections have the proper capacity to meet future development of the site. The property is already located within the Scappoose Rural Fire District, the Scappoose School District, the Scappoose Library District, and the Scappoose Parks and Recreation District. Telephone and electric services are already provided to neighboring properties.

"Scappoose Industrial Parcel" Annexation and Zone Change

Water and sewer service can be made available to the site and could be provided when the applicant extends the water and sewer lines. The water treatment plants and wastewater treatment plant have excess capacity to accommodate development of this and other sites, according to City staff in the Water Department.

Section 17.136.040(A).1 is satisfied.

2. *The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*

Finding:

As discussed previously, the proposed annexation will have a minimal impact on the capacity of public service providers, especially since the site is already within the service areas of the Fire District and other service providers. Section 17.136.040(A).2 is satisfied.

3. *The need for housing, employment opportunities and livability in the City and surrounding areas;*

Finding:

This annexation would provide an additional 22.4 acres of industrial land with the potential for long-term employment, and would also create temporary employment opportunities for the construction of utilities and structures. Annexation would stimulate economic development. Section 17.136.040(A).3 is satisfied.

4. *The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.*

Finding:

This site is contiguous to the existing City limits and is bordered to the south by land within the City. Police and fire protection can be supplied by the Scappoose Police Department and Scappoose Rural Fire Protection District, respectively. The site has convenient transportation access to Highway 30, and is close to existing industrial development, making carpooling and energy conservation possible. Urbanization of the site is consistent with the City's Comprehensive Plan, and site development is not anticipated to impose adverse social impacts. Increasing the industrial land supply will benefit the City by providing employment opportunities and satisfying the immediate need for industrial land. Section 17.136.040(A).4 is satisfied.

"Scappoose Industrial Parcel" Annexation and Zone Change

17.136.070 Zoning upon annexation. Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the city's zoning district which most closely implements the city's comprehensive plan map designation.

Comprehensive Plan	Zoning Classification
SR	R-1, Low Density Residential
GR	R-4, Moderate Density Residential
MII	MH, Manufactured Home Residential
C	Expanded Commercial
I	Light Industrial

Finding:

The site has a Comprehensive Plan designation of I, Industrial. Upon annexation, the site would automatically be zoned LI, Light Industrial. Section 17.136.070 is satisfied.

Chapter 17.162 PROCEDURES FOR DECISION MAKING---QUASI-JUDICIAL17.162.090 Approval authority responsibilities. [...]

C. The planning commission shall conduct a public hearing in the manner prescribed by this chapter and shall have the authority to approve, approve with conditions, approve with modifications or deny the following development applications:

1. Recommendations for applicable comprehensive plan and zoning district designations to city council for lands annexed to the city;
2. A quasi-judicial comprehensive plan map amendment except the planning commission's function shall be limited to a recommendation to the council. The commission may transmit their recommendation in any form and a final order need not be formally adopted;
3. A quasi-judicial zoning map amendment shall be decided in the same manner as a quasi-judicial plan amendment; [...]

*"Scappoose Industrial Parcel" Annexation and Zone Change***Finding:**

The applicant has requested the concurrent review of Annexation and a Zone Change. The Planning Commission will make a recommendation to the City Council regarding the applicant's request. Based on the submitted materials and the staff report the applicant's proposal complies with the City's Comprehensive Plan and with the requirements of Title 17 of the Scappoose Municipal Code. Section 17.162.090(C) is satisfied.

RECOMMENDATION

The industrial use proposed for this site is consistent with the City of Scappoose Comprehensive Plan and the parcel is within the City's Urban Growth Boundary. The site is also within the boundaries of the special districts and departments providing public services to the areas within the City.

Based on the findings of fact, the conclusionary findings for approval, and the material submitted by the applicant, staff recommends that the Planning Commission recommend **APPROVAL** of application ANX1-15, ZC2-15 to City Council for placement on the November 2015 ballot.

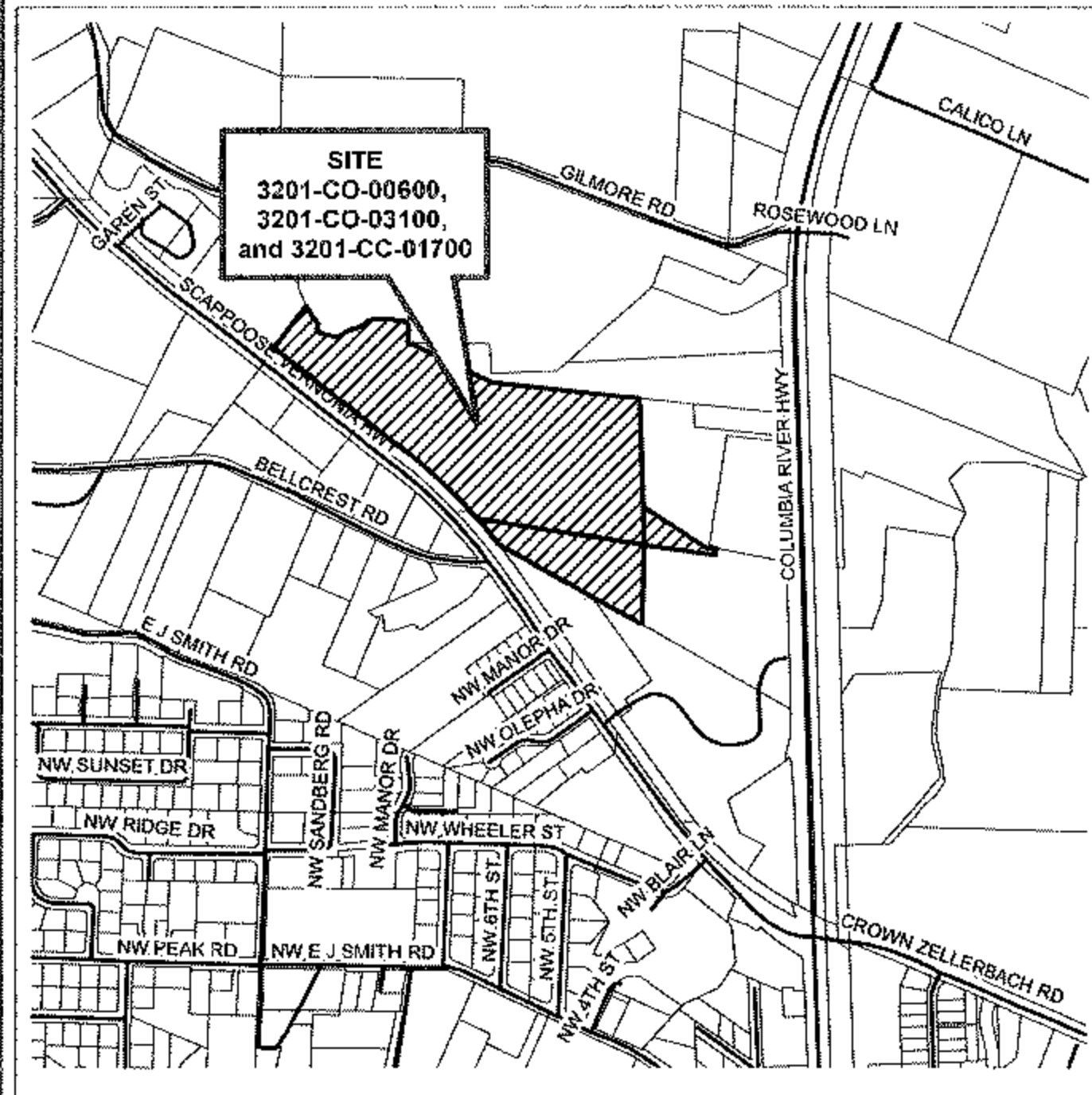
Exhibit 1

ANX1-15, ZC2-15

Vicinity Map for Scappoose Industrial Annexation

Location: Scappoose-Vernonia Hwy at Bellcrest Road

Columbia County Assessor Map: 3201-CO-00600, 3201-CO-03100 & 3201-CC-01700



SCAPPOOSE GIS

Legend

- Streets
- Taxlots Boundary



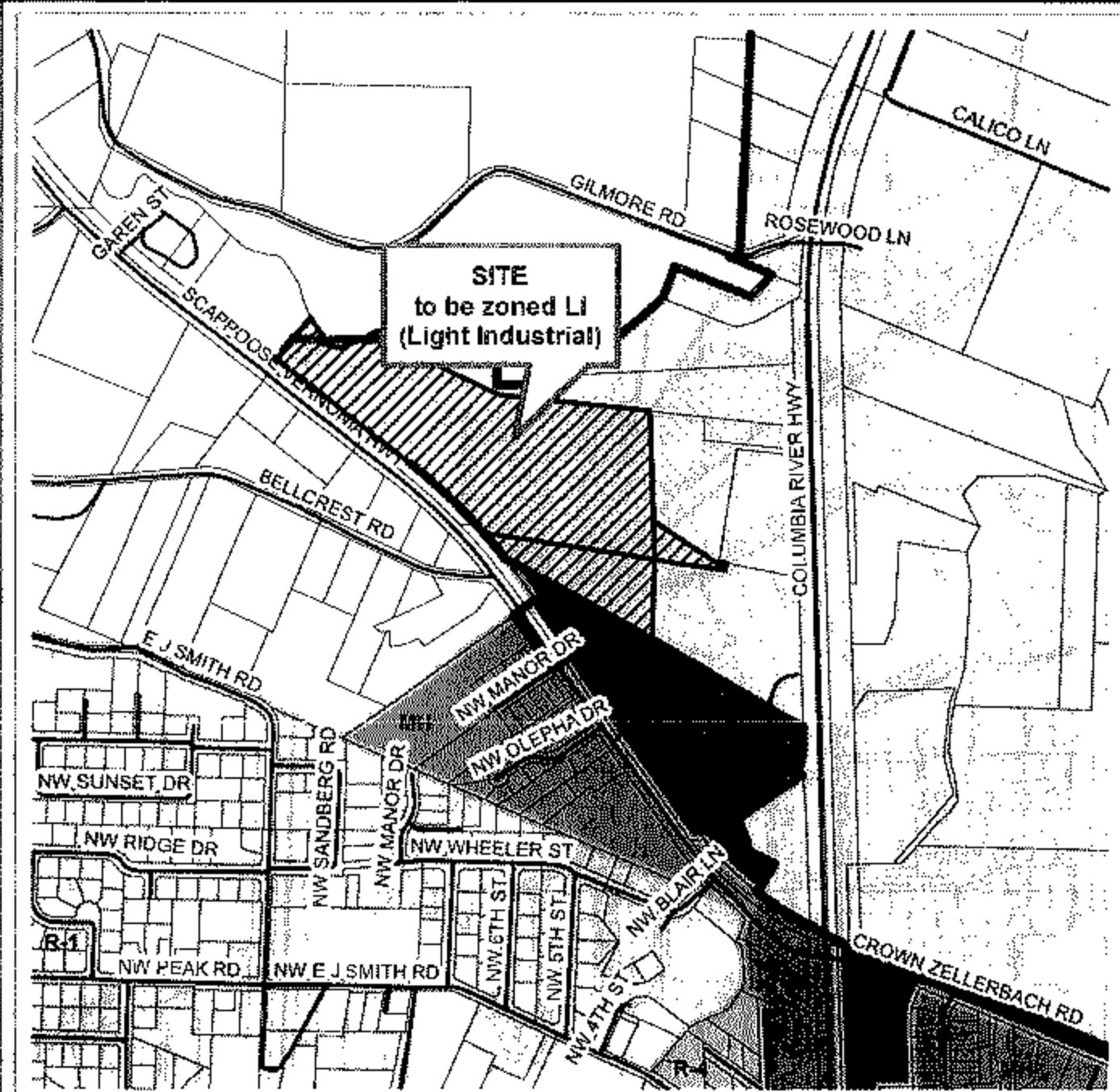
0 100 200 400 600 800 1,000 1,200 Feet

ANX1-15, ZC2-15

Zoning Map for Scappoose Industrial Annexation

Location: Scappoose-Vernonia Hwy at Bellcrest Road

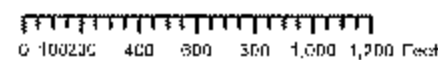
Columbia County Assessor Map: 3201-CO-00600, 3201-CO-03100 & 3201-CO-01700



SCAPPOOSE GIS

Legend

Streets	R-1	C	PL-L
Urban Growth Boundary	R-1	EC	PUA
Taxlots Boundary	A-1	LI	
	MH	PL-R	



CITY OF SCAPPOOSE

Exhibit 3

Planning Department
52610 NE 1st Street, Suite 120
Mailing address: 33568 E. Columbia Avenue, Scappoose, OR 97056
Phone: (503) 543-7184 fax: (503) 543-5679

CHECK THE TYPE OF APPLICATION YOU ARE APPLYING FOR:			
Development Code/ Comprehensive Plan Text Amendment		Variance (Major or Minor)	
Comprehensive Plan Map Amendment		Sign Permit	
Zone Change		Temporary Commercial Use	
Annexation	X	Vacation (Street or Easement)	
Subdivision		Public Land Tree Removal	
Partition (Major or Minor)		Type II Home Occupation	
Property Line Adjustment		Determination of Similar Use	
Sensitive Lands Development Permit		Modification to Previous Approval	
Site Development Review		Pre-Application Conference	
Conditional Use			

Requirements for each specific type of application will be attached to this form and constitute part of the application packet.

Applicant: 3J Consulting, Inc. Property Owner: Scappoose Holding, LLC

Mailing Address: 5075 SW Griffith Dr., Suite 150 Mailing Address: 12042 SE Sunnyside Road, Suite 570

City: Beaverton State: OR Zip: 97005 City: Clackamas State: OR Zip: 97015

Phone: 503-545-1907 Fax: Phone: 503-201-8618 Fax:

Email: andrew.lull@3j-consulting.com Email: jeff@dj2holdings.com

Property Address or Location: Scappoose Verronia Hwy at Ballcrest Road

Columbia County Tax Account Number: 3N2W1CO 00600 & 03100

A Legal Description of the Property must be attached.

A pre-application conference may be required depending on the type of application. Confirm with City Planner.

I certify that this application and its related documents are accurate to the best of my knowledge. I understand that the signature on this application authorizes the City and its agents to enter upon the subject property to gather information pertinent to this request.

Signature of Applicant (required) Signature of Property Owner (required)

To be completed by City Staff:

Date application was submitted: Amount of Fee paid: Receipt Number:

Before this application will be processed, the Planner must certify that all applicable items are included and the application is complete. Date application accepted as complete:

Please attach this form to the application cover form and return with the following items:

(For Office Use Only)

Complete

- _____ 1. Map and Tax Lot number, name of owner and mailing address as shown in the Columbia County Tax Rolls for all property within 200' of the outside perimeter of the tax lot(s) for which the annexation is proposed.
- _____ 2. A copy of the applicable Columbia County Assessor map.
- _____ 3. A metes and bounds legal description of the annexation area.
- _____ 4. A vicinity map showing the existing comprehensive plan designation and zoning for the site and surrounding properties and the proposed zoning.
- _____ 5. A narrative discussing all applicable comprehensive plan policies and all supporting documentation related to statements included in narrative. The narrative must include a discussion of the availability, capacity, and status of existing water, sewer, drainage, transportation, park, police and fire service, and school facilities and the increased demand for such facilities to be generated by any proposed development within the annexation area.
- _____ 6. A conceptual development plan drawn to engineering scale. Include 3 copies of all drawings larger than 11 X 17. One copy must be 11 X 17. If an item is not applicable to your site, please indicate by initialing beside that item. The conceptual development plan shall include the following.
 - _____ The site size in square feet and the outside dimensions; and
 - _____ The location, dimensions, setback distances and use of all existing structures and improvements located within 25 feet of the site; and
 - _____ The location, dimensions, setback distances and for all proposed structures and improvements on the site; and
 - _____ The location, dimensions and names of all existing and platted streets and other public ways and easements on the site and on all adjacent properties and all proposed streets or other public ways and easements on the site; and
 - _____ The location of all utilities which are located within 25 feet of the site and all proposed utilities for the development; and
 - _____ The location of drainage patterns and drainage courses; and
 - _____ The location of any flood plain areas (Scappoose Drainage District, 100 year flood plain and floodway as indicated on FIRM Maps) and the FIRM Map Number; and
 - _____ The location of any slopes in excess of 15 percent; and
 - _____ The location of any unstable ground (areas subject to slumping, earth slides or movement); and



April 27, 2015

City of Scappoose
Attn: Ms. Laurie Oliver
Associate City Planner
52610 NE 1st Street
Scappoose, Oregon

Scappoose Industrial – Annexation Proposal
Scappoose, Oregon

Dear Ms. Oliver,

3J acts on behalf of the owners of the property known as Tax Lots 3N2W1C0 00600 & 03100 and 3N2W1C0 01700 in providing this petition for annexation of the territory into the City of Scappoose. The owners of the property have requested consideration for annexation in order to initiate extension of urban services.

We have provided this letter, the accompanying narrative, and the City's application and petition in order to formally request consideration for annexation by the City's Planning Commission, Council, and the Electorate. Over the coming weeks, we look forward to working with you to perfect this application.

Please feel free to contact me directly if you have any questions or need any additional clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Tull', is written over a circular stamp or seal.

Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: Mr. Jeff Curran, Scappoose Holding, LLC
Mr. John Howorth, 3J Consulting, Inc.
File

**SCAPPOOSE INDUSTRIAL
PROPERTY ANNEXATION APPLICATION**

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Attachments

- Attachment A – Petition for Annexation and Land Use Application Form
- Attachment B – Title Report and Legal Description
- Attachment C – Mailing Labels

GENERAL INFORMATION

Property Owner and Applicant: **Scappoose Holding, LLC**
4426 SW Hillside Drive
Portland, OR 97221
Contact: Jeff Curran
Phone: 503-201-8616
Email: jeff@dj2construction.com

Applicant's Representative: **3J Consulting, Inc.**
5075 SW Griffith Drive, Suite 150
Beaverton, OR 97005
Contact: Andrew Tull
Phone: 503-545-1907
Email: andrew.tull@3j-consulting.com

SITE INFORMATION

Parcel Number: 3N2W1CO 00600 & 03100 and 3N2W1CC 01700

Address: No site address

Size: 22.4 acres

Zoning Designation: M-2 (County)

Existing Use: Vacant

Street Functional Classifications: The Scappoose Vernonia Highway is functionally classified as a Collector.
The Site has access to Highway 30 via an easement to the east. Highway 30 is functionally classified as an Arterial.

Surrounding Zoning: LI – City - Light Industrial to the south
M-2 – County - Light Manufacturing to the north and east
RR-5 – County - Rural Residential 5 acres to the west
PA-80 – County - Primary Agriculture to the north

INTRODUCTION

APPLICANT'S REQUEST

The applicant respectfully requests a recommendation by staff and the City's Planning Commission to place the proposed annexation of the subject properties, 3N2W1CO 00600 & 03100 and 3N2W1CC 01700 before the City Council and the City's Electorate. The applicant has also requested that the City assign the property with a Light Industrial zoning designation, consistent with the City's Comprehensive Plan. The property is located within the City's Urban Growth Boundary and has been designated by the City's Comprehensive Plan as an industrial site. The site is currently zoned for industrial use by Columbia County and is intended to receive a Light Industrial Zoning Designation upon annexation to the City of Scappoose.

The site's zoning for industrial uses and the proposed annexation will increase the City's industrial lands inventory, provide opportunities for economic growth, and provide opportunities for short term construction and long term local job creation.

SITE DESCRIPTION/SURROUNDING LAND USE

The site is located to the north of the Scappoose Vernonia Highway, immediately adjacent to the current limits of the City of Scappoose. The property is bounded to the north by the northern arm of the Scappoose Creek. The site is bounded to the south by the Highway. The site is generally flat and vacant and contains limited areas of vegetation which border the creek to the north, and a small wetland complex to the south. The property has access potential along the Scappoose Vernonia Highway to the south and access to Highway 30 via an existing easement over an adjoining property located immediately to the east of the property's eastern boundary.

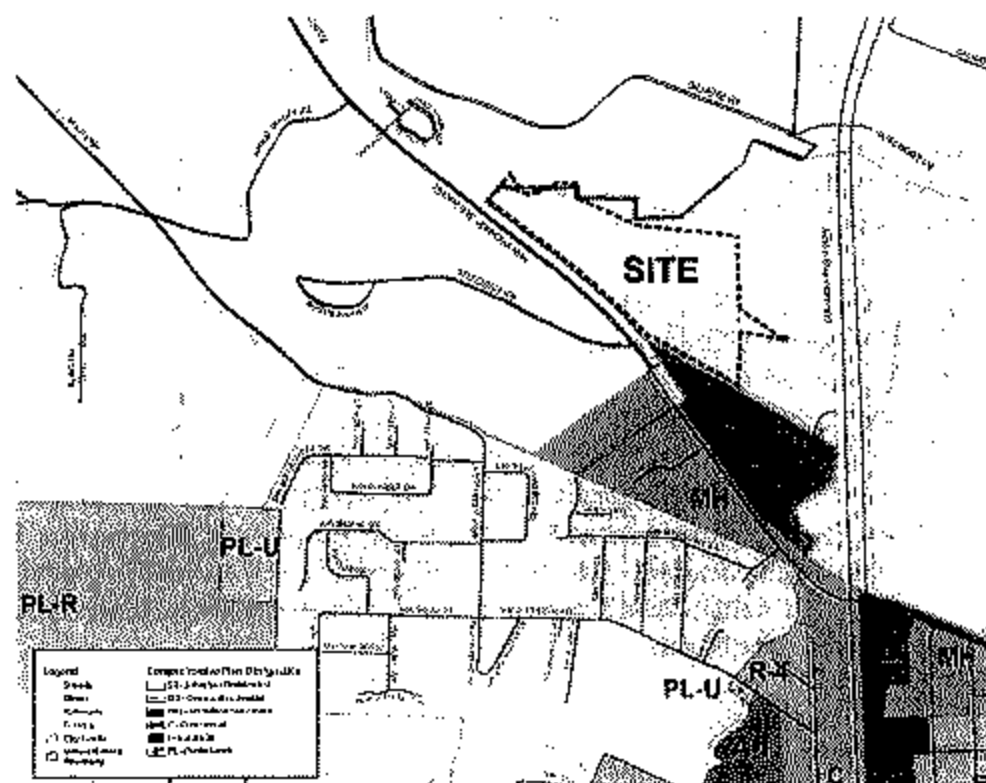


Figure 1 – Comprehensive Plan Designation and Site Location

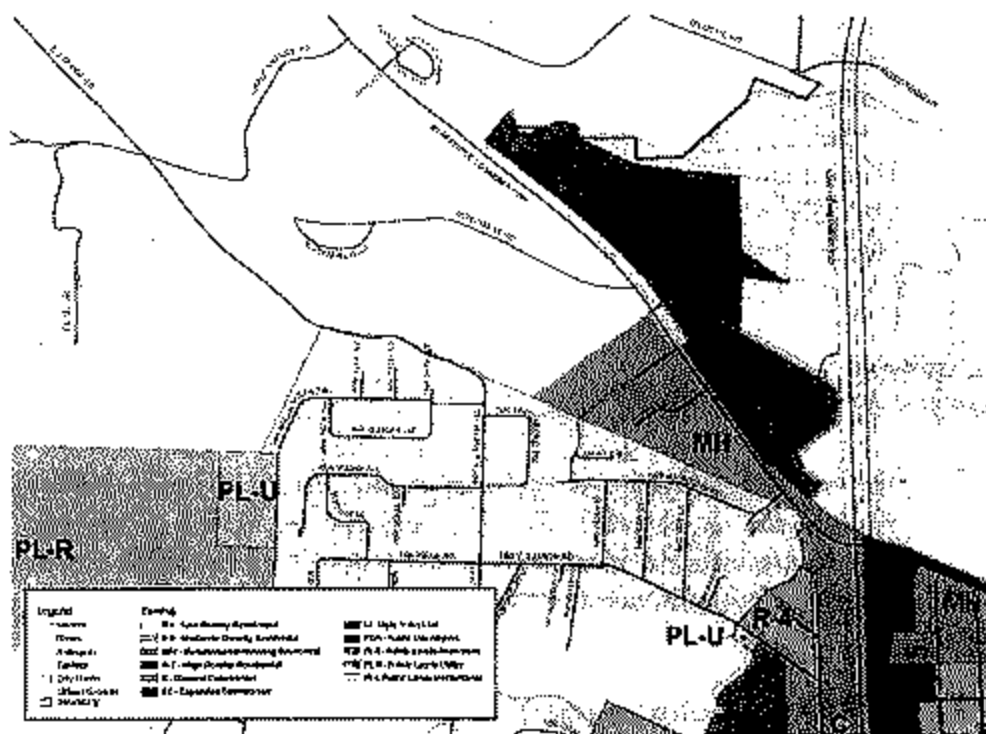


Figure 2 – Zoning Map and Site Location

APPLICABLE CRITERIA

OREGON'S STATEWIDE PLANNING GOALS

Citizen Involvement (Goal 1)

Objective: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Applicant's Finding:	The City's acknowledged Comprehensive Plan & Development Code includes citizen involvement procedures with which the review of this application will comply. This process allows for citizens to communicate their input into the application review conducted by the City at public hearings or by submitting written comments. The City of Scappoose Planning Commission will review the proposed annexation and zoning map amendment to make a recommendation to the City Council. The City Council will hold a hearing. The applicant will post a notice on the site upon the determination that the application is complete. The City will mail notices to nearby property owners shortly thereafter. Notice will be published in a widely circulated local newspaper. This process complies with the goal.
-----------------------------	--

Land Use Planning (Goal 2)

Objective: To establish a land use planning process and policy framework as a basis for all decision and actions related to use.

Applicant's Finding:	The procedural requirements for annexation and zone changes are contained in the Scappoose Municipal Code, which involve assessment of the application's merits, notice to affected parties, and public hearings. The proposal is to change the zoning designation of urban land within the Urban Growth Boundary, in compliance with Goal 2. Notice of the annexation and zoning map amendment will be provided by the City of Scappoose to the Oregon Department of Land Conservation and Development (DLCD), as required. The City's decision is based on findings of fact.
-----------------------------	--

Agricultural Lands (Goal 3)

Objective: To preserve and maintain agricultural lands.

Applicant's Finding:	This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified agricultural resources are located on site. The site is designated for industrial development in the Comprehensive Plan and is currently zoned for industrial use by Columbia County.
-----------------------------	--

Forest Lands (Goal 4)

Objective: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of

forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Applicant's Finding: This Goal is not applicable because the site is within the City of Scappoose Urban Growth Boundary and no identified forest resources are located on site. The site is designated for industrial development in the Comprehensive Plan and is currently zoned for industrial use by Columbia County.

Open Spaces, Scenic and Historic Areas and Natural Resources (Goal 5)

Objective: To protect natural resources and conserve scenic and historic areas and open spaces.

Applicant's Finding: There are no identified Goal 5 resources on or near the site. The subject site is not designated as open space, a scenic site or historic area by the City of Scappoose. The site does contain a series of wetlands, floodways, and riparian areas, as shown on the City's local wetland inventory and floodplain maps. Any proposed development which is proposed on this site will be evaluated for compliance with the City's Land Use and Development Codes prior to allowing site development to proceed. The City's Land Use and Development codes have been implemented in order to limit impacts to natural resources and to provide protection for inventoried Goal 5 resources. The annexation of the property into the City will not conflict with this goal.

Air, Water and Land Resources Quality (Goal 6)

Objective: To maintain and improve the quality of the air, water and land resources of the state.

Applicant's Finding: The site is currently planned for industrial use. If the annexation were approved, the site would be subject to City regulations that do not allow off-site impacts from noise, vibration, odors, glare, or other "nuisance" effects. The potential harmful effects on air, water and land resource quality are limited. The annexation and zone change proposal will therefore have no significant impact with respect to this goal.

Areas Subject to Natural Disasters and Hazards (Goal 7)

Objective: To protect people and property from natural hazards.

Applicant's Finding: The subject site is not located within a potential landslide hazard or earthquake hazard area. A portion of the site is located within mapped flood plain and potential flood hazard areas. If annexed into the City, any proposal for development within the zone will be required to document compliance with the applicable City, State, and Federal requirements for development within areas affected by the flood plain. The annexation of the property into the City will have no impact on the site's ability to comply with the requirements for development. The Annexation of the property is consistent with avoidance of natural disasters and hazards under Goal 7.

Recreational Needs (Goal 8)

Objective: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Applicant's Finding: The site is presently designated for industrial development on the Comprehensive Plan and has not been planned for recreational opportunities. The requested annexation and zone change to Light Industrial (LI) will not result in a reduction in land planned or



reserved for recreational use. Consequently, the proposed Annexation and Zone Change will have no significant impact on the City's planning for recreational needs.

Economic Development (Goal 9)

Objective: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Applicant's Finding:	The site is presently designated for industrial development on the Comprehensive Plan and is a part of the City's future industrial inventory. The City's Light Industrial zone provides for a number of uses, which would provide opportunities to employ a local work force and contribute to the local economy. The site's location is ideal for access to significant infrastructure corridors and the proposed zoning of the site is suitable to encourage opportunities for economic activity. The proposed Annexation and Zone Change is consistent with this goal.
-----------------------------	--

Housing (Goal 10)

Objective: To provide for the housing needs of citizens of the state.

Applicant's Finding:	The site is presently designated for industrial development on the Comprehensive Plan and has not been planned for housing.
-----------------------------	---

Public Facilities and Services (Goal 11)

Objective: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Applicant's Finding:	The subject property lies within the Urban Growth Boundary (UGB) and therefore requires the extension of public facilities and services at the developer's expense. Full urban services are available to serve the site. Electricity, telephone, and gas are provided to adjacent properties and could be made available through the extension of nearby lines and public service infrastructure. An 8" water line is available from 2 nd Street. An 8" sewer line also runs within 2 nd Street. Storm drainage facilities will be designed to comply with regulations at the time of development. The proposed Annexation of the property is consistent with this goal.
-----------------------------	--

Transportation (Goal 12)

Objective: To provide and encourage a safe, convenient and economic transportation system.

Applicant's Finding:	This goal requires the City to prepare and implement a Transportation System Plan (TSP). The Scappoose TSP assumed that this site would be developed under the City's Light Industrial (LI) and Industrial Comprehensive Plan and Zoning designations.
-----------------------------	--

Sub-section 9 of OAR 660-012-0060 allows local governments to create findings that support zone map amendments that do not significantly affect existing or planned transportation facilities when the following three conditions are met: the proposed zoning is consistent with the existing Comprehensive Plan, the local government has an acknowledged Transportation System Plan, and when the area under consideration was not exempted from the rule during an Urban Growth Boundary Amendment.

The three conditions described within the OAR are met in that the City: has an adopted Transportation System Plan, the site was not specifically exempted from the rule during an Urban Growth Boundary Amendment, and because the proposed zoning is consistent with the existing Comprehensive Plan. Further, the site is currently being included in an update process for the City's Transportation System Plan. As these conditions are met, the City can find that the Annexation of the property is acceptable.

The applicant may need to submit a traffic study with future development proposals to analyze individual intersections and street segments based upon the intensity of the proposed uses. The requirements of this section, as they pertain to annexation, have been satisfied.

Energy Conservation (Goal 13)

Objective: To conserve energy.

- 1. Land use plans should be based on utilization of the following techniques and implementation devices which can have a material impact on energy efficiency:**
- a. Lot size, dimension, and siting controls;**
 - b. Building height, bulk and surface area;**
 - c. Density of uses, particularly those which relate to housing densities;**
 - d. Availability of light, wind and air;**
 - e. Compatibility of and competition between competing land use activities; and**
 - f. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.**

Applicant's Finding:	The site is located immediately adjacent to existing industrial areas. The proposed zoning would permit development in accordance with the Comprehensive Plan with the potential to create an energy-efficient land use pattern within the City's Urban Growth Boundary.
-----------------------------	--

Urbanization (Goal 14)

Objective: To provide for an orderly and efficient transition from rural to urban land use.

Applicant's Finding:	The subject property is within the Urban Growth Boundary and no expansion of the UGB is proposed. The proposed annexation and zone change is the first step in the transition from rural to urbanized land as foreseen in the Comprehensive Plan. Development of the site will trigger requirements for the developer to provide infrastructure, including necessary sewer lines, storm drainage lines, water line extensions, and street improvements.
-----------------------------	---

Goals 15 through 19

Applicant's Finding:	The following goals are not applicable to this application: <ul style="list-style-type: none">• Willamette River Greenway (Goal 15)• Estuarine Resources (Goal 16)• Coastal Shorelands (Goal 17)• Beaches and Dunes (Goal 18)• Ocean Resources (Goal 19)
-----------------------------	--



CITY OF SCAPPOOSE COMPREHENSIVE PLAN

The following elements of the Scappoose Comprehensive Plan are applicable to this request:

GOAL FOR PUBLIC FACILITIES AND SERVICES

- 1. Provide the public facilities and services which are necessary for the well-being of the community, and which help guide development into conformance with the Comprehensive Plan.

Applicant's Finding: The proposed annexation will provide opportunities for industrial development within the City which are anticipated by the City's Comprehensive Plan. The site is currently zoned by the County for industrial development and the site falls within an area of the City's Comprehensive Plan, which will provide a cluster of industrially oriented uses. The potential range of permitted uses within the City's Industrial Zoning district will provide opportunities for locally based employment and access to services. The proposed annexation is consistent with this goal.

- 2. Direct public facilities and services, particularly water and sewer systems, into the urban growth area.

Applicant's Finding: The development of the territory included within this annexation petition will require the extension of public facilities and services at the time of any future development. The site is located within the City's Urban Growth Boundary and the proposed annexation is therefore consistent with this goal.

- 3. Ensure that the capacities and patterns of utilities and other facilities are adequate to support the residential densities and intensive land use patterns of the Comprehensive Plan.

Applicant's Finding: At the time of any future development following the annexation of the property, the City's engineering and planning staff will be entitled to a full review of the service networks and public facilities, which are available to serve the property and any proposed intensification of the use of the site. The site is located in an industrial cluster within the City's Comprehensive plan and the proposed zoning for the site is appropriate given the proximity to other industrial lands and access to transportation facilities. The proposed annexation is consistent with this goal.

- 4. Avoid the provision or expansion of public utilities and facilities in sparsely settled non-urban areas, when this would tend to encourage development or intensification of uses, or to create the need for additional urban services.

Applicant's Finding: At the time of development, the site will likely be able to extend public sewer and water services from a series of existing City service connection points located to the south of the Scappoose Vernonia Highway, near the intersection of the Highway and NW Manor Drive. As this site is a part of a larger industrial cluster that is contained within the City's Urban Growth Boundary and anticipated for eventual development within the City's

Comprehensive Plan, the provision of urban services to this area would be consistent with this goal.

Goals 5-11 are not applicable to this application.

POLICIES FOR PUBLIC FACILITIES AND SERVICES

- 1. Design urban facilities and services, particularly water and sewer systems, to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet anticipated growth needs; also, develop a design review process to insure that public services and facilities do not unreasonably degrade significant fish and wildlife habitats.**

Applicant's Finding: At the time of any future development following the annexation of the property, the City's engineering and planning staff will be entitled to a full review of the design of the site, the service networks, and the public facilities necessary to provide service to the territory. In order to evaluate the design of any proposed future development, the property will require annexation into the City and an application for Design Review, in accordance with the City's decision making provisions. At the time of development, any impacts to fish and wildlife habitats will be fully evaluated for consistency with this and any of the other applicable sections of the City's Natural Resource and public services requirements. The proposed annexation is consistent with this goal.

- 9. Strive to control local flooding and groundwater problems using existing storm drainage systems, and continue to seek funding to develop a comprehensive storm drainage plan to guide future development in a coordinated manner.**

Applicant's Finding: The site is located in an area which has been mapped by the City and by the Federal Emergency Management Agency as containing both floodways and floodplains. Any future development of the property will be required to identify the areas which are subject to flooding and flood hazards. Any future development will also be required to consider these elements, which would not negatively affect the improvements proposed on-site or on any upstream or downstream properties. The future development of the site will be guided by the requirement associated with development within or near the floodplain and by the City's requirements for stormwater management. The proposed annexation is consistent with this goal.

- 10. Require new developments to provide adequate drainage at time of initial construction; however, discourage the removal of vegetation beside streams, the alteration of streams and the drainage of wetlands that are identified as significant wildlife habitats. Natural drainage ways shall be used to carry storm water runoff whenever possible. Before any changes in the natural drainage pattern are made, the Fish and Wildlife Department when reviewing the drainage plans for a new subdivision.**



Applicant's Finding: The Scappoose Land Use and Development Code implements this policy through the application of standards requiring protection, mitigation, and coordination with the Oregon Department of Fish and Wildlife (where applicable) for impacts to significant natural resources, vegetative corridors, and waterways. Future development will be required to meet standards and regulations in place regarding stormwater management at the time of development. The annexation of the property is consistent with this goal.

20. Approve annexations of new industrial lands only when there is sufficient capacity in the sewer, water, street, fire and police systems of the City.

Applicant's Finding: The site appears to be serviceable through an extension of existing sewer and water lines which are located within NW Manor Drive, located to the south of the site along the Scappoose Vernonia Highway. The annexation of the property will have limited impacts on the City's existing capacity for Fire and Police services as the property is currently vacant. The Scappoose Police Department was contacted regarding this annexation and has no concerns with providing service to a future industrial development at this location. This property is currently in the Scappoose Fire District and will remain within the District after annexation. At the time of future development, the Applicant will be responsible for coordinating with the City's Planning, Engineering, and Fire Departments to ensure that adequate services are available to serve the intensities of development proposed for the property. The proposed annexation of the property is consistent with this goal.

Policies 2-8, 11-19, and 21-27 are not applicable.

GENERAL GOALS FOR LAND USES

1. The growth of the City should be orderly and in accordance with the public health, safety, and welfare, while preserving individual choice and recognizing existing patterns of development.

Applicant's Finding: The site is located within the UGB and has already been determined to be appropriate for industrial development through the City's comprehensive planning process. All urban services are available or can be made available to serve future development on the site. The proposed annexation is consistent with this goal.

2. Industrial areas should be suitable for their purpose, properly located, and adequate for future needs.

Applicant's Finding: The site is located within an area which has excellent access to transportation, is clustered near other planned industrial lands, and which has been deemed suitable for industrial uses by both the County and the City. The industrial designations are present on both the City's and the County's zoning maps. The proposed annexation is consistent with this goal.

Goals 3-7 and 9-12 are not applicable

CHAPTER 17.22 -- AMENDMENTS TO THE TITLE, COMPREHENSIVE PLAN, AND MAPS

17.22.030 Quasi-judicial amendments. Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 17.162 and the following:

- A. The Commission shall make a recommendation to the Council to approve, approve with conditions, or deny an application for a quasi-judicial comprehensive plan map amendment or zone changes.
- B. The Council shall decide the applications on the record.
- C. A quasi-judicial application may be approved, approved with conditions or denied.

Applicant's Finding: The Applicant has presented the City with an application to annex the subject property into the City of Scappoose. The Applicant has demonstrated that all required services either are available, or may be extended to serve the property at the time of development. The City's Planning Commission can find that a recommendation of approval can be provided to allow this property to be annexed into the City of Scappoose. The City Council can find that this application is in compliance with the City and State's annexation criteria and can determine that this annexation petition should be placed before the electorate. The requirements of this section have been satisfied.

17.22.040 Approval criteria. Planning Commission review and recommendation, and Council approval, of an ordinance amending the comprehensive plan, the zoning map, or this title shall be based on the following criteria:

- A. If the proposal involves an amendment to the comprehensive plan, the amendment is consistent with the Statewide Planning Goals and relevant Oregon Revised Statutes and Administrative Rules;

Applicant's Finding: The proposal is for an amendment to the boundary of the City of Scappoose to annex the territory in question. The City's Comprehensive Plan Map currently shows the property as having an industrial designation. The Applicant has requested that the lands retain an industrial designation upon annexation therefore no amendment to the Comprehensive Plan is required. Annexation of the subject property will implement the Comprehensive Plan by adding industrial lands to the City's current inventory. The requirements of this section have been satisfied.

- B. The proposal is consistent with the Comprehensive Plan (although the Comprehensive Plan may be amended concurrently with proposed changes in zoning or this title), the standards of this title, or other applicable implementing ordinances;

Applicant's Finding: The proposal is consistent with the Comprehensive Plan, the standards of this title, and other applicable implementing ordinances. The requirements of this section have been satisfied.

- C. The change will not adversely affect the health, safety, and welfare of the community;

Applicant's Finding: The proposed zoning map change is anticipated within the Comprehensive Plan. The site is located within the Scappoose Urban Growth Boundary, and is designated as industrial. The request is for annexation and inclusion within the corresponding City zone of U – Light

Industrial. Future development of the site will be consistent with the provisions of the Scappoose Land Use Code, which has been developed so as to not adversely affect the health, safety and welfare of the community. In this case, industrial lands have been clustered near existing transportation corridors and separated from residential and commercial developments. The requirements of this section have been satisfied.

D. The proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the comprehensive plan, the zoning map, or this title; and

Applicant's Finding: The proposal is in response to a growing community and developing economy with a viable market for additional industrial development. The requirements of this section have been satisfied.

E. The amendment conforms to Section 17.22.050.

Applicant's Finding: The Applicant has responded to Section 17.22.050 below.

17.22.050 Transportation planning rule compliance. Proposals to amend the Comprehensive Plan or zoning map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and the applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

Applicant's Finding: Sub-section 9 of OAR 660-012-0060 allows local governments to create findings that support zone map amendments which do not significantly affect existing or planned transportation facilities when the following three conditions are met: the proposed zoning is consistent with the existing Comprehensive Plan, the local government has an acknowledged Transportation System Plan, and when the area under consideration was not exempted from the rule during an Urban Growth Boundary Amendment.

The three conditions described within the OAR are met in that the City has an adopted Transportation System Plan, the site was not specifically exempted from the rule during an Urban Growth Boundary Amendment, and the proposed zoning is consistent with the existing Comprehensive Plan. Further, the site is currently being included in an update process for the City's Transportation System Plan. As these conditions are met, the City can find that the annexation of the property is acceptable.

The Applicant may need to submit a traffic study with future development proposals to analyze individual intersections and street segments based upon the intensity of the proposed uses. The requirements of this section, as they apply to annexation, have been satisfied.

CHAPTER 17.70 – LI LIGHT INDUSTRIAL

17.70.030 Permitted uses. In the light industrial zone, activities are subject to site development review, Chapter 17.120, Site Development Review. Only the following uses and their accessory uses are permitted outright:

- A. Agricultural sales and services including uses customarily carried on outdoors except slaughterhouses, tanneries or rendering plants;
- B. Animal sales and service including auctions, kennels and veterinary;
- C. Automobile and equipment sales, service and repair (new and used);
- D. Bakeries;
- E. Building maintenance services;
- F. Building materials sales and service;
- G. Caretaker dwelling;
- H. Construction sales and services;
- I. Home occupation (Type I) subject to Chapter 17.142, Home Occupations;
- J. Laundry services;
- K. Research services;
- L. Retail facilities on sites greater than one hundred thousand square feet;
- M. Manufacturing of finished products;
- N. Manufacturing of components for use in finished products;
- O. Packaging of previously processed materials;
- P. Participation sports and recreation: indoor and outdoors;
- Q. Processing and packing of food products;
- R. Processing of previously processed materials for use in components or finished products;
- S. Processing of materials for use in any construction or building trades;
- T. Public support facilities;
- U. Parking facilities;
- V. Public safety services;
- W. Transportation terminals and storage yards, provided that a five foot landscaped perimeter setback surrounds all outdoor parking, all storage areas are buffered and screened in accordance with Chapter 17.100, Landscaping, Screening and Fencing, and all repair work is performed indoors;
- X. Vehicle fuel/convenience sales;
- Y. Wholesale, storage and distribution;
- Z. Any permitted use on a temporary basis subject to Scappoose Municipal Code 17.128, Temporary Commercial and Industrial Uses;
- AA. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93.

Applicant's Finding: No development is proposed at this time. The requirements of this section will apply to future development of the site. The requirements of this section have been satisfied.

17.70.050 Dimensional requirements.

- A. Unless otherwise specified, the minimum setback requirements are as follows:
 - 1. The front yard setback shall be a minimum of twenty feet;
 - 2. On corner lots the minimum setback for the side facing the street shall be five feet;



- 3. On through lots, the front and rear setback shall be a minimum of twenty feet;
- 4. No additional side or rear yard setback shall be required except fifty feet shall be required where abutting a residential zoning district and the planning commission may reduce this required yard setback by fifty percent pursuant to Chapter 17.100, Landscaping, Screening and Fencing.
- B. No building shall exceed fifty feet in height. Within one hundred feet of a residential zone, no building shall exceed thirty-five feet in height.
- C. All outside storage areas require buffering and screening as defined in Chapter 17.100, Landscaping, Screening and Fencing. D. Additional requirements shall include any applicable section of this title.

Applicant's Finding:

No development is proposed at this time. The requirements of this section will apply to future development of the site. The site is large enough to accommodate all required setbacks with future development. The requirements of this section have been satisfied.

CHAPTER 17.136 – ANNEXATIONS

17.136.020 Policy. Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose Comprehensive Plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the City and the policies and regulations of affected agencies' jurisdictions and special districts.

- A. It is the City's policy to encourage and support annexation where:
 - 1. The annexation complies with the provisions of the Scappoose comprehensive plan;

Applicant's Finding:

The proposed annexation complies with the Scappoose Comprehensive Plan, which designates the site as Industrial land. The applicable sections of the Scappoose Comprehensive Plan have been addressed within this application. The requirements of this section have been satisfied.

- 2. The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the City;

Applicant's Finding:

The annexation will provide a logical boundary for the expansion of the City within the Urban Growth Boundary. The southern boundary of the site abuts lands inside the City's limits. Properties to the east are located within the urban growth boundary. Properties to the north and west are not located within the UGB. The requirements of this section have been satisfied.

- 3. The annexation would benefit the City by addition to its revenues of an amount that would be at least equal to the cost of providing services to the area;

Applicant's Finding:

The costs associated with the extension of services to the site will be the responsibility of the developer or owner of the property at the time of development. Any developer will also be required to contribute to the City's infrastructure systems through the payment of system development charges at the time of development. Services providers within the City will also be able to charge for ongoing services and uses. The annexation of the property will add to the revenues of the City in an amount which would at least be equal

to the cost of providing new services. The requirements of this section have been satisfied.

4. The annexation would be clearly to the City's advantage in controlling the growth and development plans for the area.

Applicant's Finding: The area proposed for annexation is within the City's Urban Growth Boundary and would benefit the City by providing opportunities for economic development and local employment. The site is currently located within the County and is zoned for industrial uses. The inclusion of this site within the City's limits would add to the City's inventory of industrial land and would provide diversity and choice to future businesses seeking to locate and do business within the City of Scappoose. The requirements of this section have been satisfied.

B. It is the City's policy to discourage and deny annexation where:

1. The annexation is inconsistent with the provisions of the Scappoose Comprehensive Plan;

Applicant's Finding: The proposed annexation is consistent with the Scappoose Comprehensive Plan's goals and policies, as described within this application. The requirements of this section have been satisfied.

2. The annexation would cause an unreasonable disruption or distortion of the current City boundary or service area;

Applicant's Finding: Annexation of the site will contribute to orderly and efficient growth of the City and service area. The requirements of this section have been satisfied.

3. The annexation would severely decrease the ability of the City to provide services to an area either inside or outside of the City;

Applicant's Finding: All necessary services and facilities appear to be available to be extended to serve the site and appear to have sufficient capacity to service the property if developed. The requirements of this section have been satisfied.

4. Full urban services could not be made available within a reasonable time.

Applicant's Finding: The Applicant will be responsible for the provision of urban services to the site prior to the development of the property, consistent with the City's master utility plans. Any application for development will require the submission of construction plans for the provision of urban services prior to the construction of any improvements to the subject territory. The provision of services to the site will therefore be reasonably timed to support any proposed future development. The requirements of this section have been satisfied.

17.136.040 Approval standards.

A. The decision to approve, approve with modification or deny, shall be based on the following criteria:

17. SCAPPOOSE INDUSTRIAL ANNEXATION | 3J CONSULTING, INC.

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;
2. The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;
3. The need for housing, employment opportunities and livability in the city and surrounding areas;
4. The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.

Applicant's Finding: The site appears to have the ability to access urban sewer and water services which are located to the south of the site. Any future development of the property will be required to manage any stormwater run-off at levels required by the City's public works standards. Police and fire services will not be impacted by the annexation of the property as the site is currently included within the City's comprehensive planning boundary. The zoning designation for the site is light industrial and will not create any new direct impact to the City's school or park facilities.

The annexation of the territory will provide opportunities for future employment within the City and overall economic development. The potential for the provision of local construction jobs and longer term local employment will benefit the City and the City's overall economy. The requirements of this section have been satisfied.

17.136.050 Application submission requirements.

A. All applications shall be made on forms provided by the planner and shall be accompanied by:

1. Copies of the annexation area, conceptual development plan(s) and necessary data or narrative (number to be determined at the pre application conference), which explains how the annexation conforms to the standards: a. Sheet size for an annexation area, conceptual development plan and required drawings shall not exceed eighteen inches by twenty-four inches, and b. The scale of the required drawings shall be an engineering scale.
2. A list of the names and addresses of all who are property owners of record and whose property is within two hundred feet of the site;

Applicant's Finding: The required notification labels and the required copies of the submission materials have been included within this submission. The requirements of this section have been satisfied.

B. The required information may be combined and does not have to be placed on separate maps.

C. The annexation area plan, data and narrative shall include the following:

1. A map to an engineering scale of the area to be annexed which includes the surrounding area;
2. A map of the area to be annexed including adjacent city territory as shown on the Columbia County assessor map;
3. A legal description of the annexation area including a map;
4. A statement of the availability, capacity and status of existing water, sewer, drainage, transportation, park, police and fire service, and school facilities;
5. A statement of the increased demand for such facilities to be generated by any proposed development within the annexation area; and

6. A conceptual development plan which includes:
 - a. The type of intensities (density) of the proposed land use,
 - b. Transportation corridors,
 - c. Significant natural features, and
 - d. Adjoining land uses.

Applicant's Finding: The Applicant has provided within this document: a vicinity map, a legal description, a statement of the availability of urban services, as well as plans showing the site's location in relation to the City's existing zoning and comprehensive plan maps (Figures 1 and 2). The Applicant has not yet prepared a conceptual development plan for the property as several issues related to access and use of the property still need to be settled. The Applicant will submit a conceptual development plan for the City's review prior to any proposed development on site. The requirements of this section have been satisfied.

17.136.070 Zoning upon annexation. Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the City's zoning district which most closely implements the City's comprehensive plan map designation.

Applicant's Finding: The comprehensive plan designation for the site is I, Industrial. The property is scheduled to receive an automatic Light Industrial designation upon annexation. The Applicant's request is consistent with this requirement.

CHAPTER 17.162 – PROCEDURES FOR DECISION MAKING – QUASI-JUDICIAL

17.162.020 Application process.

Applicant's Finding: The Applicant formally waived the need for a pre-application conference, however, the owners of the property and the owner's representatives have met with and coordinated the submission of this application for annexation with the City's staff. The City application form, fee, and required submittal items are included with this petition to annex. The Applicant understands that the City will review the package for completeness, and may require additional information prior to deeming the application complete and proceeding with the review process. The Application materials supplied with this petition satisfy the requirements of this section.

SUMMARY AND CONCLUSION

Based upon the materials submitted herein, the Applicant respectfully requests that the City's Staff, Planning Commission, and City Council determine that this proposal meets all required criteria. The Applicant further respectfully requests that the annexation of this property be placed before the City's Electorate.



First American Title Company of Oregon
National Commercial Services
200 SW Market Street, Suite 260 • Portland, OR 97201
Office Phone: (503) 795-7600 Office Fax: (503) 878-0597
Buyer's Final Settlement Statement

Property: APN 5420, 5441, 5428, OR
Lot: 800, 1700, and 3100
File No: NCS-648655-OR1
Officer: Rachael Rodgers/AF
Settlement Date: 02/17/2015
Disbursement Date: 02/17/2015
Print Date: 02/17/2015, 12:38 PM

Buyer: Scappoose Holding LLC
Address: 4426 SW Hillside Drive, Portland, OR 97221
Seller: Umpqua Bank
Address: 1 SW Columbia Street, Suite 1400, Portland, OR 97258
Lender:
Address:
New Loan No.:

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	250,000.00	
Deposits in Escrow:		
Receipt No. 503125047 on 01/30/2015 by CV2 Holdings Inc		10,000.00
Receipt No. 503125029 on 02/13/2015 by CV2 Holdings Inc.		236,288.39
Adjustments:		
Deferred Taxes 5420		13,133.90
Deferred Taxes 5428		498.84
Deferred Taxes 5441		2,078.38
Prorations:		
County Tax 5420 02/17/15 to 07/01/15 @ \$24194.62/yr	8,882.41	
County Tax 5428 02/17/15 to 07/01/15 @ \$911.61/yr	334.64	
County Tax 5441 02/17/15 to 07/01/15 @ \$3922.77/yr	1,440.14	
Title/Escrow Charges to:		
Closing-Escrow Fee (50/50) to First American Title Company of Oregon National Commercial Services	725.00	
Overnight Delivery Service to First American Title Company of Oregon National Commercial Services	10.00	
Record Bargain and Sale Deed (50/50) 2015-001115 to First American Title Company of Oregon National Commercial Services	38.00	
Cash (From) (X To) Buyer	355.12	
Totals	261,785.31	261,785.31

First American Title Company of Oregon National
Commercial Services

By 
Rachael Rodgers

APN: 5420

Bargain and Sale Deed
- continued

File No.: NCS-648655-OR1 (RR)
Date: 10/02/2014



After recording return to:
Scappoose Holding LLC
4426 SW Hillside Drive
Portland, OR 97221

Until a change is requested all tax
statements shall be sent to the
following address:
Scappoose Holding LLC
4426 SW Hillside Drive
Portland, OR 97221

File No.: NCS-648655-OR1 (RR)
Date: October 02, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL RECORDED
ON 2-7-15

IN/AS Colombia Co. #2015-001115

FIRST AMERICAN TITLE INSURANCE
COMPANY, Escrow Department

By [Signature]

STATUTORY BARGAIN AND SALE DEED

Umpqua Bank, Grantor, conveys to Scappoose Holding LLC, an Oregon limited liability
company, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein

The true consideration for this conveyance is \$250,000.00. (Here comply with requirements of 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.

Dated this 6 day of February, 2015.

Umpqua Bank

Sam Teyema
By: Sam Teyema, Vice President

STATE OF Oregon)
County of Multnomah) ss.

This instrument was acknowledged before me on this 6 day of February, 2015
by Sam Teyema as Vice President of Umpqua Bank, on behalf of the Bank.



Tracy R. Theabolt
Name: Tracy R. Theabolt
Notary Public for Oregon
My commission expires: February 05, 2017

Exhibit A

Real property in the County of Columbia, State of Oregon, described as follows:

PARCEL 1: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM OF SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT AND CONTINUATION THEREOF TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD; THENCE WESTERLY FOLLOWING SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO THE WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH 20°01' EAST ALONG SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT CONVEYED TO WALTER FRISCHMAN ET UX BY DEED RECORDED OCTOBER 9, 1950 IN BOOK 108, PAGE 473, DEED RECORDS OF COLUMBIA COUNTY, OREGON; AND ALSO EXCEPTING TRACT CONVEYED TO ROBERT H. DUDLEY ET UX BY DEED RECORDED MARCH 26, 1962 IN BOOK 148, PAGE 500, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.10 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A

DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE SOUTH 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY THE UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET; THENCE SOUTH TO THE NORTH LINE OF PARCEL 2 CONVEYED TO ALBERT BRAWAND BY DEED RECORDED MAY 3, 1956 IN BOOK 128, PAGE 484, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82°53' WEST A LONG THE NORTH LINE OF SAID BRAWAND TRACT TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PORTLAND AND SOUTHWESTERN RAILROAD; THENCE WESTERLY ALONG THE SAID NORTHEASTERLY RAILROAD RIGHT OF WAY TO A POINT THAT IS DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND LYING IN THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTIONS 1 AND 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, AND BEING SPECIFICALLY ALL THE FOLLOWING DESCRIBED PROPERTY: THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT BEING THE INTERSECTION OF THE CENTER OF SCAPPOOSE CREEK AND SAID WESTERLY LINE OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM, SAID POINT ALSO BEING SOUTH 20°01' WEST 674.01 FEET FROM THE NORTHWEST CORNER OF SAID TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID SCAPPOOSE CREEK AS FOLLOWS: SOUTH 27°25' EAST A DISTANCE OF 148.36 FEET; THENCE NORTH 46°11' EAST A DISTANCE OF 222.10 FEET; THENCE SOUTH 59°16' EAST A DISTANCE OF 364.70 FEET; THENCE NORTH 75°18' EAST A DISTANCE OF 135.60 FEET; THENCE SOUTH 33°25' EAST A DISTANCE OF 344.0 FEET; THENCE SOUTH 9°35' WEST A DISTANCE OF 232.90 FEET; THENCE 81°21' EAST A DISTANCE OF 131.20 FEET; THENCE NORTH 84°27' EAST A DISTANCE OF 184.35 FEET; THENCE SOUTH 84°13' EAST A DISTANCE OF 241.12 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY UNITED STATES NATIONAL BANK OF PORTLAND TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 30.15 FEET; THENCE SOUTH 67°43' EAST ALONG THE SOUTHERLY LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 410.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°44' EAST ALONG THE SOUTH LINE OF SAID JASPER E. YOUNG TRACT A DISTANCE OF 1315.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY; THENCE SOUTH 3°40'30" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COLUMBIA RIVER HIGHWAY A DISTANCE OF 670.60 FEET, SAID POINT BEING 40.00 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES, FROM HIGHWAY ENGINEER'S CENTERLINE STATION 964+30; THENCE NORTH 82°53' WEST TO A POINT THAT IS DUE

SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM A TRACT CONVEYED TO HOMER A. GRISWOLD ET UX BY DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 4: A PARCEL OF LAND IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM, COLUMBIA COUNTY, OREGON; THENCE NORTH $3^{\circ} 40' 1/2''$ WEST 1505.30 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND, RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH $80^{\circ} 41'$ WEST A DISTANCE OF 363.36 FEET TO A POINT THAT IS NORTH $11^{\circ} 45'$ EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 17, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH $11^{\circ} 45'$ WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN SAID DEED BOOK 171, PAGE 902; THENCE NORTH $82^{\circ} 53'$ WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH $83^{\circ} 15'$ WEST A DISTANCE OF 277.85 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE HOMER A. GRISWOLD ET UX TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1950 IN BOOK 108, PAGE 254, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH $3^{\circ} 35'$ WEST ALONG THE WEST LINE OF SAID GRISWOLD TRACT A DISTANCE OF 166.1 FEET TO THE SOUTHWEST CORNER OF THE ROY E. BAKER ET AL TRACT AS DESCRIBED IN DEED RECORDED MAY 15, 1974 IN BOOK 196, PAGE 231, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH $58^{\circ} 37'$ EAST ALONG THE SOUTH LINE OF SAID BAKER ET AL TRACT A DISTANCE OF 338.57 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BAKER ET AL TRACT; THENCE NORTH $7^{\circ} 05'$ EAST ALONG THE EAST LINE OF SAID BAKER ET AL TRACT, A DISTANCE OF 11.1 FEET TO THE SOUTHWEST CORNER OF THE RIESTERER LUMBER PRODUCTS TRACT AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 10, 1966 IN BOOK 163, PAGE 106, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH $80^{\circ} 41'$ EAST ALONG THE SOUTH LINE OF SAID RIESTERER LUMBER PRODUCTS TRACT TO THE TRUE OF BEGINNING.

PARCEL 5: A TRACT IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY, WHERE SAID WESTERLY RIGHT OF WAY LINE INTERSECTS THE NORTHERLY RIGHT OF WAY LINE OF THE PORTLAND & SOUTHWESTERN RAILROAD, SAID POINT BEING 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM HIGHWAY ENGINEERS CENTERLINE STATION 979+15.7; SAID POINT ALSO BEING SOUTH 1393.8 FEET AND EAST 3827.7 FEET FROM THE SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM; THENCE NORTH $3^{\circ} 40' 30''$ WEST PARALLEL TO AND 40.0 FEET DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE COLUMBIA RIVER HIGHWAY

A DISTANCE OF 1485.7 FEET AND NORTH 82°53' WEST 433.22 FEET TO THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 17°23' WEST A DISTANCE OF 840.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PORTLAND & SOUTHWESTERN RAILROAD; THENCE NORTH 37°07' WEST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 821.22 FEET; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE ON A 2889.79 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 40°18' WEST A DISTANCE OF 352.33 FEET; THENCE SOUTH 82°53' EAST A DISTANCE OF 982.16 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM TRACT DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 24, 1971 IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, OREGON, ALSO EXCEPTING THEREFROM TRACTS DESCRIBED IN DEEDS TO THEODORE F. OTTIS ET UX, RECORDED OCTOBER 5, 1971 IN BOOK 183, PAGE 874, AND RECORDED OCTOBER 6, 1971 IN BOOK 183, PAGE 892, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 6: A 50 FOOT RIGHT OF WAY EASEMENT AS RESERVED IN CONTRACT RECORDED IN BOOK 183, PAGE 697, DEED RECORDS OF COLUMBIA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1393.8 FEET AND EAST 3827.8 FEET FROM SOUTHWEST CORNER OF THE TIMOTHY LAMBERSON DONATION LAND CLAIM IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 3° 40 1/2' WEST 1505.3 0 FEET TO THE SOUTHEAST CORNER OF TRACT EXCEPTED IN DEED AS DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 12, 1967 IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 80° 41' WEST A DISTANCE OF 363.36 FEET TO A POINT THAT IS NORTH 11° 45' EAST FROM THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED DECEMBER 17, 1968 IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 11° 45' WEST TO THE NORTHEAST CORNER OF SAID BRAWAND TRACT AS DESCRIBED IN DEED IN BOOK 171, PAGE 902, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 82° 53' WEST A DISTANCE OF 28.8 FEET TO A POINT; THENCE NORTH 83° 15' WEST A DISTANCE OF 277.85 FEET TO A POINT; THENCE SOUTH 0° 17' WEST TO A POINT WHICH IS 50.0 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE PROLONGATION NORTH 80° 41' WEST OF THE SOUTH LINE OF SAID TRACT EXCEPTED AS DESCRIBED IN DEED IN BOOK 167, PAGE 556, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 80° 41' EAST TO A POINT WHICH BEARS SOUTH 3° 40 1/2' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 40 1/2' WEST TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COLUMBIA RIVER HIGHWAY.



First American Title Company of Oregon
National Commercial Services
200 SW Market Street, Suite 250
Portland, OR 97201

**ESCROW AGREEMENT
(SALE)**

Escrow No. NCS-648655-OR1
Seller: Umpqua Bank
Buyer: Scappoose Holding LLC
Property Address: APN 5420, 5441, 5428,
OR

TRANSACTION INSTRUCTIONS

To First American Title Insurance Co. hereinafter "Escrow Agent"

Property Description: As set forth in Preliminary Title Report issued by First American Title Insurance Co. Order No. NCS-648655-OR, dated January 14, 2015, a copy of which has been read and approved by Seller and Buyer.

SELLER deposits with Escrow Agent, pursuant to these instructions, the following:

1. Fully executed bargain and sale deed in favor of the buyer
2. Estimated Settlement Statement
3. FIRPTA
4. 1099-S
5. Owner's Affidavit
6. Oregon Withholding

And authorizes delivery, release, and recording of documents when you hold for the account of the Seller the sum of \$250,000.00 as shown on the attached Estimated Closing Statement, and, further authorizes credits and deductions as set forth on the attached Estimated Closing Statement.

BUYER deposits with Escrow Agent, pursuant to these instructions, the following:

1. The sum of \$250,000.00 subject to debits and credits as shown on the estimated closing statement
2. Read and Approved Bargain and Sale Deed
3. Estimated Settlement Statement

And authorizes delivery, release and recording of documents when you are prepared to:

1. Issue an Owner's Title Insurance Policy (ALTA 2006) in standard form in the amount of the sales price insuring purchaser as the owner of that certain real property described above, subject to exclusions, conditions and stipulations as contained in the policy and special exceptions #1-5, 7-12 as appear on the preliminary title report above.
2. Issue any form of Lender's Title Insurance Policy as required by Lender's instructions.

And, further authorizes a) recording and/or release of any documents required by or on behalf of Lender, including, without limitation, to recording prior to the receipt of loan proceeds; b) credits and deductions as set forth on the attached Estimated Closing Statement.

AUTHORIZATIONS

COUNTERPARTS: These instructions may be signed in counterparts. Escrow Agent may consider, upon receipt, all duly executed counterparts to be a single instruction.

FAX: Escrow Agent is authorized to complete all necessary actions set forth herein upon receipt of a signed facsimile (FAX) of these instructions without receipt of original signed instructions.

ELECTRONIC TRANSFER: Escrow Agent may, in its discretion, receive and/or disburse any funds in connection with this agreement by electronic (wire) transfer. If required by any of the parties to utilize this method of transfer, the requesting party agrees to pay any reasonable fee as assessed by Escrow Agent for this service.

DEPOSITS: All checks, money orders or drafts will be processed for collection in the normal course of business. All funds required to close must be payable to First American Title Insurance Co. and must be **collected funds**, as required by Federal and State of Oregon statutes and regulations prior to the Escrow Agent's disbursement of any sums. Escrow Agent may commingle funds received by it with escrow funds of others, and may, without limitation, deposit such funds in its custodial or escrow accounts with any reputable trust company, bank, savings bank, savings association or other financial services entity. It is understood that Escrow Agent, except by virtue of separate signed instructions as required by State of Oregon regulation, shall be under no obligation to invest the funds deposited on behalf of any depositor, nor shall it be accountable for any earnings or incidental benefit attributable to the funds which may be received by Escrow Agent while it holds such funds.

The undersigned are hereby informed that Escrow Agent deposits all funds into a non-interest bearing account and receives or may receive certain credits and benefits including, without limitation, checks, deposit slips, data processing and account services from or through various financial entities as a result of the banking relationships maintained in the regular course of its escrow and title insurance business. The undersigned hereby waive any and all rights or claims with respect to such credits and benefits received by the Escrow Agent or any affiliates thereof. A good faith estimate of the benefits received by Escrow Agent is \$30.00 per escrow transaction. This disclosure is made in compliance with Oregon Administrative Rule 863-50-065.

Any funds remaining on deposit after closing or refunds received by Escrow Agent will be refunded to the party whose account was charged. No further instructions will be required by any party prior to the disbursement of any such refund by Escrow Agent.

Escrow Agent will retain any excess funds after disbursement as part of the closing of this transaction. Escrow Agent will charge an accounting fee for each month such funds are held after one (1) month, in the event the person(s) entitled to such funds cannot, after reasonable and diligent effort, be found. Escrow Agent may charge a reasonable fee for replacement and/or stale dated checks.

COPIES: The undersigned authorize distribution of these escrow instructions and/or estimated or final closing statements prepared on my behalf to any designee, real estate broker/agent or lender identified in this transaction.

CLOSING: Closing is defined, for purposes of this agreement, as the time of the recording of all documents as required by the parties herein. Escrow Agent shall be entitled to payment of all fees charged for services provided at the time of closing. Any funds held for satisfaction/release of liens and encumbrances or to meet other conditions of this escrow may be transferred from this escrow account to an appropriate department or escrow for subsequent processing.

AGREEMENTS

ARBITRATION: Except as noted below, if any dispute or claim arises out of or relates to this escrow agreement, or to the interpretation or breach thereof, Escrow Agent may, at its election; a) hold all matters in its existing status pending resolution of such dispute or; b) it shall be resolved by arbitration in accordance with the then effective rules of the Arbitration Service of Portland, Inc. or the American Arbitration Association, which ever is selected by the party which first initiates arbitration, and any judgment rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

INTERPLEADER: Escrow Agent shall have the option of interpleading funds in the Circuit Court of Oregon, including the Small Claims division of the same, as may be appropriate, in the event of a dispute regarding the disposition of any funds held by Escrow Agent.

ATTORNEY FEES: In the event suit or action is brought, or an arbitration proceeding is initiated, to enforce or interpret any of the provisions of this agreement, or which is based thereon, the prevailing party shall be entitled to reasonable attorney's fees in connection herewith. The determination of who are the prevailing party and the amount of reasonable attorney fees shall be decided by the arbitrator(s) or by the court as may be appropriate.

LIMITED POWER OF ATTORNEY: The undersigned hereby grant Escrow Agent Limited Power of Attorney to correct and initial all typographical or clerical errors discovered in any or all of the closing documentation required to be executed by any of the parties hereto. In the event Escrow Agent exercises this Limited Power of Attorney, a copy of the Document(s) corrected and/or Initialed will be sent to the affected party.

EXCLUSIONS

COMPLIANCE WITH VARIOUS LAWS OR STATUTES: Escrow Agent has no liability or responsibility with respect to any matters connected with the following (unless expressly authorized herein or by separate written instructions acknowledged by Escrow Agent);

1. Compliance with the requirements of the Consumer Credit Protection Act or Interstate Land Sales Act, or similar laws;
2. Compliance with the requirements of the Oregon Revised Statutes 537.330 (relating to water rights), 537.788 (relating to well information), 448.271 (relating to well testing) and any similar laws;
3. Compliance with Oregon Laws 2001 Chapter 311 (relating to cautionary notice or other information as applicable regarding potential construction liens)
4. Compliance with the obligation to disclose the existence of lead based paint as required by federal regulation 24 CFR Part 35 and 40 CFR Part 35 et seq and any other related statute or regulation;
5. Compliance with, collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code, as amended, regulations adopted there under, and any other related statute or regulation (Foreign Investment in Real Property Tax Act, commonly referred to as FIRPTA). Notwithstanding the fact Escrow Agent assumes no liability or responsibility to the parties for compliance with FIRPTA, Escrow Agent reserves the right to take any action required by such law and/or regulation without further instructions of the parties.

REPRESENTATIONS

UTILITIES: The undersigned acknowledge that water, sewer, waste collection, electricity, and other utility charges and inventory for fuel, including any final billings will be adjusted outside this escrow by the respective parties and Escrow Agent shall have no obligation or responsibility for such adjustment.

DOCUMENTS: The undersigned acknowledge that they have and shall have a continuing obligation to cooperate with Escrow Agent in good faith to enable Escrow Agent to fulfill its responsibilities under this agreement. Such obligations shall survive the closing of the transaction described herein and shall include, without limitation, the obligation to; a) disclose to Escrow Agent any liens, encumbrances or any other rights, claims or matters known to the parties which affect or relate to the property and transaction referred to in this agreement, and b) return to Escrow Agent for proper disposition any fund, documents or other property which are, for any reason, improperly or mistakenly released to any persons.

PRACTICE OF LAW/ADVICE: The undersigned acknowledge that Escrow Agent is not licensed to practice law and that Escrow Agent's duties and obligations under this agreement are limited to those of an escrow holder. The undersigned have not been referred to a any named attorney(s) or discouraged from seeking the advice of an attorney but have been requested to seek legal counsel of their own choosing, at their own expense, if they have any doubts or questions concerning any aspect of this transaction.

OTHER OBLIGATIONS: The undersigned acknowledge that, to the extent other obligations exist between them as a result of this transaction that are not specifically set forth herein, they are individually responsible for the execution thereof and Escrow Agent is only obligated for matters specifically set forth in this agreement.

REVIEW: The undersigned acknowledge that they have been afforded adequate time and opportunity to read and understand the escrow instructions and all other documents referred to herein.


YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE ESCROW INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

Dated February 05, 2015

Umpqua Bank

Scappoose Holding LLC, an Oregon limited liability company


By: Sam Teyerna, Vice President

By: _____
Title: _____

ACCEPTED: First American Title Insurance Co.

By: Escrow Officer

PRACTICE OF LAW/ADVICE: The undersigned acknowledge that Escrow Agent is not licensed to practice law and that Escrow Agent's duties and obligations under this agreement are limited to those of an escrow holder. The undersigned have not been referred to a duly named attorney(s) or discouraged from seeking the advice of an attorney but have been requested to seek legal counsel of their own choosing, at their own expense, if they have any doubts or questions concerning any aspect of this transaction.

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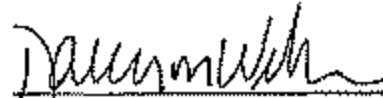
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Dated February 10, 2015


Umpqua Bank

Scappoose Holding LLC, an Oregon limited liability company

By: Sam Toyoma, Vice President


By: Darren M. Walborn, Manager

ACCEPTED: First American Title Insurance Co.


By: Escrow Officer



First American Title Company of Oregon

National Commercial Services

200 SW Market Street, Suite 250, Portland, OR 97201
(503)795-7608 - Fax (866)406-9291

SUPPLEMENTAL ESCROW INSTRUCTIONS

To: First American Title Company of Oregon National
Commercial Services

02/13/2015

File No: NCS-648635-OR1 (RR)

Re: APM 5420, 5441, 5428, OR

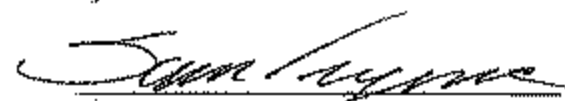
Buyer and Seller acknowledge and agree that Seller has appealed the property tax assessment for the 2014-2015 tax year. If Seller or Buyer receives a 2014-2015 property tax refund, the property tax refund amount shall be applied to the cost of the property tax appeal with the balance of the property tax refund being prorated to Seller and Buyer as of the closing date outside of escrow.

ALL OTHER TERMS AND CONDITIONS OF THIS ESCROW WILL REMAIN THE SAME.

Scappoose Holding LLC, an Oregon limited
liability company


By: Darren M. Welborn, Manager

Umpqua Bank


By: Sam Teyama, Vice President



First American Title Company of Oregon
National Commercial Services
 200 SW Market Street, Suite 250 • Portland, OR 97201
 Office Phone: (503) 743-7600 Office Fax: (503) 470-0581
Buyer's Estimated Settlement Statement

Property: APN 5420, 5441, 5428, OR
 Lot: 600, 1700, and 3100
 File No: NCS-54885-OR1
 Officer: Rachel Rodgers/nda
 Estimated Settlement Date: 02/13/2015
 Disbursement Date:
 Print Date: 02/10/2015, 1:54 PM
 Buyer: Scappoose Holding LLC
 Address: 4428 SW Hillside Drive, Portland, OR 97221
 Seller: Umpqua Bank
 Address: 1 SW Columbia Street, Suite 1400, Portland, OR 97258
 Lender:
 Address:
 New Loan No.:

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	250,000.00	
Deposits in Escrow:		
Receipt No. 585125047 dt 01/30/2015 by D/L Holding Inc		13,000.00
Adjustments:		
Deferred Taxes 5420		13,123.98
Deferred Taxes 5428		496.84
Deferred Taxes 5441		2,878.36
Proportions:		
County Tax 5420 02/13/15 to 07/01/15 @ \$24194.82/yr	8,747.98	
County Tax 5428 02/13/15 to 07/01/15 @ \$311.61/yr	344.83	
County Tax 5441 02/13/15 to 07/01/15 @ \$3822.77/yr	1,483.13	
Title/Escrow Charges to:		
Closing-Escrow Fee (\$50.00) to First American Title Company of Oregon National Commercial Services	75.00	
Overnight Delivery Service to First American Title Company of Oregon National Commercial Services	10.00	
EST Record Return and Sale Deed (\$50.00) to First American Title Company of Oregon National Commercial Services	75.00	
Cash (X From) (To) Buyer		236,298.39
Totals	201,746.81	251,785.31

BUYER(S):

Scappoose Holding LLC, an Oregon limited liability company

 By: Darren M. Welborn, Manager

Initials: _____

Page 1 of 2

5-15-74

RECEIVED: 15 MAY 1974

1974 15 MAY

KNOW ALL MEN BY THESE PRESENTS, That Albert Brown, David E. Moore and Janice L. Moore, grantors convey to Roy R. Baker and Patricia Leanne Baker, husband & wife, and to John F. Rieker, Jr. and Scott David Rieker, as joint tenants and not as tenants in common, with the right of survivorship, the following described real property situated in Columbia County, Oregon, to-wit:

A non-exclusive easement for road purposes described as follows: Beginning at a point which is South 1391.8 feet and East 1427.8 feet from the southwest corner of the Timothy Lamberson Donation Land Claim in Section 1, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; thence North 7°05' West 1509.10 feet to the Southeast corner of tract accepted in deed as described in deed to Albert Brown recorded December 12, 1967 in Book 167, page 356, Deed Records of Columbia County, Oregon; and the true point of beginning; thence North 88°41' East a distance of 109.82 feet to the Southwest corner of the John F. Rieker, Jr. tract as described in deed recorded February 12, 1971 in Book 140, page 223, Deed Records of Columbia County, Oregon; thence South 7°05' West to the North line of the Albert Brown tract as described in instrument recorded December 17, 1968 in Book 171, page 902, Deed Records of Columbia County, Oregon; thence South 88°53' East to the Easterly right of way line of the Columbia River Highway; thence Northerly along the Easterly right of way line of said highway to the point of beginning.

ASGO a non-exclusive easement for road purposes described as follows: A parcel of land from the East end of land described in Book 80, page 170, Deed Records of Columbia County, Oregon, lying adjacent to the Easterly right of way line of the Columbia River Highway in the Timothy Lamberson Donation Land Claim No. 42, in Section 1, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon and being more particularly described as follows: Beginning at the Northwest corner of Parcel 1 of land described in Book 61, page 350, Deed Records of Columbia County, Oregon that is North 3°50'40" West 1445.8 feet from a point on the Easterly right of way line of the said Columbia River Highway that intersects the Northerly right of way line of the Portland, Southwestern Railroad Company, the said point of intersection is South 1391.8 feet and East 1327.8 feet of the Southwest corner of the said Timothy Lamberson Donation Land Claim; thence running North 88°53' West 398.55 feet to the Easterly line, if extended South 7°05' West, of the John F. Rieker, Jr. tract as described in deed recorded February 12, 1971 in Book 140, page 223, Deed Records of Columbia County, Oregon; and the true point of beginning of the following described easement; thence North 81°15' West along the Northerly line of a parcel of land described in Book 81, page 390, Deed Records of Columbia County, Oregon, a distance of 60 feet to a point; thence North 7°05' East to the Easterly line of the John F. Rieker, Jr. et al tract as described in deed recorded May 15, 1974 in Book 138, page 211, Deed Records of Columbia County, Oregon; thence South 73°37' West along the South line of said Rieker tract to the Southeast corner thereof; thence South 7°05' West to the true point of beginning.

The true consideration is \$1.00, and the correct address of the grantors is Rt. 2 Box 342, Seapooos, Oregon.

Dated May 15, 1974.

STATE OF OREGON
County of Columbia
Personally appeared Albert Brown, David Moore, & Janice Moore before me and acknowledged the foregoing instrument to be their free and voluntary act.

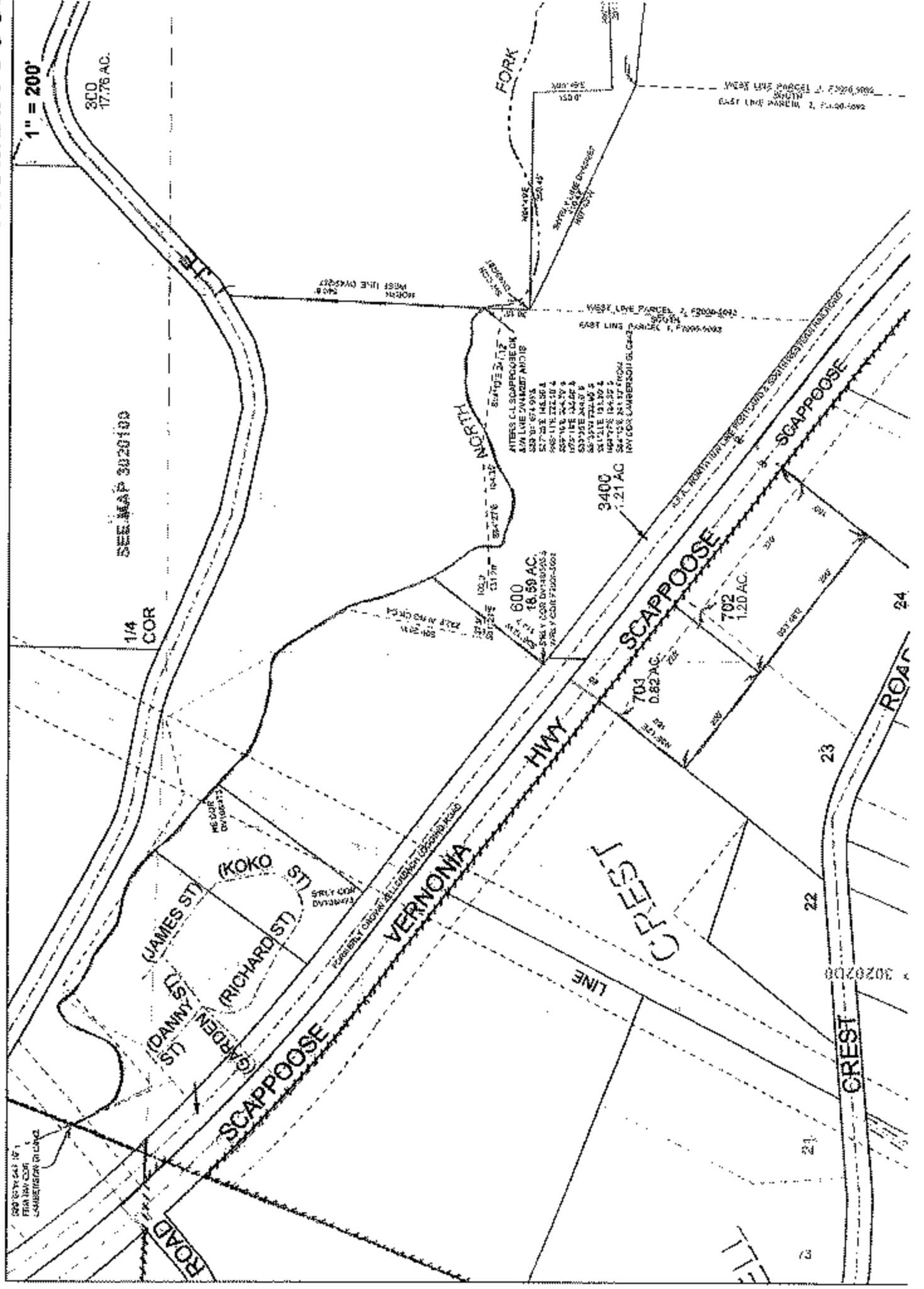
Notary Public for Oregon
My commission expires:

return to J.F. Rieker
Rt 2 Box 342
Seapooos, Or

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



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



PROPERTY OWNERS' AND ELECTORS'
Standard Consent to Annex to the City of Scappoose, Oregon

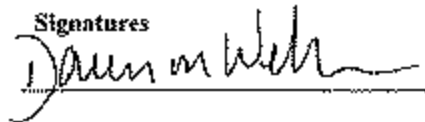
TO: The Council of the City of Scappoose, Oregon

We, the undersigned, hereby consent to annexation to the City of Scappoose as provided by ORS Chapter 222. In addition, we agree to all terms and conditions on the reverse side of this form.
(Please read the standard consent to annex and instructions on the reverse side before signing.)

Property Address: Scappoose Vernonia Hwy at Belcrest Road

Legal Description: 3N2W1CO 00600, Q3100 AND 3N2W1CC 01700

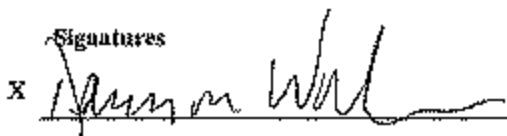
Precinct: _____

	Print Owners' Names	Signatures	Date
1.	<u>Scappoose Holding LLC</u>	<u></u>	<u>4-22-15</u>
2.	_____	_____	_____

	Print Electors' Names	Signatures	Date
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

Waiver of Time Limit

We certify that we have received the information required by ORS 222.175. We also understand the annexation process may take more than one year. Therefore, we agree to waive the one-year time limitation on this consent as provided by ORS 222.173, and further agree that this consent shall be effective:

			Signatures
1.	<input checked="" type="checkbox"/> Indefinitely or, _____	Until _____	<input checked="" type="checkbox"/> <u></u>
2.	<input type="checkbox"/> Indefinitely or, _____	Until _____	<input checked="" type="checkbox"/> _____
3.	<input type="checkbox"/> Indefinitely or, _____	Until _____	<input type="checkbox"/> _____
4.	<input type="checkbox"/> Indefinitely or, _____	Until _____	<input type="checkbox"/> _____

Mail Consent to:
Planning Department, City of Scappoose, 33568 East Columbia Avenue, Scappoose, OR 97056

SELECT ONE OF THE FOLLOWING CERTIFICATIONS

FOR PROPERTY OWNERS WHO ARE ALSO REGISTERED ELECTORS:

The undersigned individuals (print names here) _____
warrant that they are registered electors, reside at and are the sole owners of real property addressed as _____
_____ in Columbia County, Oregon, which real property
is located outside the corporate limits of the City of Scappoose but within the City's urban growth boundary and that
said real property is described by Subdivision Lot and Block, Metes and Bounds or other valid Legal Descriptions as
provided on Page 1 hereof.

Dated: _____, 20__

OWNER/ELECTOR: _____

OWNER/ELECTOR: _____

FOR PROPERTY OWNERS WHO ARE NOT REGISTERED ELECTORS:

The undersigned individuals (print names here) Scappoose Holding LLC
warrant that they are the sole owners of real property addressed as _____
No Site Address (Tax Lots 3N2W1CC 00600, 03100 AND 3N2W1CC 01700) in Columbia County, Oregon,
which real property is located outside the corporate limits of the City of Scappoose but within the City's urban
growth boundary and that said real property is described by Subdivision Lot and Block, Metes and Bounds or other
valid Legal Descriptions as provided on Page 1 hereof.

Dated: 9/22, 2015

OWNER [Signature]

OWNER _____

FOR ELECTORS WHO ARE NOT PROPERTY OWNERS:

The undersigned individuals (print names here) _____
warrant that they are registered electors residing at _____ in
Columbia County, Oregon, which real property is located outside the corporate limits of the City of Scappoose but
within the City's urban growth boundary and that said real property is described by Subdivision Lot and Block,
Metes and Bounds or other valid Legal Descriptions as provided on Page 1 hereof.

Dated: _____, 20__

ELECTOR _____

ELECTOR _____

STATE OF OREGON)
County of CLATSOP) ss.

THIS INSTRUMENT was subscribed and sworn to before me on April 22, 2015, by

Varren Wilson

Meaghan Booth Mansfield

NOTARY PUBLIC FOR OREGON

My Commission Expires: October 12, 2018



STANDARD CONSENT TO ANNEX TERMS AND CONDITIONS

1. The City's intent to annex this property is embodied in the City's urban growth boundary and the undersigned and successors in interest agree to waive the requirement that a notice of intent to annex be adopted and any other prerequisite to annexation set forth in state law at the time of annexation.
2. Annexation of this property may take place by any means allowed by state law at the time of annexation, and this consent constitutes an agreement to annexation by any method selected by the City.
3. In the event the type of annexation used involves a written consent to annex, this consent constitutes such consent to annex and shall be used as a consent for each required consent. Further, this consent constitutes an express waiver of the one-year limitation on consent forms and the undersigned intends this consent to be effective as indicated on Page 1. For administrative purposes, the undersigned or successors in interest agree to sign any requested consent forms, waiver of the one-year period, and any other forms required to initiate or accomplish annexation.
4. In the event the type of annexation used involves the right to remonstrate, this consent constitutes a waiver of the right to remonstrate and a remonstrance by anyone having an interest in the property affected by this consent shall be void.
5. Property Owner acknowledges and consents that standard fees may be required to process an annexation and any rezoning or comprehensive plan change which may be requested or required.
6. This consent shall run with the land, shall be recorded in the Columbia County records and shall be binding on the undersigned and all successors in interest of the affected property.
7. Should any portion of this consent be declared void by a court of law, the remaining portions of this consent shall remain in full force and effect.

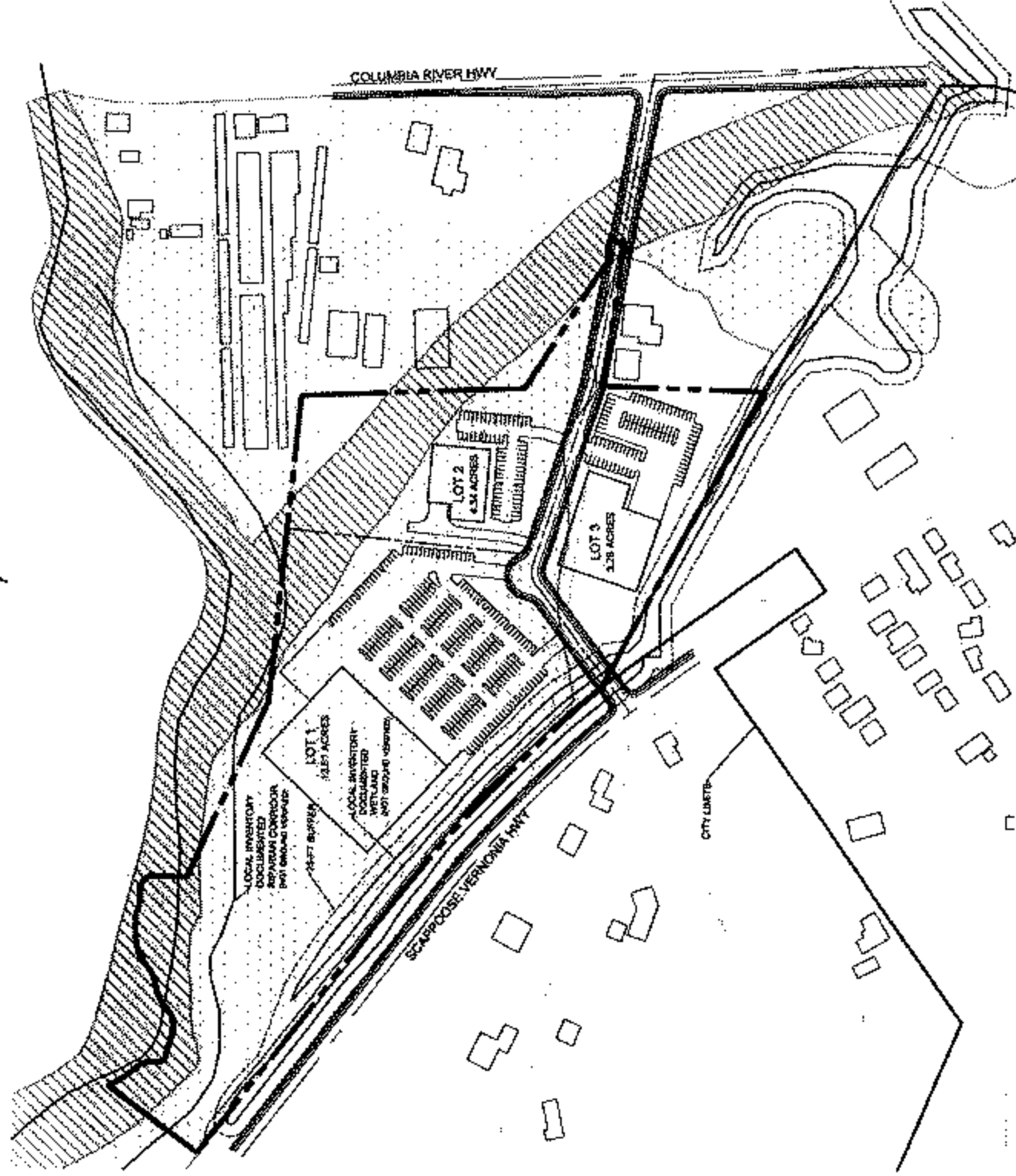
Instructions for signing Consent to Annex

You must be a registered voter at the residential address proposed for annexation to sign as an elector. You must be a registered voter and the property owner (title owner or recorded contract purchaser) to sign as Owner/Elector. You must be the property owner (title owner or recorded contract purchaser) to sign as the owner.

Fill in the addresses of the property and the date you signed the form.

If you are signing as the owner, print your name as it appears on the title or recorded contract. If there is more than one owner, husband and wife, for example, each must sign the form. If you are signing as an elector, print your name as it appears on your Columbia County Oregon Voter Precinct Card.

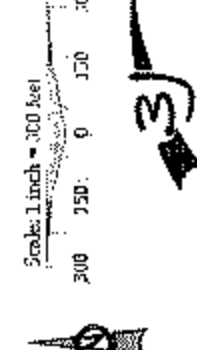
Oregon state law provides that this consent is valid for one year from the date it is received by the City. However, the actual annexation process may take longer than one year to complete. Therefore, please sign the Waiver of Time Limit to extend the validity of your consent either indefinitely or until a specified date. The waiver must also be signed separately by each owner of record.



SITE STATISTICS	
Property:	INDUSTRIAL
Jurisdiction:	City of Scappoose
Gross Area:	22.00 acres
County Zoning:	MC
Scappoose Comp Plan:	Industrial
Block/lot:	1.08 acres
Block/lot:	3.34 acres
Block/lot:	12.52 acres
Block/lot:	3.25 acres

SITE NOTES	
1.	Site map has been prepared using aerial photography and community resources. This map is for informational purposes only. It is not intended to be used for legal purposes. All information should be considered as preliminary and subject to verification by the City of Scappoose.
2.	Wetland areas are shown in green. Wetland areas are subject to the City of Scappoose. All information should be considered as preliminary and subject to verification by the City of Scappoose.
3.	This map is not intended to be used for legal purposes. It is for informational purposes only. It is not intended to be used for legal purposes. All information should be considered as preliminary and subject to verification by the City of Scappoose.

LEGEND	
[Hatched Box]	Wetland
[Solid Box]	Final Zone MO
[Dashed Box]	Floodplain area have been a record. Applicant is working with FEMA to establish new floodplain levels.



Scappoose Industrial - Conceptual Development Plan
 D12 Construction and Development
 May 2015
 77

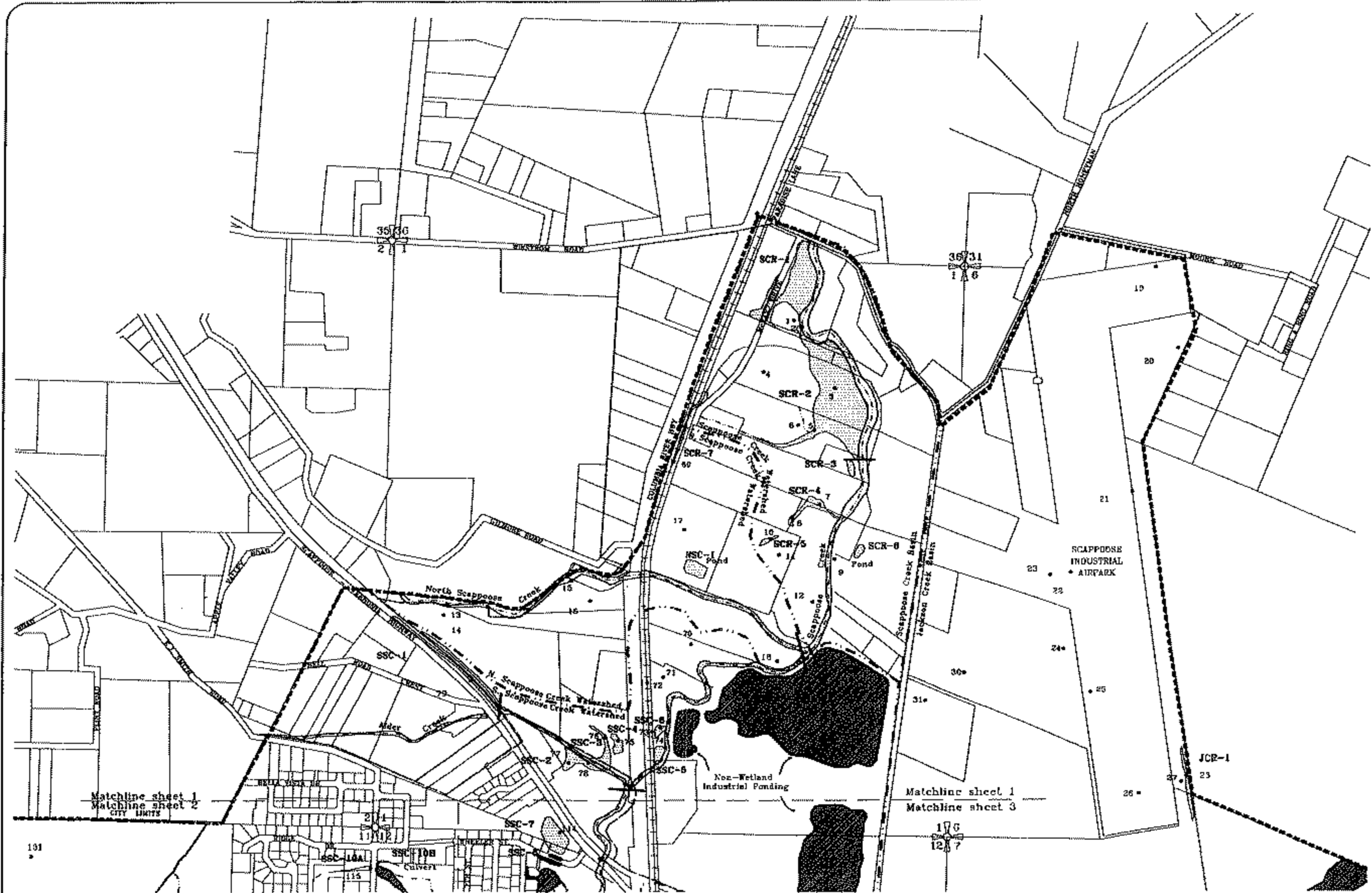


Pacific Habitat Services, Inc.
9450 SW Commerce Blvd., Suite 100
Milwaukie, Oregon 97131
Phone: (503) 375-1800

Scappoose Local Wetlands Inventory

DATE: December, 1990
PROJECT: M.F.P. INFO: Scappoose, OR, City of Scappoose
BY: K.C.M. Engineering

5-1234
JOB NO.:



Project Boundary
Wetland Boundary
Urban Growth Boundary
City Limits
Elevations

On Site Wetland Determination
Off Site Wetland Determination
Sample Point
Wetland Code
JCR-1

Funding for this project was provided by a grant from the Oregon Division of State Lands, wetlands planning assistance grant program. This grant program is supported by a grant from the U.S. Environmental Protection Agency under authority of the Clean Water Act.



This map is for planning purposes only. It has not been finalized and adopted by the City of Scappoose or approved by the wetland regulatory agencies. You are advised to contact the Oregon Division of State Lands or the U.S. Army Corps of Engineers with any regulatory questions. Mapped wetland boundaries are accurate to within 25 feet, however, there may be unmapped wetlands subject to regulation. In all cases, actual field conditions determine wetland boundaries.

Exhibit 7

Oliver, Laurie

Exhibit 8

From: Welter, Lonny <lonny.welter@co.columbia.or.us>
Sent: Tuesday, June 09, 2015 9:56 AM
To: Oliver, Laurie
Subject: Fwd: ANX1-15/ZC2-15

----- Forwarded message -----

From: Welter, Lonny <lonny.welter@co.columbia.or.us>
Date: Tue, Jun 9, 2015 at 9:11 AM
Subject: ANX1-15/ZC2-15
To: loliver@cityofscappoose.or
Cc: Glen Crinklaw <glen.crinklaw@co.columbia.or.us>, "Hill, David" <david.hill@co.columbia.or.us>

Laurie,

The Columbia County Road Department has no objection to the annexation and the zoning change of the property on the north side of the Scappoose Vernonia Road, vicinity of Bell Crest Road, as submitted. However, at the time of development of this property, in order to access the Scappoose Vernonia Road, at minimum, there will be a couple of requirements:

1. A Columbia County Road Department Access Permit will be required to access onto Scappoose Vernonia Road.
2. An easement to cross the Crown Zellerbach Trail property will need to be negotiated. There may be a price/cost for the easement as well as construction and some trail maintenance requirements for the life of the easement. All to be negotiated.

Lonny Welter
Transportation Planner
Columbia County Road Department

Oliver, Laurie

Exhibit 9

From: Andrew Tull <andrew.tull@3j-consulting.com>
Sent: Friday, June 19, 2015 4:18 PM
To: JOHNSTON Bill
Cc: laurieoliver@ci.scappoose.or.us; CASWELL Matthew C; FISH Gary; BRUMLEY Seth A
Subject: Re: Scappoose Holdings LLC proposed annexation and rezone

Thanks, Bill.

Sorry I missed your call.

I'll follow up with you on Monday.

Best regards.

Andrew Tull
503-545-1907

On Jun 19, 2015, at 4:09 PM, JOHNSTON Bill <Bill.W.JOHNSTON@odot.state.or.us> wrote:

Hello Andrew – I'm following up on our conversation this afternoon.

Thanks for clarifying that your client's property is within the portion of the UGB that was expanded in 1997. For some reason I thought it was within the area that was expanded in 2010.

Given this, I would agree with your previous assessment that the transportation impacts of the proposed annexation and rezone have already been accounted for. Below are some additional findings you could cite in responding to the City's request for additional information. I will probably send Laurie an email or letter following-up on my previous comments.

Please contact me if you have any questions.

Bill Johnston, AICP, Transportation Planner
Oregon Department of Transportation | Northwest Area | 350 W Marine Dr. | Astoria, OR
97103-6236 | 503.325.5281 | bill.johnston@odot.state.or.us

Suggested additional findings

The 1997 TSP accounted for industrial development in this area. The traffic forecast assumed 5 employees per acre. This would have applied either to the County's General Industrial Zone or the City's Light Industrial Zone. In other words, the forecast is based on realistic market conditions, which equates to the "reasonable worst case" development scenario.

The 1997 TSP identified the need for improvements at the intersection of US 30 and Crown-Zellerbach Road.

This intersection was improved by ODOT (in 2006?). The intersection was presumably configured to accommodate traffic from this and other surrounding development.

From: Andrew Tull [<mailto:andrew.tull@3i-consulting.com>]
Sent: Friday, June 19, 2015 2:35 PM
To: JOHNSTON Bill
Subject: Scappoose 1997 TSP

Hello Bill,

Attached is a copy of the City's TSP. The demographic analysis starts on page 125.

Thanks,

Andrew Tull
Principal Planner
3i Consulting, Inc.
5075 Griffith Drive, Suite 150
Beaverton, OR 97005
PH: (503) 545-1907
andrew.tull@3i-consulting.com
Land Use Planning – Civil Engineering – Water Resources
www.3i-consulting.com | [Follow us on LinkedIn](#) | [Like us on Facebook](#)

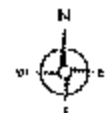
Revised Desc. Rec'd 3-14-2016
Map & Desc Ok with noted typos
APPROVED per MT & EB 3-23-16



**LEGAL DESCRIPTION
ANNEXATION**

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO HOMER A. GRISWOLD BY DEED RECORDED IN BOOK 108, 254, COLUMBIA COUNTY DEED RECORDS;
2. THENCE ALONG THE WEST LINE OF SAID GRISWOLD TRACT SOUTH 03°35' EAST 472.16 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROY E. BAKER AND DELORIS LAVONNE BAKER BY DEED RECORDED IN BOOK 196, PAGE 231, COLUMBIA COUNTY DEED RECORDS;
3. THENCE ALONG THE SOUTH LINE OF SAID BAKER TRACT SOUTH 58°37' EAST 338.57 FEET TO THE MOST SOUTHERLY CORNER OF SAID BAKER TRACT;
4. THENCE ALONG THE EAST LINE OF SAID BAKER TRACT NORTH 07°05' EAST 11.1 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN LAND SALE CONTRACT BETWEEN ALBERT BRAWAND AND RIESTERER LUMBER PRODUCTS RECORDED IN BOOK 163, PAGE 106, COLUMBIA COUNTY DEED RECORDS;
5. THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN LAND SALE CONTRACT BETWEEN ALBERT BRAWAND AND RIESTERER LUMBER PRODUCTS RECORDED IN BOOK 163, PAGE 106, COLUMBIA COUNTY DEED RECORDS, SOUTH 80°41' EAST 32.06 FEET, MORE OR LESS TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED IN BOOK 171, PAGE 902, COLUMBIA COUNTY DEED RECORDS;
6. THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 11°45' WEST 32.24 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN DEED TO ALBERT BRAWAND RECORDED IN BOOK 171, PAGE 902, COLUMBIA COUNTY DEED RECORDS;
7. THENCE ALONG THE NORTH LINE OF SAID BRAWAND TRACT NORTH 82°53' WEST 28.8 FEET;
8. THENCE CONTINUING ALONG SAID NORTH LINE NORTH 83°15' WEST 277.85 FEET TO THE NORTHWEST CORNER OF SAID BRAWAND TRACT;
9. THENCE ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN LAND SALE CONTRACT BETWEEN ALBERT BRAWAND (SELLER) AND DAVID MOORE AND JANICE MOORE (BUYER) RECORDED IN BOOK 183, PAGE 697, COLUMBIA COUNTY DEED RECORDS, SOUTH 00°17' WEST 342.5 FEET TO THE SOUTHWEST CORNER THEREOF;
10. THENCE ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN PARTIAL RELEASE OF MORTGAGE RECORDED



4107 SE International Way, Suite 705, Milwaukie, Oregon 97222

Phone: 503.653.9093 Fax: 503.653.9095 Email: compass@compass-landsurveyors.com



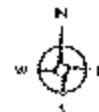
SEPTEMBER 23, 1971 IN BOOK 117, PAGE 412, COLUMBIA COUNTY DEED RECORDS, NORTH 62°43' WEST 711 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CROWN ZELLERBACH PRIVATE ROAD;

11. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 1300 FEET, MORE OR LESS TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT H. DUDLEY AND VELMA DUDLEY BY WARRANTY DEED RECORDED IN BOOK 148, PAGE 500, COLUMBIA COUNTY DEED RECORDS;
12. THENCE ALONG THE EASTERLY LINE OF SAID DUDLEY TRACT NORTH 36°12' EAST 230 FEET, MORE OR LESS, TO THE CENTERLINE OF SCAPPOOSE CREEK;
13. THENCE EASTERLY ALONG THE CENTERLINE OF SAID SCAPPOOSE CREEK 520 FEET, MORE OR LESS, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO JASPER E. YOUNG BY DEED RECORDED IN BOOK 45, PAGE 287, COLUMBIA COUNTY DEED RECORDS;
14. THENCE ALONG THE WEST LINE OF SAID YOUNG TRACT SOUTH 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID YOUNG TRACT;
15. THENCE ALONG THE SOUTH LINE OF SAID YOUNG TRACT SOUTH 67°43' EAST 410.42 FEET TO AN ANGLE POINT IN SAID SOUTH LINE;
16. THENCE CONTINUING ALONG THE SOUTH LINE OF SAID YOUNG TRACT SOUTH 85°44' EAST 656 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 14, 1978
DON DEVLAEINCK
1634

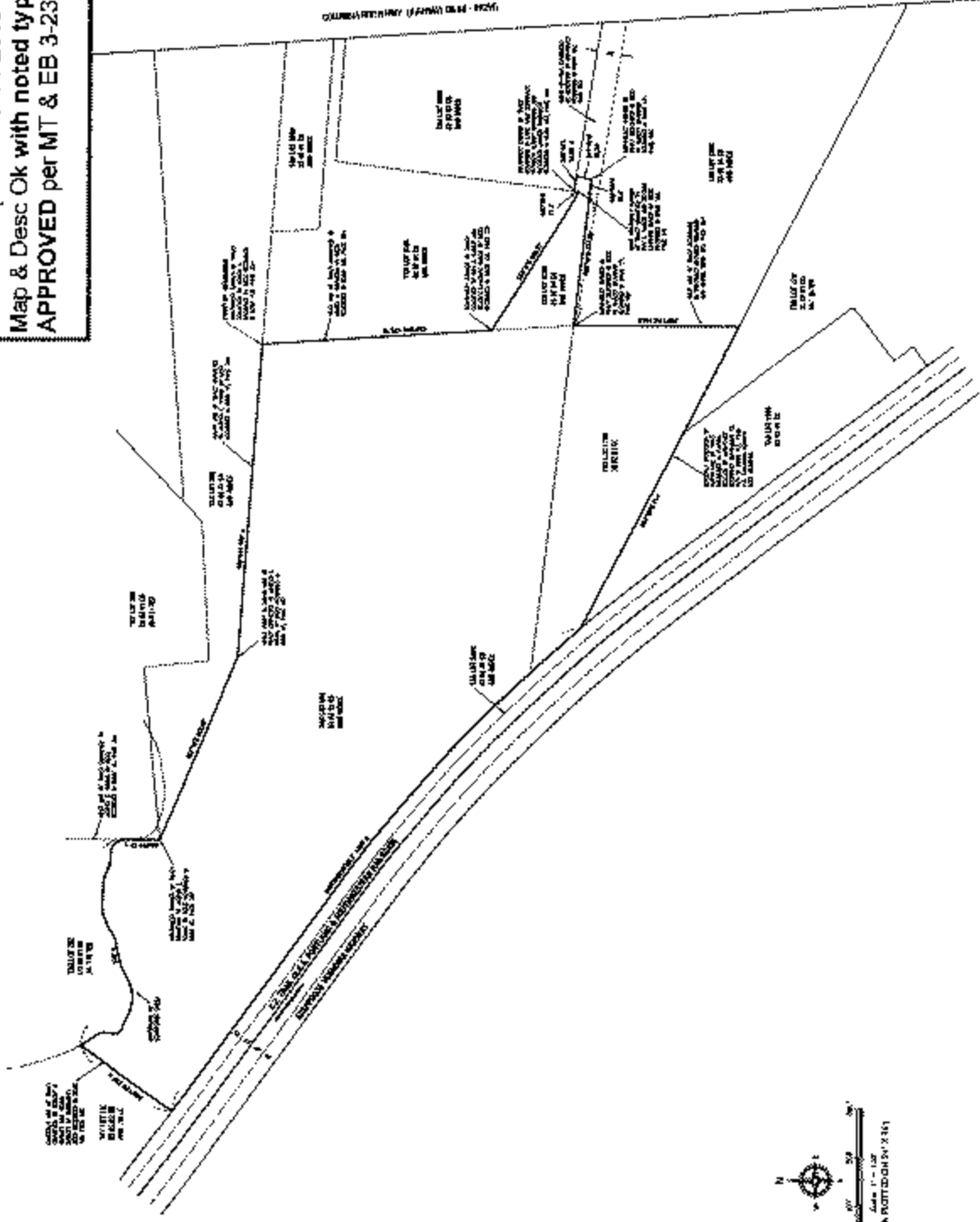
DATE OF SIGNATURE: 2/24/16
EXPIRES 12/31/2017



4107 SE International Way, Suite 705, Milwaukie, Oregon 97222

Phone: 503.653.9093 Fax: 503.653.9095 Email: compass@compass-landsurveyors.com

Revised Map Rec'd 3-14-2016
Map & Desc Ok with noted typos
APPROVED per MT & EB 3-23-16



1. **RECEIVED**
 2. **DATE**
 3. **TIME**
 4. **BY**
 5. **INITIALS**
 6. **SIGNATURE**
 7. **OFFICE**
 8. **TELEPHONE**
 9. **MAILING ADDRESS**
 10. **CITY**
 11. **STATE**
 12. **ZIP CODE**
 13. **NAME**
 14. **ADDRESS**
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 176. **STATE**
 177. **ZIP CODE**
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