

Remarks: _____

NOTICE TO TAXING DISTRICTS

ORS 308.225

APPROVED AS PER

ORS 308.225

FROM:

STATE OF OREGON
DEPARTMENT OF REVENUE
U-R MAPPING UNIT
SALEM, OREGON 97310

JAN 26 1982

DESCRIPTION & MAP

TO:

City of St. Helens
PO. Box 278
St. Helens, Oregon 97051

FILED JAN 28 1982
HENRY T. HUDSON
ASSESSOR

By _____ Deputy

This is to notify you that your boundary
change in Columbia County, for
Annex to St. Helens
Ord # 2372

has been:

- ☒ Received 12-28-81
☒ Approved 1-26-82
☐ Disapproved (see notes)

If disapproved, please submit corrected
description and map.

Notes: _____

IRV Iverson

FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file no: DOR 5-48-82

Boundary: change ☒ proposed change ☐ received from: City

The change is for a:

- ☐ Formation of a new district
☒ Annexation of territory to a district
☐ Withdrawal of territory from a district
☐ Dissolution of a district

Data received:

- ☒ Description
☒ Map

Certified by registered surveyor or registered
engineer:

☐ yes ☒ no

CC County Assessor
Boundary Commission (when appropriate)

Department of Revenue A&A-0-39 (11-75)

Notification No.: 25 Date: 3/31/82 Page 1 of 1 Pages

Annexed by: CITY of ST. HELENS

Document Type and Reference No.: CITY ORD # 2372

Tax Base Increase Date: 1/26/82 = Jan. 1, 1981 Assessed Value.

Map No.: 4-1-5-3-1
4-1-5-4-3
4-1-8-1-2 From Code: 2-08 To Code: 2-24

Comment	T. L. No.	Non-OOPR		OOPR		Totals	
		Acreage	Assessed V.	Acreage	Assessed V.	Acreage	Assessed Val.
4-1-5-3-1	700	2.42	6,440	1.00	57,911	3.42	64,351
" "	799	0.17	211			0.17	,211
" "	800	0.34	878			0.34	878
" "	1000	4.10	10,643			4.10	10,643
4-1-5-4-3	8700			1.00	24,415	1.00	24,415
" "	8800	0.02	211			0.02	211
" "	8900	0.19	NON TAXABLE 211			0.19	NON TAXABLE 211
" "	9000			0.75	30,926	0.75	30,926
" "	9100			0.45	30,486	0.45	30,486
" "	9200			0.55	44,856	0.55	44,856
" "	9300			1.28	37,234	1.28	37,234
4-1-8-1-2	1000	1.89	4,980	1.00	33,888	2.89	38,868
TOTALS:		9.13	23,363	6.03	259,716	15.16	283,079

Remarks:

ORDINANCE NO. 2372

AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS TERRITORY SURROUNDED BY THE CORPORATE CITY LIMITS AND REZONING THE ANNEXED TERRITORY UNDER ORDINANCE NO. 2288.

WHEREAS, there exists two "islands" of territory surrounded by the corporate City limits of the City of St. Helens that are not incorporated cities, and

WHEREAS, cities in Oregon are empowered to annex such "island" territories under ORS 222.750, and

WHEREAS, Ordinance No. 2366 was passed, initiating the annexation of said territory, calling for public hearings and directing that notice be given thereon; and

WHEREAS, the public hearings were held at which time all interested parties present were heard and written testimony was accepted with reference to this proposed annexation and based on consideration of this evidence and the whole record the City Council feels this annexation complies with the City Comprehensive Plan in the best interest of the City and the contiguous territory; NOW, THEREFORE,

THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. Annexation Area. The following described contiguous territory not within another city is hereby declared annexed to the City of St. Helens:

Legal description and map are contained in Exhibits C and D attached and incorporated herein by reference

Based on the Findings of Fact and Conclusions of Law attached and incorporated herein as Exhibits A and B.

Section 2. Rezoning. The annexation area described in Section 1, Exhibit C shall be rezoned R-7 and the annexation area described in Section 1, Exhibit C shall be rezoned R-10 consistent with the City of St. Helens Comprehensive Plan and amending Ordinance No. 2288, Section 2.020 Zone Boundaries to include this territory on the Zoning Map, 1981 amended edition. This zoning designation is based on the

attached Findings of Fact and Conclusions of Law incorporated herein by reference as Exhibits A and B respectively.

Section 3. Record. The City Recorder shall submit to the Secretary of the State of Oregon (1) a copy of this ordinance and (2) a copy of Ordinance No. 2366 dispensing with an election. The City Recorder shall also send a legal description of the new boundaries of the City within ten (10) days of the effective date of annexation to the Columbia County Surveyor, Columbia County Assessor, and Columbia County Clerk.

Section 4. Severability. The provisions of this ordinance are severable. If a section, sentence, clause, or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portion of this ordinance.

Section 5. Effective Date. This ordinance shall be in full force and effect on the _____ day of _____, 1981.

Read the first time: September 15, 1981

STATE OF OREGON, }
County of Columbia, } ss.
City of St. Helens, }

I, Rosaline L. Mallory

City Recorder of the above named City, County and State,

do hereby certify that the foregoing copy of Ordinance No. 2372

has been by me compared with the original, and that it is a correct transcript therefrom, and of the whole of such original Ordinance No. 2372 as the same appears on file

in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 26th day of October, A. D., 19 81.

Rosaline L. Mallory
Asst. City Recorder.



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Read the second time: September 15, 1981

Read the third time: October 20, 1981

Passed and approved by the Mayor: October 20, 1981

Frank A. Corsiglia
Mayor

Attested:

Harold Eisenbach
City Recorder

ORDINANCE NO. 2372 -2.

"MADSEN ISLAND" ANNEXATION AND REZONING
Findings of Fact and Conclusions

I Findings of Fact

A. The City initiated the annexation of seven parcels of land totaling 7.13 acres owned by six private individuals and Columbia County.

B. The parcels are located on Gable Road forming a rough quadrangle fronting 380' on Gable Road as indicated by Exhibit "A".

C. Three of the seven parcels have alternative access from Greenwood Dr., a 40' accessway owned by Columbia County.

D. The parcel is surrounded by property within the corporate limits of the City on the effective date of this annexation ordinance.

E. Public services are provided for this site by the following:

1. Payless Center and other commercial services on Highway 30, less than one mile away.
2. St. Helens Senior High School adjacent on Gable Road.
3. City water and sewer available from Gable Road.
4. Gable Road, an unimproved County road, curbed and paved to 40' at the intersection of Highway 30 and paved to an average 30' plus gravel shoulder at this site.
5. City Police patrols are regularly scheduled in this area near a majority of City commercial services.

F. Buildable lot data kept by the City indicates 800 existing buildable lots with only 1/3 of these lots available due to lack of sewer and water. City data indicates vacancy rates are low.

G. Based on R-7 zoning consistent with the Comprehensive Plan, this annexation would add 28-35 buildable lots with sewer available to the existing stock.

H. This "Island" surrounded by the City is within the Urban Growth Boundary currently zoned by the County as Multi-Family Residential and designated Rural Suburban-Unincorporated. Columbia County, through its Planning Commission, recommends a General Residential plan designation, permissive of higher density zoning. No such plan amendment has been initiated.

I. Moderate Residential Zone R-7, and General Residential Zone R-5 have potential plan conformity by their low density single family residential provisions.

II Conclusions

A. The proposed annexation is consistent with the Comprehensive Plan because it accomplishes in-filling of a City surrounded area with City sewer and water available to any development of the site consistent with the Urban Growth Boundary planning.

B. The proposed annexation is consistent with LCDC Goals as indicated specifically by the following applicable Goals:

1. Housing Goal 10 is furthered by this proposed annexation because the annexed area provides, through in-filling, additional buildable lots planned for suburban uses very near City commercial facilities and the Senior High School.
2. Public Services Goal 11 is furthered by this proposed annexation because sewer and water have reached this area, a new commercial center, and the Senior High School are nearby. Therefore, this is a timely provision of services that encourages orderly and efficient development.
3. Urbanization Goal 14 is furthered by this annexation because urban services have now reached this undeveloped portion of City-surrounded area rather than having this addition to the City force costly and inefficient urbanization of rural land.

C. The Rezoning of this area annexed to the City is consistent with the Comprehensive Plan because R-7 zoning provides for single family dwelling residential housing and associated uses as the primary use consistent with the plan designation of rural Suburban-Unincorporated and the surrounding area plan designated Suburban Residential.

D. The Rezoning of this area annexed to the City is consistent with LCDC Goals as indicated specifically by the applicable Goals in B 1,2 and 3 herein above.

"RILEY ISLAND" ANNEXATION AND REZONING
Findings of Fact and Conclusions

I Findings of Fact

A. The City initiated the annexation of this unincorporated 7.86 acres northeast of the Sykes Road intersection on Bachelor Flat Road as indicated by the legal description in Exhibit "A".

B. This land, surrounded by property within the corporate limits of the City, is held by one family in four tax lots.

C. Public Services are provided to the site:

1. Major commercial services on Highway 30, less than one mile away.
2. City water available on Bachelor Flat Road.
3. Sewer is available from Sykes Road and Aubuchon Dr.
4. Bachelor Flat and Sykes Roads are both improved roads with gravel shoulders.
5. City Police patrols are currently regularly scheduled in this area.

D. Buildable lot data kept by the City indicates 800 existing buildable lots with only 1/3 of these lots available due to lack of sewer and water. City data indicates vacancy rates are low.

E. Based on R-10 zoning, 28 immediately buildable lots would be added to the housing stock.

F. This "island" surrounded by the City is within the Urban Growth Boundary currently zoned by the County as Multi-Family Residential and designated Rural Suburban-Unincorporated. Columbia County, through its Planning Commission, recommends a General Residential plan designation, permissible of higher density zoning. No such plan amendment has been initiated.

G. The surrounding lands are zoned R-10 except for those lands south of Bachelor Flat zoned R-7.

H. The Planning Commission recommends approval of the Annexation and R-10 zoning.

II Conclusions

A. The proposed annexation is consistent with the Comprehensive Plan because it accomplished in-filling of a City surrounded area with City sewer and water available to any development of the site consistent with the Urban Growth Boundary planning.

B. The proposed annexation is consistent with LCDC Goals as indicated specifically by the following applicable Goals:

1. Housing Goal 10 is furthered by this proposed annexation

because the annexed area provides, through in-filling, additional buildable lots planned for suburban uses very near City commercial facilities and the Senior High School.

2. Public Services Goal 11 is furthered by this proposed annexation because sewer and water have reached this area, a new commercial center, and the Senior High School are nearby. Therefore, this is a timely provision of services that encourages orderly and efficient development.
3. Urbanization Goal 14 is furthered by this annexation because urban services have not reached this undeveloped portion of City-surrounded area rather than having this addition to the City force costly and inefficient urbanization of rural land.

C. The Rezoning of this area annexed to the City is consistent with the Comprehensive Plan because R-10 zoning provides for single family dwelling residential housing and associated uses as the primary use consistent with the plan designation of rural Suburban-Unincorporated and the surrounding area plan designated Suburban Residential.

D. The Rezoning of this area annexed to the City is consistent with LCDC Goals as indicated specifically by the applicable Goals in B 1, 2 and 3 herein above.

A parcel of land in Section 5 and 8, T.4 N., R.1 W., W.M. Columbia County, Oregon, bounded as herein described:

Beginning at the Southeast corner of the Presbytery of Portland tract described in Deed Book 147 on page 476 in the Clerk's Office of Columbia County, Oregon; thence South $57^{\circ}26'$ West along Easterly line of Tract 9, Greenwood Acres as shown on the plat and of record in the Columbia County Clerk's Office, to a point that is North $57^{\circ}26'$ East 240 feet from the Southeast corner of said Tract 9; thence North $52^{\circ}27'$ West 20 feet; thence South $57^{\circ}26'$ West to the point of intersection with the northerly right-of-way line of Gable County Road; thence westerly following the said northern right-of-way line of Gable County Road to the intersection of said Road with the Westerly line of Tract 11 of said Greenwood Acres; thence North $28^{\circ}22'30''$ East along the westerly line of said Tract 11 to the Northwesterly corner of the Don H. Irwin and Mida E. Irwin tract as described in the deed recorded in Book 71, page 238, Deed Records of Columbia County, Oregon; thence South $52^{\circ}27'$ East parallel with the Southerly line of said Tract 11 to the East line of said Tract 11; thence North $41^{\circ}01'$ East 22.4 feet to the Southwest corner of the Rufus Addy and Ada E. Addy tract described in Deed Book 70 on page 331; thence South $52^{\circ}27'$ East to the West line of the Thomas W. Kinsey and Belle Kinsey Tract described in Deed Book 68 on page 105; thence along said Westerly line North $46^{\circ}57'$ East 76 feet to the Northwest corner of said Tract described in Deed Book 68 on page 105; thence South $52^{\circ}27'$ East 363.7 feet more or less to the East line of said Tract 9, Greenwood Acres being the point of beginning, excepting therefrom the following Parcels 1 and 2:

Parcel 1: Beginning at a point at the Southwesterly corner of Tract 11 of Greenwood Acres as shown on the plat thereof on file in the office of the Clerk of Columbia County, Oregon; thence Northerly along the Westerly line of said Tract 11, 495 feet; thence Easterly and parallel with the Southerly line of said Tract 11, 116 feet; thence Southerly 495 feet to a point in the Southerly line of said Tract 11 that is Easterly 60 feet from the Southwesterly corner of said Tract 11; thence North $52^{\circ}27'$ West, 60 feet along said Southerly line to the place of beginning, EXCEPT Gable County Road and being part of said Tract number 11 of said Greenwood Acres.

Parcel 2: Beginning at a point that is North $41^{\circ}01'$ East 241.11 feet and North $52^{\circ}27'$ West 20 feet from the Southeast corner of Tract 11, Greenwood Acres, as shown on plat of same on file in the office of the Clerk for Columbia County, Oregon; thence North $52^{\circ}27'$ West to a point in the East line of the Don W. Irwin and Mida E. Irwin one-acre tract as described in deed recorded in Book 71, at page 238, Deed Records of Columbia County, Oregon; thence Southerly along said East line to the Southeast corner of said Irwin Tract; thence South $52^{\circ}27'$ East 120 feet; thence North $40^{\circ}01'$ East to the place of beginning.



CITY LIMITS

GREEN ACRES DR.

BROWN'S PL

McBRIDE ST.

McBRIDE

MAY ST.

ROAD

WAY

MILTON

SOUTH RD.

ROAD

MAPLEWOOD

DRIVE

CEDAR OAK

MATZEN ST.

ST.

FLAT

SYKES

ROAD

CABLE

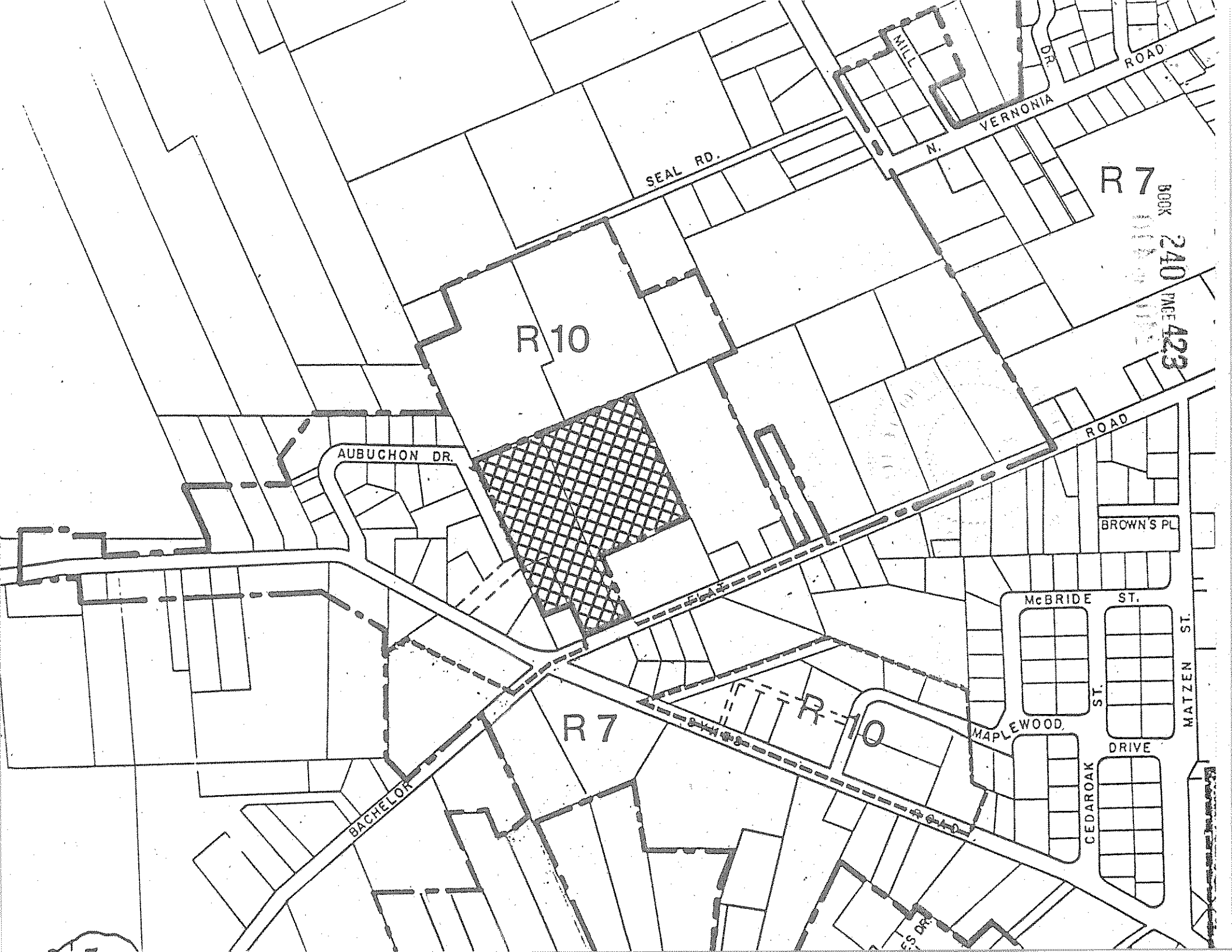
KA VANAGH ST.

HIGHWAY

8 5 4 9

A parcel of land in Section 5, T.4 N., R.1 W., W.M.,
Columbia County, Oregon, bounded as herein described:

Beginning at a point on the West line of the Aaron Broyles Donation Land Claim in Section 5, T.4 N., R.1 W., W.M., Columbia County, Oregon, that is North $23^{\circ}05'$ West 168.64 feet from the Southwest corner of said Aaron Broyles DLC; thence along said Westerly DLC line North $23^{\circ}05'$ West 559.96 feet to the Northwest corner of Parcel 3 of the John Allen Riley Jr. and Emma Riley tract described in Deed Book 143 on pages 485 and 486 in the Clerk's office of Columbia County, Oregon; thence North $66^{\circ}30'$ East 597.98 feet to the Northeast corner of Parcel 1 of said tract described in Deed Book 143 on pages 485 and 486; thence South $23^{\circ}05'$ East 483.64 feet to the Northeast corner of the George N. Kreman and Solina A. Kreman tract described in Deed Book 136 on page 506; thence South $66^{\circ}30'$ West 351.48 feet to the Northwest corner of said tract described in Book 136 on page 506; thence following the Westerly line of said tract described in Deed Book 136 on page 506, South $23^{\circ}05'$ East 235.0 feet to the intersection of said Westerly line with the Northern right-of-way line of Bachelor Flat Road; thence along said Northern right-of-way line South $66^{\circ}30'$ West 145.14 feet to the Southwest corner of Parcel 3 of said tract described in Deed Book 143 on page 485 and 486; thence North $23^{\circ}05'$ West 158.64 feet to the Southeast corner of the John A. Riley Jr. tract described in Deed Book 144 on page 848; thence South $66^{\circ}30'$ West 101.0 feet to the point of beginning.



R7
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SEAL RD.

VERNONIA

R10

AUBUCHON DR.

ROAD

BROWN'S PL

McBRIDE ST.

R7

R10

MAPLEWOOD

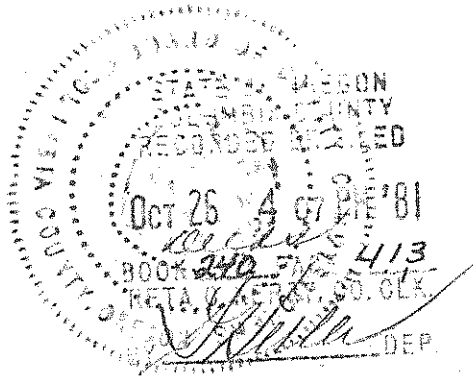
DRIVE

CEDAR OAK

BACHELOR

ST. NEZLEM

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6605



Return
City of St. Helens
City Hall
St. Helens, Ore.