

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 08

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: ST HELENS CITY

Remarks:

District Ord No: 2986

Effective Date: 06/21/2006

Name of Approving Jurisdiction: ST HELENS CITY

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

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

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom

Correction Remarks:

DOR Approved: Y

No: 5-272-2006²²²

Date: 07/10/2006

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-08

Townships

Ranges

Sections

To Code Area: 02-01

4

1

05.21.3800

4

1

05.21.3900

Date Completed 12/15/06

Remarks:

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 08

Legal Description

410502103800 Commencing at a point which point is the corner of the Donation Land Claim of Aaron Broyles and the Donation Land Claim of Francis Perry, which is described in the field notes of U.S. Survey as being 24.50 chains West of the Southeast corner of said Perry D.L.C. from thence running on Claim line South 66°30' West 6.96 chains to a rock; thence running South 31°05' East 9.65 chains to a post; thence running East 7.44 chains to a post; thence running North 10.51 chains to a post set on North line of said Claim; and running thence West 5.35 chains along said line to the place of beginning, and containing 10 acres of land as Surveyed by A.B. Little, March 1, 1897 said described tract being in Section 5, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, save and except parcel conveyed to Angelo Pasero Jr., et ux by deed recorded in Book 69, page 477, Deed Records.

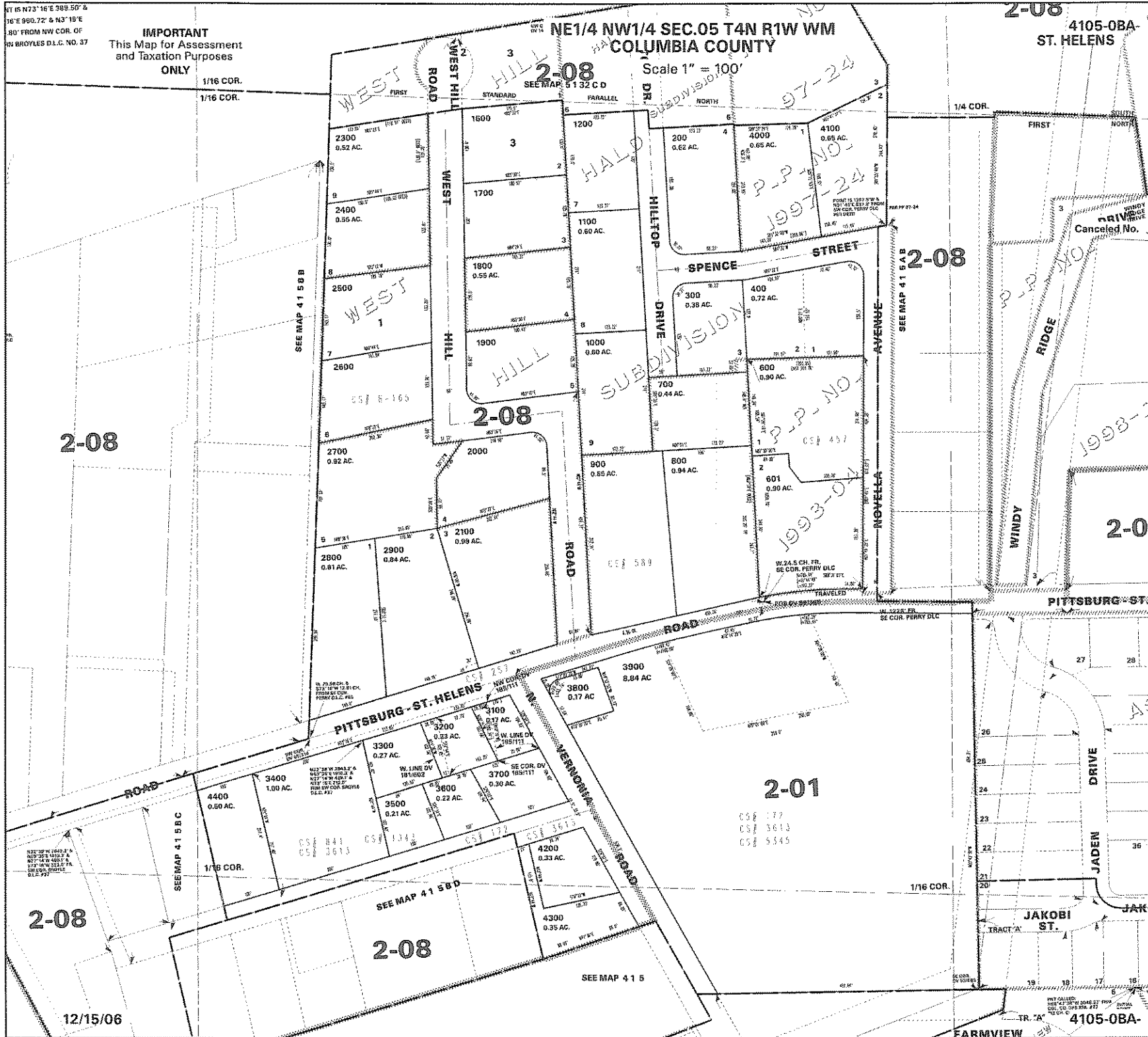
1/4 E 1/4 NW 1/4 SEC. 05 T4N R1W WM
16'E 980.72' & N3' 19'E
.80' FROM NW COR. OF
BY BROYLES D.L.C. NO. 37

IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

NE1/4 NW1/4 SEC.05 T4N R1W WM
COLUMBIA COUNTY

Scale 1" = 100'

4105-0BA-
ST. HELENS



2-08

2-08

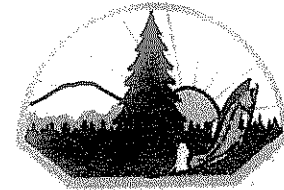
2-01

2-08

2-08

12/15/06

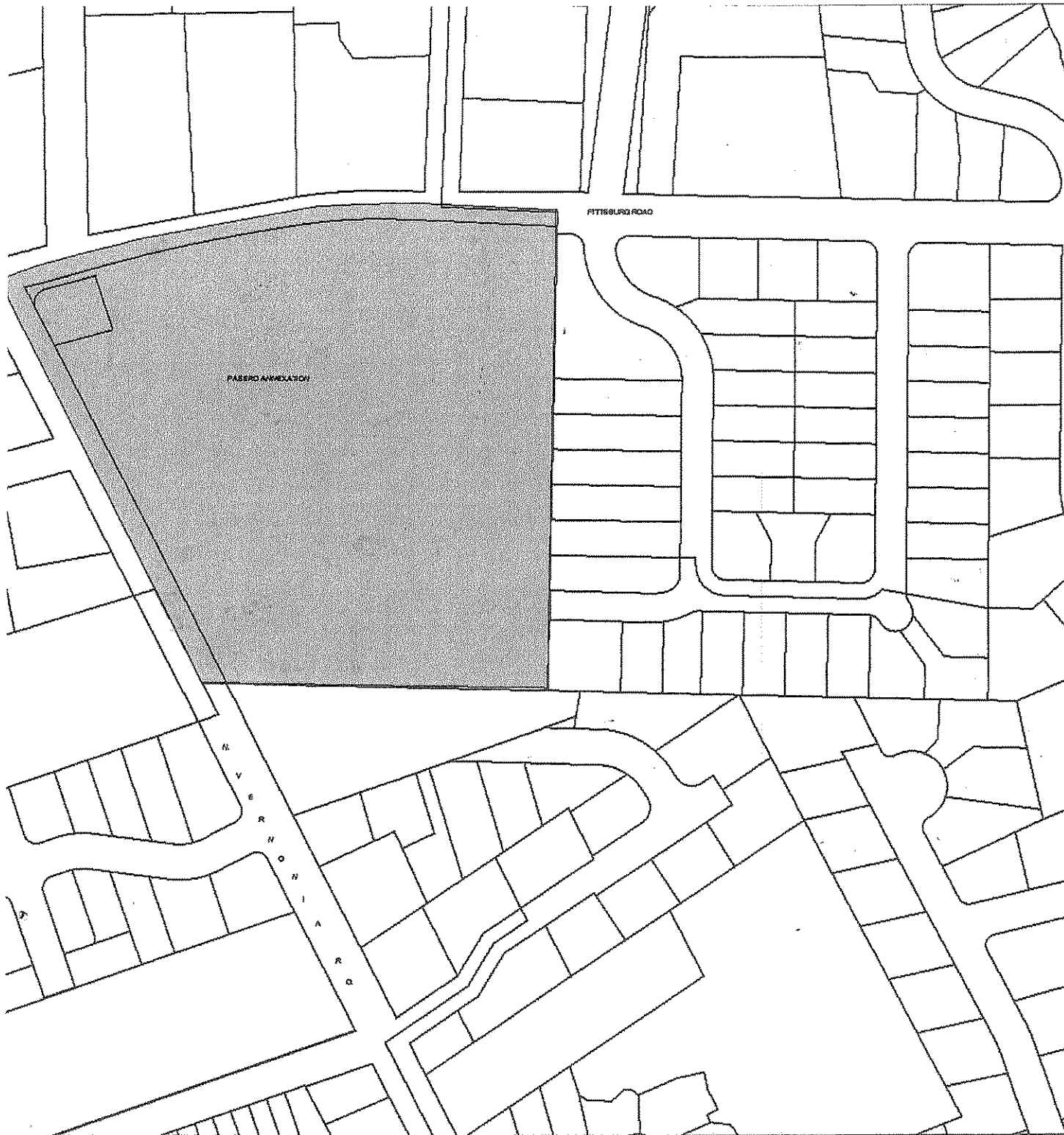
4105-0BA-



Title Line 1

☐ Taxlots 08282006

1 in. = 200.0 feet





4105-021-03800/03900



1 in. = 507.9 feet



EXHIBIT A

BARGAIN AND SALE DEED

100M 172 MLL 721

We, P. Bert Pasero and Opal Pasero, husband and wife,
grantors herein, do hereby convey to - - - - -

Angelo Pasero Jr. and Iris Thelma Pasero, husband and
wife,

all that real property situated in Columbia County,
State of Oregon, described as:

Commencing at a point which point is the corner of the
Donation Land Claim of Aaron Broyles and the Donation
Land Claim of Francis Perry, which is described in the
field notes of U.S. Survey as being 24.50 chains West of the
Southeast corner of said Perry D.L.C. from thence running
on Claim line South 66°30' West 6.96 chains to a rock;
thence running South 31°05' East 9.65 chains to a post;
thence running East 7.44 chains to a post; thence running
North 10.51 chains to a post set on North line of said
Claim; and running thence West 5.35 chains along said line
to the place of beginning, and containing 10 acres of land
as surveyed by A.B. Little March 1, 1897, said described
tract being in Section 5, Township 1 North of Range 1
West of the Willamette Meridian, Columbia County, Oregon,
save and except parcel conveyed to Angelo Pasero Jr.,
et ux by deed recorded in Book 69, page 477, Deed Records.

This deed is an exchange deed between the parties hereto
and there is no payment involved in this transfer.

The foregoing recital as to consideration is true as
I verily believe.

Dated this 30 day of November, 1966.

P. Bert Pasero (SEAL)

Opal Pasero (SEAL)

Acknowledgment of Maker

I HEREBY CERTIFY that, on the 18th day of November 1968, in the presence of Angelo Pasero Jr. and Iris Thelma Pasero, who is personally known to me, appeared the making thereof, and whose names are subscribed thereto as parties to the deed, and that they executed the same voluntarily, and that the deed was for legal purposes.



Notary Public in and for the State of Oregon
Angelo Pasero Jr. and Iris Thelma Pasero

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/04/07

INIT DATE:06/21/2006

NO.:2007.08

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRICT ORD. #:2986 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

-Sue-
Please check
and return
Thanks
Andi

D.O.R. APPROVED YES NO.:5-272-2006»»DATE:07/10/2006

RECORDING INFO:

1) COL. CO.: DEED RECORDS: COM. JOUR.:
2) OTHER: NAME:
: NUMBER»»» DATE:
3) OTHER: NAME:»»»
: NUMBER DATE:

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-01
FROM:
TO:

AFFECTED AREA:		
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	05.21.3800
4	1	05.21.3900

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

***** DATE COMPLETED:12/15/2006 *****

REMARKS:

none

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/04/07

INIT DATE:06/21/2006

NO.:2007.08

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRICT ORD. #:2986 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-272-2006»»DATE:07/10/2006

RECORDING INFO:

1) COL. CO.: DEED RECORDS: COM. JOUR.:
2) OTHER: NAME: : NUMBER»»»» DATE:
3) OTHER: NAME:»»»» : NUMBER DATE:

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	05.21.3800
4	1	05.21.3900

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

***** DATE COMPLETED:12/15/2006 *****

REMARKS:

-Linda-
Please check
and return
Thanks,
Andi

none - gj 1/8/07

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/04/07

INIT DATE:06/21/2006

NO.:2007.08

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRICT ORD. #:2986 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

- Nancy -
Please check
and return
Thanks
Andi

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-272-2006»»DATE:07/10/2006

RECORDING INFO:

1) COL. CO.: DEED RECORDS: COM. JOUR.:
2) OTHER: NAME: : NUMBER»»» DATE:
3) OTHER: NAME:»»» : NUMBER DATE:

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-01
FROM:
TO:

AFFECTED AREA:		
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	05.21.3800
4	1	05.21.3900

none
LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

AD
1/4/07

***** DATE COMPLETED:12/15/2006 *****

REMARKS:

Notice to Taxing Districts goes w/ 2986
ORS 308.225

2007.08

RECEIVED ON
OCT 11 2006
COLUMBIA COUNTY ASSESSOR

OREGON
DEPARTMENT
OF REVENUE
Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

Description and Map Approved
October 6, 2006
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 6/23/2006, 7/27/2006, 9/28/2006

This is to notify you that your boundary change in Columbia County for

ANNEX TO CITY OF ST. HELENS

ORD. #2986 (VERNONIA RD)

has been: ☒ Approved 10/6/2006
☐ Disapproved

Notes:

Department of Revenue File Number: 5-272-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

Notice to Taxing Districts

ORS 308.225

RECEIVED ON

SEP 14 2006

COLUMBIA COUNTY ASSESSOR



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 (503) 945-8297, fax 945-8737

City of St. Helens
 Finance Director
 P.O. Box 278
 St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
 On: 6/23/2006, 7/27/2006, 9/5/2006

This is to notify you that your boundary change in Columbia County for
 ANNEX TO CITY OF ST. HELENS

ORD. #2986 (VERNONIA RD)

has been: ☐ Approved
 ☒ Disapproved 7/10/2006, 8/8/2006, 9/11/2006

Notes:

DESCRIPTION FOLLOWS CENTERLINE OF PITTSBERG ROAD AND MILTON ROAD.
 MAP ONLY SHOWS TO SOUTH AND EAST LINES OF THESE ROADS. CORRECT
 EITHER MAP OR DESCRIPTION.

Department of Revenue File Number: 5-272-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
 The change is for:

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- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

08/10/06

INIT DATE:06/21/2006

NO.:2007.08

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRCT ORD. #:2986 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: NO
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:08-08-2006: INCLUDES AN ACCT ANNEXED
EARLIER.

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED NO NO.:5-272-2006»»DATE:07/10/2006

RECORDING INFO:

1) COL. CO.: DEED RECORDS: COM. JOUR.:
2) OTHER: NAME:
: NUMBER»»»» DATE:
3) OTHER: NAME:»»»»
: NUMBER DATE:

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	05.21.3800
4	1	05.21.3900
4	1	05.13.7200
4	1	05.21.1000

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

***** DATE COMPLETED:

REMARKS:

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
On: 6/23/2006, 7/27/2006

This is to notify you that your boundary change in Columbia County for

ANNEX TO CITY OF ST. HELENS

ORD. #2986 (VERNONIA RD)

has been: ☐ Approved
 ☒ Disapproved 7/10/2006, 8/8/2006

Notes:

DESCRIPTION THAT WAS RESUBMITTED DOES NOT MEET STANDARDS AS
STATED IN ORS 308.225(2)(b)(A). DO NOT USE DEED REFERENCES AND ATTACH
THOSE DEEDS. SUBMIT ONE CONTIGUOUS DESCRIPTION IN METES AND BOUNDS
FORM.

Department of Revenue File Number: 5-272-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

Notice to Taxing Districts

ORS 308.225

DOR 5-272-2006



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

2007.08

RECEIVED ON
JUL 12 2006
COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
On: 6/23/2006

This is to notify you that your boundary change in Columbia County for

ANNEX TO CITY OF ST. HELENS

ORD. #2986 (VERNONIA RD)

has been: ☐ Approved
☒ Disapproved 7/10/2006

Notes:

PLEASE SUBMIT ONE DESCRIPTION AS STATED IN ORS 308.225(2)(b)(A). PLEASE
SUBMIT MAPS WITH MORE DETAIL. THESE PARCELS ARE ONE TWO ASSESSOR'S
MAPS.

Department of Revenue File Number: 5-272-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

ORDINANCE NO. 2986**AN ORDINANCE TO ANNEX AND DESIGNATE THE
ZONE OF CERTAIN PROPERTY AT APPROXIMATELY
570 N. VERNONIA ROAD AND 35422 PITTSBURG ROAD**

WHEREAS, applicant Karl Pasero has requested to annex to the City of St. Helens certain property described in **Exhibit A**. This property is generally located at 35422 Pittsburg Road and 570 North Vernonia Road and is also described as Columbia County Tax Lots 410502103800 & 3900.

WHEREAS, the applicant has consented in writing to the proposed annexation;
and

WHEREAS, the applicant constitutes all the owners of the property to be annexed; and

WHEREAS, the City Council must recommend the property for annexation to the voters; and

WHEREAS, the City Council must designate the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held February 15, 2006, on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

**NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS
FOLLOWS:**

1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned R-7, Moderate Residential.

4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as SR, Suburban Residential.
5. A designation of Developing is approved for this property.
6. In support of the above annexation and zoning, the Council hereby adopts the Columbia County Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated March 1, 2006.
7. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
8. The effective date of this Ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time:	February 15, 2006
Read the second time:	February 15, 2006
Read the third time:	March 1, 2006
Approved by the Mayor:	March 1, 2006

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Pasero Annexation

REQUEST:

Karl Pasero has requested to annex his property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on February 14, 2006 in front of the Planning Commission and February 15, 2006 in front of the City Council.

NOTICE OF PUBLIC HEARING:

A notice of this Public Hearing on this annexation request and zoning amendment was sent to property owners within 300 feet of the properties proposed for annexation on January 10, 2006 by first class mail. Notice was published in the local newspaper Jan. 25 & Feb. 1, 2006 Notice was sent to Oregon Department of Land Conservation and Development December 15, 2005.

LOCATION:

The property is located at 570 North Vernonia Road and 35422 Pittsburg Rd. The site is also known as Columbia County Tax Assessor tax lots 3800 and 3900 on map 4105021.

SITE INFORMATION:

The site is about 9 acres in area.

REFERRALS: Sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, Waste Water Treatment Plan Superintendent and Public Works Manager.
2. Columbia County Land Development Services, Surveyor, Planning Commission, Board of Commissioners and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. Portland General Electric
8. Community Public Health Department
9. NW Natural Gas

No adverse comments to date other than the standard statement from the School District about

adding additional students to the school system.

CRITERIA:

The principle criteria for annexation are:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.
3. Complies with State laws.

The property will need to be zoned to conform to the City's adopted Comprehensive Plan and Zoning Map. The criteria for amending the Zoning Map are:

1. The applicable Comprehensive Plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community;
2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;
3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and
4. Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or zoning map as it relates to the property which is the subject of the development application.

EVALUATION:

The principle criteria for annexation are:

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

Finding: Service agencies have been notified of this request. Any comments are listed above in the Referrals Section.

Finding: The current water system has excess capacity of about 100% or about twice the consumption rate as the sewer has excess capacity at the plant of over twice the use rate domestically.

Finding: Jakobi Street deadends on the east side of this site. The street meets City standards up to the termination points on either side. North Vernonia Road is a collector and does not meet City Standards for that portion abutting this site nor does Pittsburg Road meet City minor arterial standards for that section abutting this site.

Finding: There are sewer lines near the southwest corner of this site and in Jakobi Street.

Finding: There are water lines in North Vernonia and Pittsburg Roads and in Jakobi Street.

Finding: The School District already includes this land in its district boundaries.

2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.

Finding: There do not appear to be any applicable comprehensive plan policies that directly relate to this request except for the zone map amendment.

Finding: The only implementing ordinance that applies is the Code and this process, including the below required criteria for a zone map amendment, applies to this annexation.

3. Complies with State laws.

Finding: State law in ORS 222 requires the proposed property for annexation to be contiguous to a City Limit as defined by law.

Finding: This site is contiguous to the City Limits on the east and south sides.

Finding: State law in ORS 222 requires that all property owners of the proposed property to be annexed and at least half of the electors residing on the property shall be required to consent in writing.

Finding: There are no residents currently.

The criteria for amending the Zoning Map are:

1. The applicable Comprehensive Plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community;

Finding: This property is located in a Rural Suburban Unincorporated Residential (RSUR) designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for RSUR designated lands is that the City of St. Helens should "Zone the RSUR land as either R-7 or R-10 and currently the property has R-7 to the east and south and RSUR on the north and west sides.

Finding: The amount of R-7 lands is still below the recommended ratio of 85% of all lands designated as RSUR, Rural Suburban Unincorporated Residential while both the R-7 and R-10 are collectively above the recommended 30% of all residential lands.

Finding: There is no agreement by the County nor findings to support a pattern of development in the City and UGA that R-5 or AR designations are more appropriate.

Finding: The Comprehensive Plan Map will need to reflect incorporated designation of Suburban Residential after annexation is completed.

Finding: This property has residential as its primary use.

2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;

Finding: The St. Helens' Comprehensive Plan has been acknowledged by the State.

3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

Finding: The Community Development Code specifies a process as per Chapter 1.075, to wit this process is being carried out.

Finding: The Code requires that any changes to the Comprehensive Plan Map and/or Zone Map be in compliance with the current designation shown on the Comprehensive Plan Map and in the policies applicable thereof.

Finding: The Comprehensive Plan Map indicates that this site is located in a Rural Suburban Unincorporated Residential area.

Finding: The Code requires that each property annexed into the City must be identified as Established or Developing.

Finding: The definition for an "established area" is an area where the land is not classified as buildable under Oregon Administrative Rule 660-08.0005 which states that buildable shall be land that is residentially designated vacant. Lands which are underdeveloped for the zone can be classified as buildable. This property has potential for development.

4. Evidence of change in the neighborhood or community or a mistake or

inconsistency in the Comprehensive Plan or zoning map as it relates to the property which is the subject of the development application.

Finding: This application is not for development.

Finding: This area of land is generally surrounded by the City on two sides.

Finding: The lots to the east and south are already developed.

The Planning Commission held a public hearing and based upon the evidence in the record decided unanimously to recommend annexation with Comprehensive Plan Map designation change to Suburban Residential and Zone Map change to R-,7, Moderate Residential and land map classification of developing.

The City Council held a public hearing and based upon the record and the recommendation of the Planning Commission finds in favor of the applicant to annex into the City Limits, to amend the Comprehensive Plan Map designation to Suburban Residential, the amend the Zone Map to change to zone to R-7, Moderate Residential and to classify the land as developing.

CONCLUSIONS:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.
3. Complies with State laws.
4. Complies with the applicable Comprehensive Plan policies and map designation: and the zone change will not adversely affect the health, safety, and welfare of the community;
5. The City's Comprehensive Plan and ordinances have been acknowledged by the State.
6. Meets the standards applicable of any provision of this Code or other applicable implementing ordinance.
7. The property mostly abuts developed lands except for a portion on the southeast side and the very north side.
8. The zone should be R-7, Suburban Residential in keeping with the Comprehensive Plan Map and policies of the Plan.

9. The new designation should be SR, Suburban Residential on the Comprehensive Plan Map after annexation is completed.

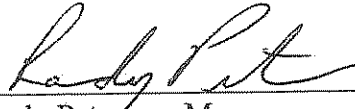
10. The land should be designated as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08.0005.

Attested by:

Signed by:



Brian D. Little, City Administrator



Randy Peterson, Mayor

We, Angelo Pasero Jr. and Iris Thelma Pasero, husband and wife, grantors herein.

do hereby convey to F. Bert Pasero and Opal Pasero, husband and wife,

all that real property situated in Clatsop County, State of Oregon, described as:

Beginning at a point on the line between the Donation Land Claims of Aaron Broyles and Francis G. Perry in Township 6 North, Range 1 West of the Willamette Meridian, and which point is 5.35 chains East of that corner corner to said Donation Land Claim of Aaron Broyles and Francis G. Perry, which is described in the field notes of the United States survey as being 24.50 chains West of the Southeast corner of said Perry Donation Land Claim at which said point of beginning is a post; thence running East 9.10 chains to a post; thence running South 10.51 chains to a post; thence West 9.50 chains to a post; thence North 12.51 chains to the point of beginning.

This deed is an exchange deed between the parties hereto and there is no payment involved in this transfer.

The foregoing recital as to consideration is true as I verily believe.

Dated this 30 day of November, 1968.

Angelo Pasero Jr. (SEALED)
Iris Thelma Pasero (SEALED)

STATE OF OREGON)
County of Clatsop) ss

November 16 1968

Personally appeared the above named Angelo Pasero Jr. and Iris Thelma Pasero and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:
Marie Barbara Smith
Notary Public for Oregon
My commission expires: 11-1-1972

100-1

STATE OF OREGON
RECORDED FOR DEED
RECORDED FOR DEED
JAN 25 1969 PM 3:30
CLATSOP COUNTY
NOTARY PUBLIC
BY Marie Barbara Smith

Return: A. W. Pasero
Rt. 2 Box 730
St. Helens, Oregon

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

570 N. VERNONIA R. ST. HELENS	4105-021-03800
35422 PITTSBURG RD. ST. HELENS	4105-021-03900
Street Address of Property (if assigned)	Tax Account Number of Property

1. KARL PASERO
Print Owner Name

Karl Pasero
Signature of Owner

2. _____
Print Owner Name

Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: Karl Pasero
Mailing Address: 11620
City, State, Zip: _____
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

The foregoing instrument was acknowledged before me this 9th day of December, 2005 by Karl Pasero

Lisa Scholl
Notary Public for Oregon
My commission expires: Sept. 4, 2007

