

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/05

INIT DATE:12/01/2004

NO.:2005.08

HOW INITIALLY RECEIVED:LETTER

AFFECTED DISTRICT NAME:CITY OF ST HELENS

DISTRCT ORD. #:2913 EFFECTIVE DATE:11/02/2004

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.:5-248-2004 DATE:01/11/2005

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08

TO:02-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

4

RANGES:

1

SECTIONS:

5.3.3-BAL 700

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

***** DATE COMPLETED:12/03/2004 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/05

NO:2005.08 PAGE 1

DISTRICT NAME:CITY OF ST HELENS

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:11/02/2004

DIST. ORD. #:2913

RECORDED:

---- LEGAL DESCRIPTION ----

Parcel 1, Partition Plat No. 1996-23, Columbia County, Oregon, EXCEPT
therefrom the Northerly 100 feet of even width.

SW1/4 SW1/4 SEC.5 T.4N. R.1W. W.M.
COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY
Scale: 1" = 100' Current Revision Date: 9/10/04

41533

CS# 120

ORD
2913

SEE MAP 41532

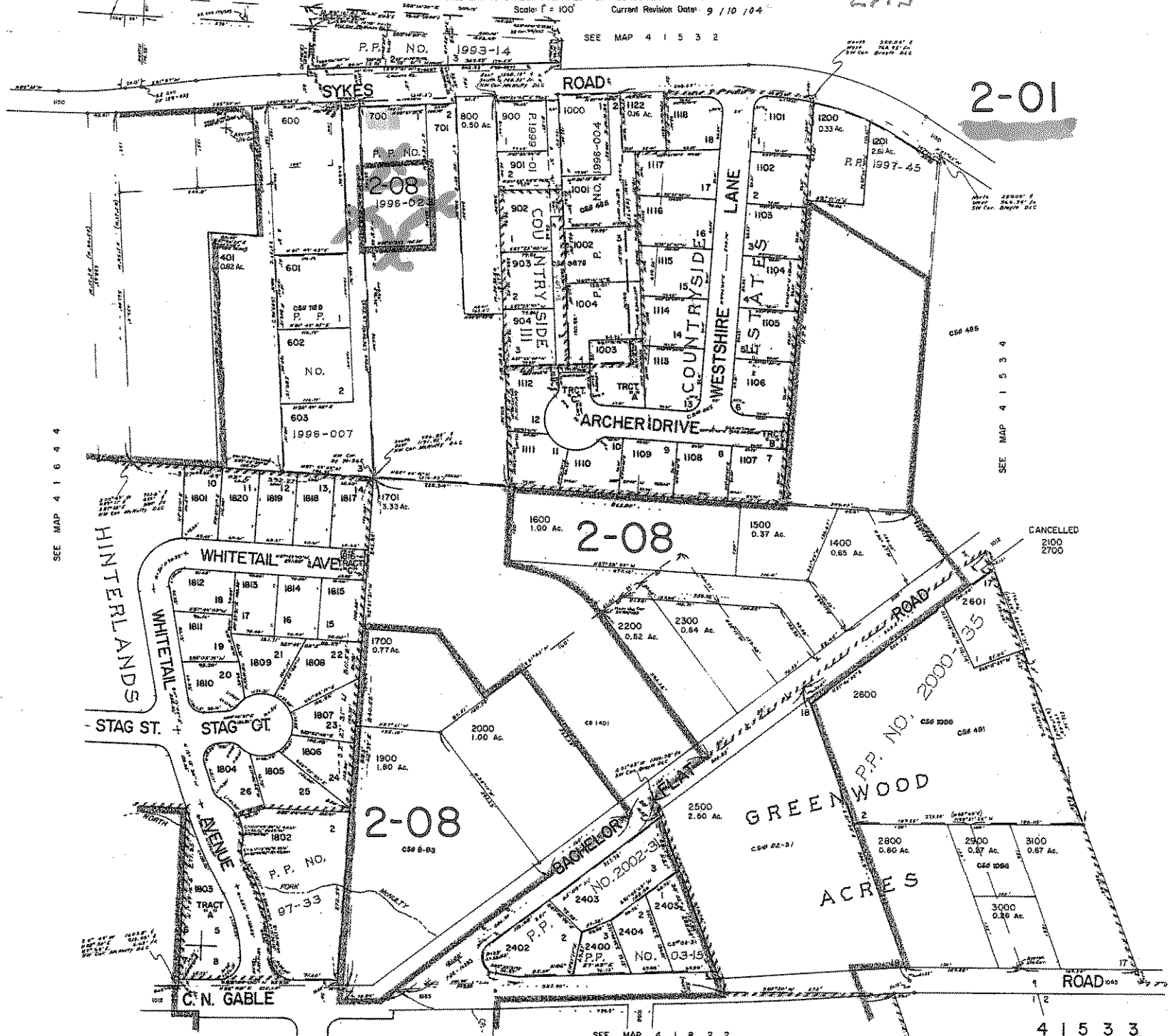
2-01

SEE MAP 41534

CANCELLED
2100
2700

41533

SEE MAP 41822



Ordinance #
2913

P.P. NO. 1993-14

SEE

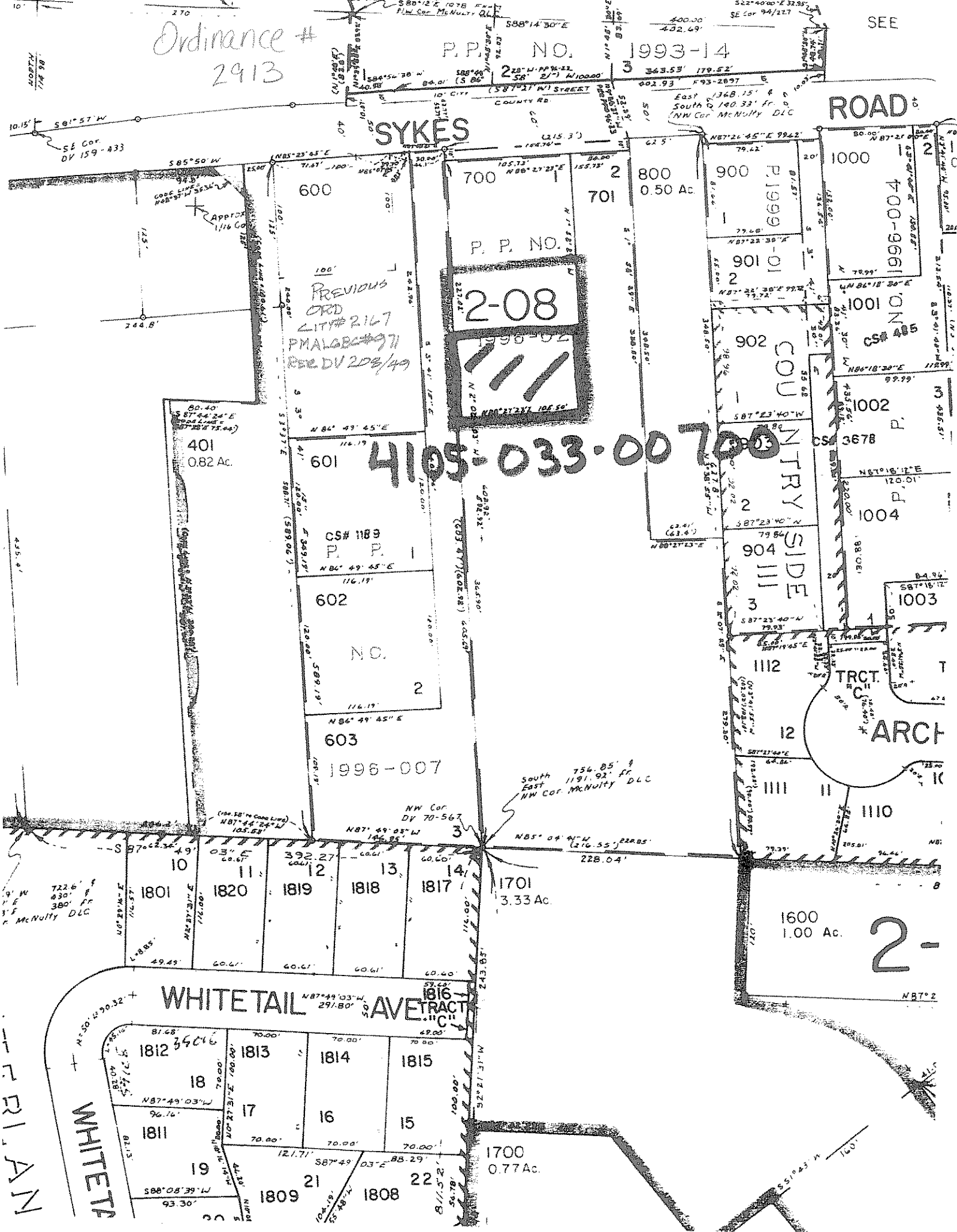
SYKES

ROAD

P.P. NO.

2-08

4105-033-00700



Notice to Taxing Districts

ORS 308.225

RECEIVED ON

JAN 13 2005

COLUMBIA COUNTY ASSESSOR

OREGON
DEPARTMENT
OF REVENUECadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

Description and Map Approved January 11, 2005 As Per ORS 308.225

☒ Description ☒ Map received from: CITY
 On: 11/26/2004, 12/14/2004, 12/27/2004

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

ANNEX TO CITY OF ST. HELENS

ORD. #2913

has been: ☒ Approved 1/11/2005
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-248-2004

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



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

RECEIVED ON

DEC 22 2004

COLUMBIA COUNTY ASSESSOR

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

☒ Description ☒ Map received from: CITY

On: 11/26/2004, 12/14/2004

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

ANNEX TO CITY OF ST. HELENS

ORD. #2913

has been: ☐ Approved ☒ Disapproved 11/26/2004, 12/17/2004

MAP

Notes:

MAP & DESCRIPTION DON'T MATCH. DESCRIPTION EXCEPTS OUT ONLY NORTH 100' OF PARCEL 1. MAP ONLY SHOWS APPROXIMATELY SOUTHERLY ONE-THIRD OF PARCEL 1.

Department of Revenue File Number: 5-248-2004

Prepared by: Carolyn Sunderman, 503-945-8882

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RECEIVED ON

DEC 01 2004

COLUMBIA COUNTY ASSESSOR

☒ Description ☒ Map received from: CITY
 On: 11/26/2004

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

ANNEX TO CITY OF ST. HELENS

ORD. #2913

has been: ☐ Approved
 ☒ Disapproved 11/26/2004

Notes:

NEED METES AND BOUNDS OF EXCEPTED AREA. CANNOT EXCEPT BY SAYING
 "LESS THAT ALREADY ANNEXED INTO CITY."

Department of Revenue File Number: 5-248-2004

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
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- ☐ Merge
- ☐ Establishment of Tax Zone

ORDINANCE NO. 2913

RECEIVED ON

NOV 29 2004

COLUMBIA COUNTY ASSESSOR

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT 35056 SYKES ROAD.

WHEREAS, applicant Albert Cave, has requested to annex to the City of St. Helens that certain property described in Attachment A. This property is generally located at 35056 Sykes Road and is also described as Columbia County Tax Lot 410503300700.

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

WHEREAS, the applicant constitutes (1) all the owners of the property to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); 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, the zone map designation and the overlay status for developing or established; and

WHEREAS, appropriate notice has been given and a public hearing was held May 5, 2004 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:

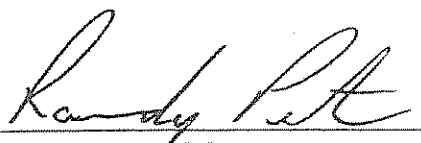
1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
 - a. The property described herein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

- b. The overlay zone is designated Developing.
4. The Comprehensive Plan Map is changed upon annexation to be Suburban Residential.
5. In support of the above annexation and zoning, the Council hereby adopts the Cave Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated June 2, 2004.
6. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
7. 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:	May 19, 2004
Read the second time:	May 19, 2004
Read the third time:	June 2, 2004
Approved by the Mayor	June 2, 2004

Attested by:


Brian D. Little, City Recorder


Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Cave Annexation

REQUEST:

Albert Cave has requested that certain property be annexed into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on May 5, 2004 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 February 9, 2004 by first class mail. Notice was published in The Chronicle February 21, 2004. Notice was sent to Oregon Department of Land Conservation and Development January 20, 2004.

LOCATION:

The property is located at 35056 Sykes Road. The site is also known as Columbia County Tax Assessor tax lot 00700 on map 4105033.

SITE INFORMATION:

The site is about 5,000 square feet in area and is not developed.

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 received to date.

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. Their comments are listed above in the Referrals Section.

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

Finding: The site is not adjacent to a street as yet but a new local street is proposed in a new subdivision to be adjacent to this site..

Finding: There will be a sewer line within 100 feet.

Finding: There will be a water line in front of this site.

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

Finding: There will be a storm drainage system in front of this site.

This criteria is met.

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 apply to this annexation.

This criteria is met.

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 all 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 on this site.

This criteria is met.

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: These properties are located in 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 land either R-7 or R-10 upon annexation.

Finding: This property is surrounded by R-7 zone.

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

This criteria is met.

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.

This criteria is met.

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 development of three lots.

This criteria is met.

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 surrounded by the City on all sides.

Finding: The surrounding lots are already developed at less than the zone will allow.

This criteria is met.

There was no testimony at the hearing.

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 is surrounded by land that is either vacant or less than the allowed urban densities for the zone designated by the Comprehensive Plan.

8. The zone should be R-7, Moderate 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.

The City Council considered the staff report, application, recommendations of the Planning Commission, and criteria and approves the application for annexation with the property to be zoned as R-7, Moderate Residential, with the Comprehensive Plan Map designation to be changed to SR, Suburban Residential, and the overlay zone to be "developing".

6/2/04
Date

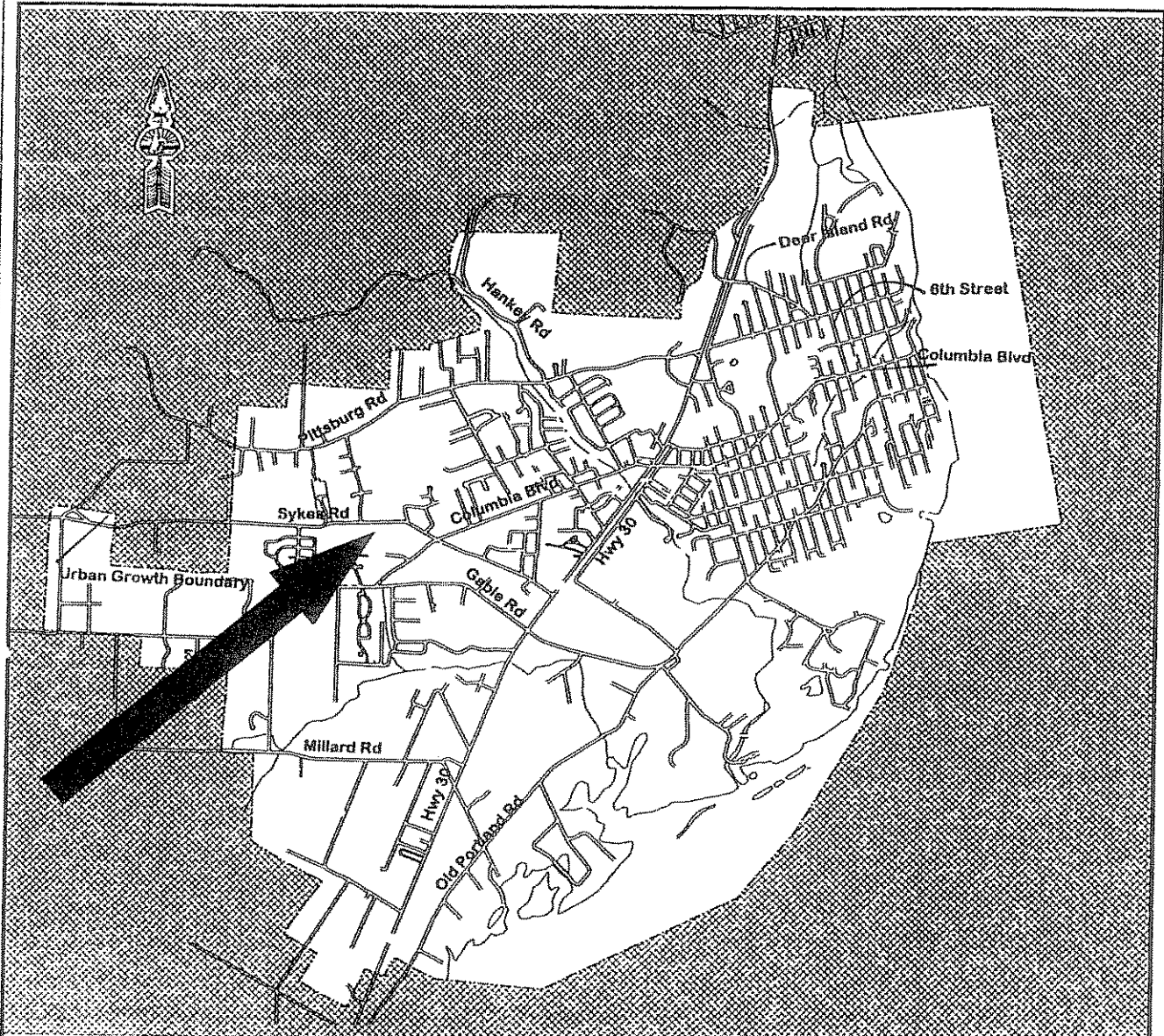
Brian D. Little
Brian D. Little, City Recorder

6/2/04
Date

Randy Peterson
Randy Peterson, Mayor

Subject Property

~ Approximate Location ~



St. Helens Vicinity Map showing Urban Growth Area

Scale: 1" = 3500'

ROAD

P. P. NO

2-08

4105-033-00700

2
CON
35 62
M-04 23
33
NTRY
23 40" N
79 84
04
SIDE
III

ARC

2

WHITETAIL

Abstract

WHITE

Attachment A

LEGAL DESCRIPTION

Parcel 1 (1996-23) less that already annexed into the City.

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.

Street Address of Property (if assigned)

4105-033-00700

Tax Account Number of Property

1. Albert B. Cave
Print Owner Name

Albert B. Cave
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:

Albert B. Cave 35027 Sykes Rd St Helens

Mailing Address:

City, State, Zip:

Contact Telephone:

503-397-0056

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

15th

day of

January, 2004

by

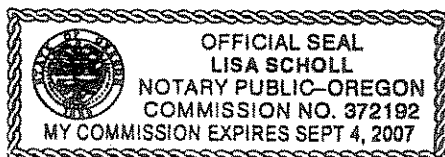
Albert Cave

Lisa Scholl

Notary Public for Oregon

My commission expires:

9/4/07



City of St. Helens Annexation Application

PLEASE PRINT ♦ COMPLETE ALL BOXES ♦ USE ADDITIONAL PAPER IF NEEDED

Applicant Name(s): <u>Albert B. Cave TTE</u>	Property Owner Name(s): <u>Same - Cave Living Trust</u>
Applicant Mailing Address: <u>35027 Sykes Rd ST. Helens</u>	Property Owner Mailing Address: <u>35027 Sykes Rd ST. Helens OR 97051</u>
Applicant Telephone No.: <u>503-397-0056</u>	Property Owner Telephone No.: <u>Same</u>

PROJECT INFORMATION

Assessor's Map & Tax Lot No.: <i>See your property tax statement</i> <u>4105-033-00700 Code 0208</u>	Site Address: <i>Street name if # not assigned</i> <u>35026 Sykes Rd ST. Helens</u>
Request for: Annexation	Zoning:
Number of Lots Involved: <u>1</u>	Applicable Square Footage:
Description of Land to be Annexed: <i>(Legal Description)</i> <u>Parcel 1 (96-23) less 170' north portion of parcel</u>	

Attach the following: *(Application will be deemed incomplete if these items are not attached.)*

1. Responses to applicable criteria found in Chapter 1.075 of the St. Helens Community Development Code;
2. Map of the site;
3. Property description;
4. Copy of deed;
5. Petition for annexation (reference ORS 222.125);
6. Electors consent (reference ORS 222.125); **and**
7. Proof of ownership or authority to make application (i.e. tax assessor record or title)
 - a. All property owners must sign the subject land use application; **or**
 - b. Submit a signed power of attorney; **or**
 - c. Submit a note signed by all the property owners giving one person authorization to act on their behalf.

Note: *If applicable, the applicant shall apply for a Land Classification concurrently with the Annexation application, pursuant to Chapter 1.150.*

♦ **ALLOW 16-24 WEEKS FOR PROCESSING OF THIS REQUEST** ♦

I hereby certify under penalty of perjury and false swearing that the information I have provided is true and correct and further that I am the sole owner of the property identified herein or I am authorized by ALL the owners to make this application and proof of said authorization is attached (see #3 above).

Albert B. Cave
Applicant(s) Signature

1-15-04
Date Signed

Albert B. Cave
Property Owner(s) Signature

1-15-04
Date Signed

FOR OFFICE USE ONLY

Pre-Application Conference Date: <u>1/15/04</u>	Fee Amount Paid: <u>waived</u>
Date Received: <u>1/15/04</u>	Receipt No.: <u>—</u>
Application Type: <u>Annexation</u>	File No.: <u>A.1.04</u>