

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Init Date: 09/19/07

Ass See No.:

No.: 2009, 92

How Initially Received: Letter from City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3951

Effective Date: 5/20/08

Name of Approving Jurisdiction:

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

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

If Non-School Dist. List LR-50 Valuation:

Type Of Action: A

With Whom:

Correction Remarks:

DQR Approved: Y

No: 5-296-2008

Date: 8/18/08

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

05-6C-7590

Date Completed 12/4/08

Remarks:

Annexation approved by the voters on 5/20/08.

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Roll Date: 09/19/07

Also See No.:

No.: 2009, 02

Legal Description

That portion of the northwest quarter of Section 5, Township 4 North, Range 1 West of the Willamette Meridian, described as follows: Parcel 1 of Partition Plat No. 1991-014 Recorded July 11, 1991 under Fes No. 91-4120, records of Columbia County, Oregon.

COLUMBIA COUNTY ASSESSOR

REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2008

Dec 4, 2008

ACCOUNT # 14930
MAP 4N1W05-BQ-07500
CODE - TAX # 0208 - 14930

TAX STATUS ASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE NORMAL

MAILING NAME WEIGANDT WAYNE
AGENT
IN CARE OF
MAILING ADDRESS

DEED REFERENCE # 2007-9667 (SOURCE ID:)
SALES DATE/PRICE 07-23-2007 / \$390,000.00
APPRAISER DEBI MILLER

385 S HWY 30
ST HELENS, OR 97051

PROP CLASS 401 MA SA NH UNIT
RMV CLASS 401 06 61 000 25345-1

SITUS ADDRESS(S)	SITUS CITY
ID # 35090 PITTSBURG RD	ST HELENS

VALUE SUMMARY					
CODE AREA	AV	RMV	RMV EXCEPTION	CPR %	
0208 LAND	81,170	185,325	LAND		
IMPR	143,340	189,050	IMPR		
TOTAL	224,510	374,370	TOTAL	0	
GRAND TOTAL	224,510	374,370	GRAND TOTAL	0	

LAND BREAKDOWN										
CODE AREA	ID #	RFD	PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LND CLS	IRR CLASS	IRR SIZE
0208	2	R	CO-R-10	Market	100	A	1.25	2H4		
	1	R	CO-R-10	Rural Site	100	A	1.00			
TOTAL							2.29		TOTAL	0.00

IMPROVEMENT BREAKDOWN							
CODE AREA	ID #	YR BUILT	STAT CLASS	DESCRIPTION	TD%	Total Sq Ft	MB ACT #
0208	2		100	Outbuildings	100		
	1	1977	141	One story	100	1,658	

OFFICIAL ABSTRACT

RUN DATE: 06/03/08 03:55 PM

Primary Election
Columbia County, Oregon
May 20, 2008

OFFICIAL ABSTRACT

REPORT-CLS3

PAGE 0045

5-178 CITY OF ST HELENS

VOTES PERCENT

WITH 9 OF 9 PRECINCTS REPORTING

VOTES PERCENT

Vote For 1

01 = Yes

02 = No

2,085 79.37

878 29.63

03 = OVER VOTES

04 = UNDER VOTES

0

320

	01	02	03	04
0021 21				
0022 22	140	75	0	29
0023 23	155	57	0	22
0024 24	259	101	0	36
0025 25	149	80	0	24
0026 26	128	59	0	12
0027 27	733	279	0	108
0028 28	157	68	0	29
0029 29	190	84	0	23
	184	75	0	37

Still

Annexation Deposit Refund Tracker

No Election Fees required for Primary General Elections

Name	Mailing Address	Situs Address	File No.	Date Paid	Amount Paid	Receipt No.	Date of Election	Deposit to be Refunded	Sent to Finance
Robert & Lorene Obermeyer	34652 Bachelor Flat Road	34652 & 34670 Bachelor Flat Road	A.5.06	9/25/2006	\$700 Fee	1144302	Mar-07	None - Special Election Fees	N/A
Francis & Samantha Annick	330 Hanskins Drive PO Box 656,	34663 Bachelor Flat Road	A.6.06	9/27/2006	\$700 Fee	1144457	Mar-07	None - Special Election Fees	N/A
Lance Harris	Cackamas 97015	Gable Road	A.1.07	4/17/2007	N/A - Island	N/A	May-08	N/A	N/A
Ronald Sr. & Joelle Still	35090 Pittsburg Road	Same	A.2.07	5/31/2007	\$700 Fee	1164020	May-08	\$1000 - Primary Election, No Fees	6/4/2008
Tom Feeny & Jo Walker	PO Box 1570, St. Helens	59922 Battle Mountain Road	A.3.07	8/14/2007	\$700 Fee	1159125	N/A - Not Contiguous	\$1000 (Deposit not needed. Annexation on hold until contiguous to City.)	9/28/2007
Dudley & Mabel Moore	35208 Alder Street	Same	A.4.07	9/7/2007	\$1000 Dep	1171011		Application Withdrawn	
Mark & Susan Hadley	33997 Sikes Road	58936 Green Acres Drive	A.5.07	9/7/07	N/A - Island	N/A	May '08	N/A	N/A
Wayde Elliott	34590 Millard Road, Warren	755 N. Columbia River Hwy.	A.1.08	2/1/2008	\$700 Fee	1183252	Nov '08	General Election - No Fees	11/3/2008
Steven Jenker	PO Box 1723 Portland 97207	60006 Windy Ridge Drive	A.2.08	6/23/2008	\$700 Fee	1192981	Nov '08	General Election - No Fees	11/3/2008

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 and Map Approved
August 18, 2008
As Per ORS 308.225

☒ Description ☒ Map received from: CITY RECORDER
 On: 8/4/2008

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

ANNEX TO CITY OF ST. HELENS

ORD. #3051 (STILL)

has been: ☒ Approved 8/18/2008
 ☐ Disapproved

RECEIVED ON

AUG 20 2008

Notes:

COLUMBIA COUNTY ASSESSOR

Department of Revenue File Number: 5-296-2008

Prepared by: Rick Sandoval 503-945-8230

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. 3051

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT 35090 PITTSBURG ROAD

WHEREAS, applicant Ron Still has requested to annex to the City of St. Helens that certain property at 35090 Pittsburg Road. This property is also described as Columbia County Tax Lots 410502307500; and

WHEREAS, the applicant have 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 determine the incorporated Comprehensive Plan Map designation and the zone map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held September 5, 2007 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. The land is classified as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08-0005.
6. In support of the above annexation and zoning, the Council hereby adopts the Still annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated September 19, 2007.
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:	September 5, 2007
Read the second time:	September 5, 2007
Read the third time:	September 19, 2007
Approved by the Mayor:	September 19, 2007

Attested by:



Chad Olsen, City Administrator

Signed by:



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Still Annexation

REQUEST:

Ron Still has requested to annex his property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on August 14, 2007 in front of the Planning Commission and in front of the City Council on September 5, 2007..

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 June 27, 2007 by first class mail. Notice was published in the local newspaper Aug. 1, 2007. Notice was sent to Oregon Department of Land Conservation and Development June 13, 2007.

LOCATION:

The property is located at 35090 Pittsburg Rd. The site is also known as Columbia County Tax Assessor tax lot 7500 on map 4105023.

SITE INFORMATION:

The site is about 2.25 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. Their 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: Pittsburg Road abuts this property to the north and is a County road that is substandard in right of way width and improvements.

Finding: The will be a sewer line in the abutting development to the east as this site is scheduled to be included in a development with the abutting property to the east.

Finding: There are water lines in Pittsburg Road.

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: The residents have consented to the annexation application.

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 recommends to the Council in favor of annexation with the zone recommended to be R-7, Moderate Residential and the designation to change to SR, Suburban Residential and for the land to be classified as Developing.

The City Council received the staff report and all evidence into the record and based upon the criteria listed in the Staff Report and the recommendation of the Planning Commission found in favor of the applicant.

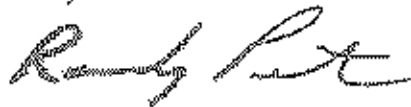
CONCLUSIONS:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area except the street does not meet City Standards.
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 except for street standards.
7. The property mostly abuts lands within the City on the east and south sides.
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.

The Council finds that the property at 35090 Pittsburg Road should be placed on the ballot at the next available election and will be zoned R-7, Moderate Residential, designated SR, Suburban Residential on the Comprehensive Plan Map and shall be classified as developing if the

annexation is approved by the voters.

Signed by:

A handwritten signature in dark ink, appearing to read "Randy Peterson", written over a horizontal line.

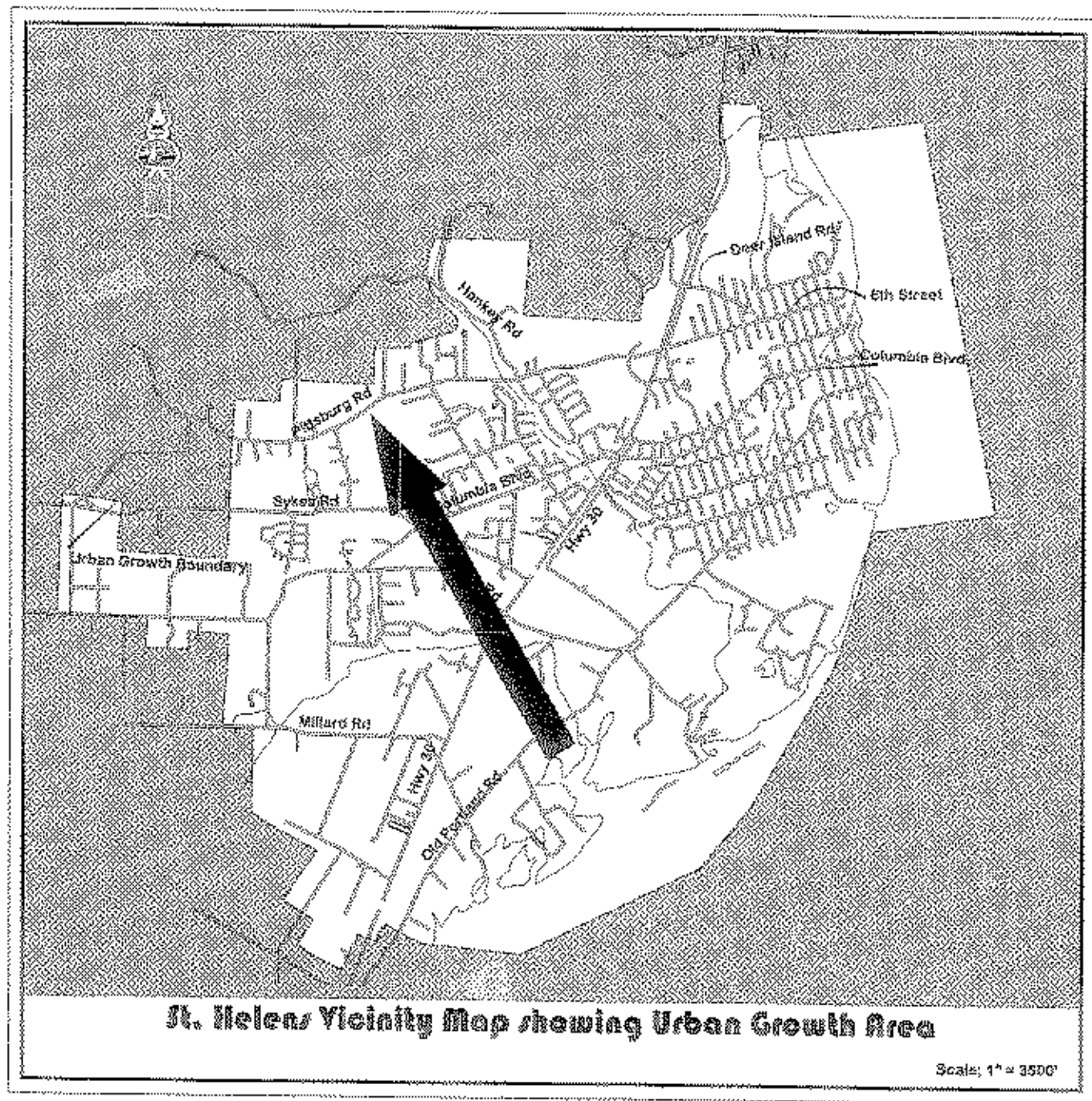
Randy Peterson, Mayor

9/19/07

Date

Subject Property

~ Approximate Location ~



COLUMBIA COUNTY

Scale 1" = 100'

SEE MAP 41522

INT. ELL. COR.
E. PERRY
D.L.C. #55

NW COR.
BROYLE D.L.C. #37

7400
1.25 AC

8200
0.51 AC

CS 2789

7500
2.29 AC

7600
1.80 AC

7700
1.05 AC

7800
0.81 AC

7900
1.16 AC

2-08

PNT. ON L.S.D.
63°13'W 2443.1'
SW COR. BROYLE D.L.C. #37

3500
3600
3700

COUNTY
HEL



4105-023-07500



1 in. = 263.7 feet

Subject
Property

UGA

R7

Zoning Map

UGA

R5

R5

PL

R7

R7

R7

OLIVER HEIGHTS

PITTSBURG RD.

HILLCREST RD.

RD.

MOORE

WINDY

PITTSBURG

WILSON ST

OAKWOOD RD.

OAKWOOD ROAD

THOMAS

BURT ROAD

HA LANE

ROBERTS LN

ARMER LN

AUBUCHON DR.

RUBY COURT

RD.

WATERLOO AVE.

JACKSON CT.

RESTONE LN

ARCHER DR

OLIVE ST. (DEMIANT)

DIA

MAPLE

ty Limits

Subject
Property

RSUR

RSUR

Comp. Plan
Map

RSUR

UGR

GP

RSUR

SR

PL

SR

Legal Description

That portion of the northwest quarter of Section 5, Township 4 North, Range 1 West of the Willamette Meridian, described as follows: Parcel 1 of Partition Plat No. 1991-014 Recorded July 11, 1991 under Fee No. 91-4190, records of Columbia County, 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.

35090 Pittsburgh Rd. St. Helens, OR 7105-023-07500
Street Address of Property (if assigned) Tax Account Number of Property

1. Ronald R. Still Jr.
Print Owner Name

[Signature]
Signature of Owner

2. Joellen M. Still
Print Owner Name

[Signature]
Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: Ronald R. Still
Mailing Address: 35090 Pittsburgh Rd.
City, State, Zip: St. Helens, OR 97151
Contact Telephone: 503-811-5777

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 31st day of May 2007 by Ronald R. Still, Jr. + Joellen M. Still

[Signature]
Notary Public for Oregon
My commission expires: September 4, 2007

