

Page 1
Of 1 Pages

NOTIFICATION
of
Code Area Change In
COLUMBIA COUNTY

Nº 00023

Annexation K Correction _____ Withdrawal _____
Area: CITY of ST. HELENS
Townships: 4 Ranges: 1 Sections: 8, 8-2-1,
8-2-2

Routing: CITY

Proposal Nº: _____ Final Nº: _____ Date: _____

D.O.R. Nº: 5-45-81 Date: 12/30/81

Recorded D.Vs' Book: 239 Page: 350 Date: 9/30/81

Other: CITY ORD. # 2367 Date: 9/30/81

Code Area: From: 2-08 _____
To: 2-24 _____

Date Completed: 3/12/82

Remarks: _____

FILED

JAN 4 1982

NOTICE TO TAXING DISTRICTS
ORS 308.225

ATT. JAF
RETURN
YOUR FILE

HENRY T. HUDSON

Assessor

FROM:

APPROVED AS PER
ORS 308.225

DEC 29 1981

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

DESCRIPTION & MAP

TO:

City of St. Helens
P.O. Box 278
St. Helens, Oregon 97051

This is to notify you that your boundary
change in Columbia County, for
Annex to St. Helens
Ord # 2367

has been:

- ☐ Received 12-28-81
☒ Approved 12-30-81
☒ 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 5-45-81

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.: 23 Date: 3/26/82 Page 1 of 1 Pages

Annexed by: CITY of ST. HELENS

Document Type and Reference No.: CITY ORD. # 2367

Tax Base Increase Date: 12/30/81 = Jan. 1, 1981 Assessed Value.

Map No.: 4-1-8-2-2 ^{2-1 #} From Code: 2-08 To Code: 2-24

Comment	T. L. No.	Non-COPR		COPR		Totals	
		Acreage	Assessed V.	Acreage	Assessed V.	Acreage	Assessed Val.
4-1-8-2-1	1601	2.92	NON TAXABLE 0			2.92	0
4-1-8-2-2	101	3.89	NON TAXABLE 0			3.89	0
" "	300	1.44	NON TAXABLE 0			1.44	0
		ALL SCHOOL DIST. PROPERTY					
TOTALS:		8.25	0			8.25	0

Remarks:

ORDINANCE NO. 2367

AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS TERRITORY ON GABLE ROAD AND REZONING THE ANNEXED TERRITORY UNDER ORDINANCE NO. 2288.

WHEREAS, a certified majority of landowners owning a majority of the land within contiguous territory representing a majority of the assessed valuation of land and buildings within the territory has petitioned for consent to annexation to the City; and

WHEREAS, Ordinance No. 2365 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 interests 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 Exhibit C and D attached and incorporated herein by reference.

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

Section 2. Rezoning. The annexation area described in Section 1 shall be zoned R-7 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 Exhibit B.

Section 3. Record. The City Recorder shall submit to the Secretary of the State of Oregon (1) a copy of this ordinance, (2) a copy of the statement of consent of the landowners in the territory annexed, and (3) a copy of Ordinance No. 2365 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 portions of this ordinance.

Section 5. Effective Date. This ordinance shall be in full force and effect on the 15th day of September, 1981.

Read the first time: September 1, 1981

Read the second time: September 1, 1981

Read the third time: September 15, 1981

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

ss.

I, Rosaline L. Mallory

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

do hereby certify that the foregoing copy of Ordinance No. 2367
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. 2367 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 30th day of
September, A. D., 19 81

Rosaline L. Mallory

Asst. City Recorder.



BOOK 239 PAGE 352

Passed and approved by the Mayor: September 15, 1981

Frank A. Coughlin
Mayor

Attested:

Val T. [Signature]
City Recorder

ORDINANCE NO. 2367 -2.

530 324

SCHOOL DISTRICT ANNEXATION AND REZONING
Findings of Fact and Conclusions

I Findings of Fact

A. The sole owner of eight (8) acres of land contiguous to the existing City limits has petitioned for annexation to add to the Senior High School campus.

B. This land resembles a quadrangle with frontage on Gable Road near the Highway 30 intersection as indicated by the legal description in Exhibit "A"

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

1. Payless Center and other commercial services on Highway 30, less than 1/4 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.

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-7 zoning this would add 40 buildable lots if development were allowed in this area plan designated "Public and Semi-Public Land".

F. The zoning for all unincorporated land in this area is R-7, Moderate Residential Zone.

G. The land 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.

H. The Planning Commission recommends approval of the annexation and R-7 zoning.

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 is intended to be a "Holding zone", not to authorize residential development but to hold the property in zoning consistent with the general area so that if a Plan amendment changes part or all of this designated "Public Land" reservation, area-consistent zoning will be in place.

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.

School District

Legal Description

March 27, 1981

Beginning at the Southwest corner of Tract 2, Greenwood Acres, in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, as per plat on file and of record in the clerks office; thence North $64^{\circ}07'$ East, along the Southeasterly line of Tracts 2, 3, and 4 of said Greenwood Acres a distance of 383.0 feet to the Southeast corner of said Tract 4; thence North $3^{\circ}42'18''$ East, along the East line of said Tract 4 a distance of 714.48 feet to the Northeast corner of the Columbia County Administrative School District #502 tract as described in Deed Book 235, at page 904; thence South $88^{\circ}49'$ West, along the North line of said School District tract and the North line of the School District #502 tract as described in Deed Book 232, at page 746, a distance of 490.59 feet; thence South $12^{\circ}30'28''$ East a distance of 305.38 feet; thence South $77^{\circ}51'$ West a distance of 139.30 feet to the West line of said Tract 2; thence South $17^{\circ}22'31''$ East, along said West line a distance of 568.55 feet to the Point of Beginning.

EXHIBIT C

AC-5

R-10

HAZEL RD

EXHIBIT D.

REP. BY P.S.

BOOK 239 PAGE 357

6025
CLERK OF COURT
RECORDED
SEP 30 2 51 PM '81
Book 239 Page 350
RETA CO. KERRY CO. CLK.
BY J. Brien DEP