

1982-10

Page 1

Of 1 Pages

NOTIFICATION  
of  
Code Area Change in  
COLUMBIA COUNTY

No 00024

Annexation X

Correction     

Withdrawal     

Area: CITY OF ST. HELENS

Townships: 4 Ranges: 1 Sections: 5, 5-4-3

Routing: CITY

Proposal No:      Final No:      Date:     

D.O.R. No: 5/46/81 Date: 12/30/81

Recorded D.Vs. Book: 239 Page: 358 Date: 9/30/81

Other: CITY ORD #2368 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. LAF  
RETURN  
YOUR FILE ☒

By \_\_\_\_\_ FROM: \_\_\_\_\_  
Deputy  
STATE OF OREGON  
DEPARTMENT OF REVENUE  
U-R MAPPING UNIT  
SALEM, OREGON 97310

APPROVED AS PER  
ORS 308.225  
DEC 29 1981  
DESCRIPTION & MAP

TO: City of St. Helens  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is to notify you that your boundary  
change in Columbia County, for  
Annex to St. Helens  
Ord # 236B

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: DORS-4681

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)

Annexed by: CITY OF ST. HELENS

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

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

TOTALS:

Remarks:

ORDINANCE NO. 2368

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 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 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 rezoned 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 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 portion 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. 2368  
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. 2368 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 360

Passed and approved by the Mayor: September 15, 1981

Frank R. Caviglia  
Mayor

Attested:

Harold T. [Signature]  
City Recorder

ORDINANCE NO. 2368 -2.

5:30 320

BROWN ANNEXATION AND REZONING  
Findings of Fact and Conclusions

I Findings of Fact

A. The sole owner of two (2) acres of land contiguous to the City has petitioned for annexation.

B. The land forms an L, with 200' of frontage on Gable Road on its southern border and 200' of frontage on Rockwood Dr, on its eastern border as indicated by the legal description in Exhibit "A".

C. This parcel is across Gable Road from the Senior High School and near the new Payless commercial center at Gable Road and Highway 30.

D. Sewer service has become available to this site from Gable Road within the last two years.

E. Gable Road is an improved County Road, curbed and paved to 40' at the intersection of Highway 30 and paved to an average 30' plus gravel shoulders at this site.

F. City Police patrols are regularly scheduled in this area near major City commercial service outlets.

G. 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.

H. This parcel 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. Based on Moderate Residential Zone R-7 densities, this annexation would add 8-10 buildable lots with sewer available to the existing housing stock.

J. 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

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.

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.



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

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.



6026

