

# Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10 Also See No.: No.: 2011 - 01

How Initially Received: Letter from City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3116 Effective Date: 05/18/10

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 LB-50 Valuation:

Type Of Action: A With Whom:

Correction Remarks:

DOR Approved: Y No: 5-303-2010 Date: 11/22/10

Recording Information:

1) Col. Co. Deed Records: Comm Journal:

2) Other: Name:

: Number: Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-11

Townships

Ranges

Sections

To Code Area: 02-02

4N

1W

08-CB-00401

Date Completed 01/25/11

Remarks: Annexation received county voter approval on 6/18/10.

ALL  
Scan 4/5/12

# Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Int Date: 05/18/10

Also See No.:

No. 2011. 01

## Legal Description

A portion of the John McNulty Donation Land Claim No. 50, located in the Northwest one-quarter and in the Southwest one-quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon and being more particularly described as follows: BEGINNING at the Northeast corner of Lot 23 of FIRLOCK PARK, being a 1 inch iron pipe on the southerly right-of-way line of Maple Street (20.00 feet from centerline); Thence along said Southerly right-of-way line North 88°08'31" East 149.48 feet to a point from which a 1-1/2 inch iron pipe bears South 89°22'10" East 110.07 feet a 1/2 inch iron pipe; Thence along the Southwesterly line of said Book 148, Page 96, South 46° 07'00" East 25.20 feet to a point in the center of McNulty Creek; Thence along the center of said creek along the following courses: North 11°15'12" West 7.02 feet; North 65°31'49" East 27.61 feet; North 81°05'05" East 67.62 feet; South 80°37'07" East 53.35 feet to the Northeast corner of Deed Book 148, Page 94 from which a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR" bears South 01°33'00" East 20.00 feet; Thence along the East line of said Deed South 01°33'00" East 693.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DEWEY SURVEYING INC." on the Northerly right-of-way line of Millard County Road (20.00 feet from centerline); Thence along the West line of Deed Book 144, Page 313 North 01°33'54" West 694.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; Thence leaving the East line of said Book 144, Page 313 South 88°14'26" East 525.20 feet to the TRUE POINT OF BEGINNING.

Notice to Taxing Districts  
ORS 308.225

RECEIVED ON

DEC 06 2010

COLUMBIA COUNTY ASSESSOR

*From City*  
DOR 5-303-2010



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  
Attn: City Planner  
P.O. Box 278  
St. Helens, OR 97309-5075

Description and Map Approved  
November 22, 2010  
As Per ORS 308.225

☒ Description    ☒ Map received from: City Planner  
On: 7/8/2010, 11/1/2010

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

ANNEX TO THE CITY OF ST. HELENS

ORD.#3116 (4N1W-8CB-401)

has been:    ☒ Approved    11/22/2010  
                  ☐ Disapproved

Notes:

FYI-Pg 1 Ord. #3116, #2.: In the future, "property described above" should be revised to refer to a legal desc. in Exhibit "\_\_\_"; The tax lot no. is not an acceptable legal per ORS 308.225.  
Send maps, desc. & Ord. to Co. Asst. by 3/31/2011.

Department of Revenue File Number: 5-303-2010

Prepared by: Elise Bruch (503) 945-8344

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

*City of St. Helens*  
**ORDINANCE NO. 3116**

**AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY  
GENERALLY LOCATED NORTH OF MILLARD ROAD, APPROXIMATELY MIDWAY  
BETWEEN CHASE AND DIVISION ROADS**

WHEREAS, applicant Columbia Health District has requested to annex to the City of St. Helens certain property generally located north of Millard Road, approximately midway between Chase and Division Roads. This property is also described as Columbia County Map & Tax Lot Number(s) 4N1W-8CB-401; and

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 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 August 21, 2009 on the annexation proposal; and

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

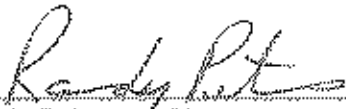
NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

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 Public Lands, PL.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as Public Lands, PL.
6. In support of the above annexation and zoning, the Council hereby adopts the A.1.09 Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated October 7, 2009.
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:  
Read the second time:

September 16, 2009  
October 7, 2009

APPROVED AND ADOPTED this 7th day of October, 2009.

  
Randy Peterson, Mayor

ATTEST:

  
Kathy Payne, City Recorder

401080E

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
  - (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
  - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
  - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
  - (i) Any applicable 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. (Ord. 2875 § 1.020.040, 2003)

**Discussion:** (a)(i) The Comprehensive Plan designation for the subject property is Unincorporated Public Lands, UPL. Applicable designation and zoning district for annexation are discussed below.

SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g. water and sewer) as well as services such as police and library. In sum, all services are intertwined; this annexation allows connection to City sewer to any proposed development on the subject property, and once annexed, all other City services/facilities. By this process, the proposal complies with the Comprehensive Plan.

Finally, there is no evidence that this proposal will be contrary to the health, safety and welfare of the community.

(a)(ii) The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 needn't be analyzed.

(a)(iii) Other provisions applicable to this proposal are discussed elsewhere herein.

**Finding:** The quasi-judicial amendment criteria are met as they relate to this annexation request.

#### SHMC 17.28.030 (1) – Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and

- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

**Discussion:** (a) The City's current water system has excess capacity of approximately 100% or about twice the consumption rate. The City's sewer has excess processing capacity at the plant of over twice the use rate domestically. McNulty Water District has stated in the past that they can handle any growth in the UGA that the City has. Storm water capacity is not an issue as it ultimately ends up in the Columbia River. If there is any conveyance issue with water, sewer or storm, improvements would be required at the time of development in relation to the intensity and nature of that development.

With regards to the road system, the closest intersection that the City's Transportation System Plan (TSP) includes is that of Columbia River Highway (Hwy. 30) and Millard Road. Based on the TSP (from June 1997), this intersection has levels of service (LOS) for the 2016 growth forecast under the various scenarios (i.e. no build condition and the TSM, TDM, road system, and combination alternatives) of F, D or C. The only scenario that gets a C—road system alternative—involves more street connections to Millard Road from the north, which is complicated by disparate ownerships and wetlands/stream crossings. LOS of A-C is generally considered adequate. However, though a poor intersection, a recent review for a hospital on this property (County file DR 09-01), did not trigger any intersection or other off-site right-of-way improvements; this included ODOT. The situation is same, whether annexed or not.

Finally, with regards to public facilities, as noted under AGENCY REFERRALS & COMMENTS above, service agencies have been notified of the proposal and none responded identifying conflicts with the proposed annexation and their respective provided service.

(b) There does not appear to be any conflicts with the Comprehensive Plan or implementing ordinances. The most recent (and catalyst for this annexation based on the need for sewer connection) development review (County file DR 09-01), approved by the County Planning Commission on December 5, 2008 was for a public hospital (Columbia Health District). The City's Public Lands zoning district does not list hospital as a permitted or conditional use, explicitly, as the HC, GC & MU zones (for example) do, but those uses only list "hospital" and do not differentiate between private or public hospital. The PL zone includes "public support and safety facilities" and "public facilities, major" which could be construed as including *public* hospitals. Given this logic, a public hospital would be possible under the PL zoning district.

(c) Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject



property is not within another City's jurisdiction and City of St. Helens corporate limits will abut the subject property on the north side, provided annexation of the abutting north property (see City File A.2.09).

Further, ORS Chapter 222 requires that that all property owners of the subject property to be annexed and at least half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.  
Note: there is are no legal dwelling units on the subject property.

Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility.

*Uses permitted in the County CS-1 zone are:*

- Schools, public or private, and their accompanying sports facilities.
- Government office buildings for local, state, or federal, such as a City Hall, Courthouse, or other similar type building.
- Public or private cemetery, crematory, or mausoleum.
- Hospital, clinic, or sanitarium.
- Extended care facility.
- Civic auditorium or stadium.
- County fairgrounds.
- Correctional facilities.
- Churches.
- Day care centers and private kindergartens.
- Police stations.
- Fire stations.
- Ranger stations.
- Armory.
- Museum.
- Library.
- Private club, fraternal organization, lodge, or grange.
- Nursing home.
- Other uses found similar by the Commission.

*Uses permitted or conditionally permitted in the City's PL zone are:*

- Cultural exhibits.
- Library services.
- Public facility, minor.
- Public or private park.
- Public or private playground.
- Public or private school and/or college

- Public facilities, major.
- Public support and safety facilities.
- Travel trailer park in public parks of over four acres in size to include a buffer of 20 feet where abutting a residential zone.

The potential land uses are very similar for both the City and County; the City's zoning is no more intense than the County's with regards to the intensity of uses allowed and potential vehicular trips generated. Thus, this proposal will not affect an existing or planned transportation facility.

(d) The subject property abuts one street/road: Millard Road. It lacks frontage improvements; for example, there is no sidewalk, curb or gutter, rather, just an asphalt roadway and a ditch. City standards require such improvements. Under the County's Design Review (file DR 09-01), half street improvements to Millard Road fronting the subject property were approved as proposed by the applicant. The actual development of the property provides the legal nexus to require such improvements; and it is the development (i.e. City sanitary sewer connection for proposed hospital) that's resulting in this annexation application.

This criterion is met based on existing development requirements.

(e) The subject property is less than 10 acres in size and not designated or zoned residential, thus, showing a need on the part of the city for such land (if designated residential) is not necessary.

**Finding:** The annexation approval criteria are met for this proposal.

#### SHMC 17.28.030 (2) – Annexation criteria

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

**Discussion:** The Comprehensive Plan designation for the subject property is Unincorporated Public Lands, UPL. Upon annexation the Comprehensive Plan designation would be (incorporated) Public Lands, PL. There is only one zoning option under that designation: the Public Lands zoning district.

**Finding:** Subject property shall be designated and zoned Public Lands upon annexation.

#### SHMC 17.112.020 – Established & Developed Area Classification criteria

##### (1) Established Area.

- (a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;

- (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
  - (c) An area shown on a zone map or overlay map as an established area.
- (2) Developing Area. A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section. (Ord. 2875 § 1.150.020, 2003)

Discussion: OAR 660-008-0005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. The subject property is not residential land.

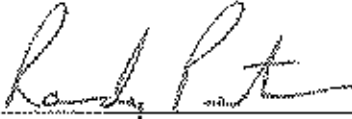
Finding: This is not applicable.

#### CONCLUSION & DECISION

Based upon the facts and findings herein, and the recommendations of staff and the Planning Commission (from their July 14, 2009 hearing), the City Council approves this annexation, subject to voter approval, and that upon annexation, the subject property have a Comprehensive Plan designation of Public Lands (incorporated), PL, and be zoned Public Lands, PL, with the condition:

This annexation is contingent on annexation of other property such that the subject property is contiguous to the City of St. Helens or separated from the City only by a body of water or public right-of-way.

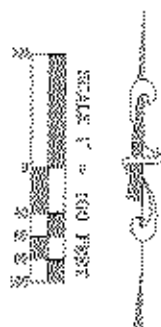
Signed by:

  
\_\_\_\_\_  
Randy Peterson, Mayor

10/7/09  
\_\_\_\_\_  
Date

### PROPERTY LINE ADJUSTMENT

26 of 28



PROBABLY THE MOST COMMON MISTAKE MADE BY NEWBORN PARENTS IS TO FEEL THAT THEY MUST BE PERFECT. IT'S NOT. YOUR CHILD WILL BE PERFECT WHEN HE OR SHE IS READY TO BE.

23

[illegible]

Colorado Library Service  
received 7/28/85  
from 8/11/85  
Vol. 552

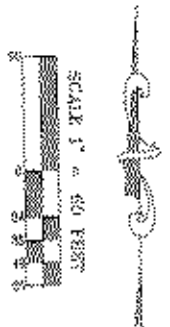
8-20-63  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

62-1071-  
EX-1071  
APPROVED BY JUDGE  
NICHOLSON  
JANUARY  
ORIGINAL FILED 6/24/10

[illegible]

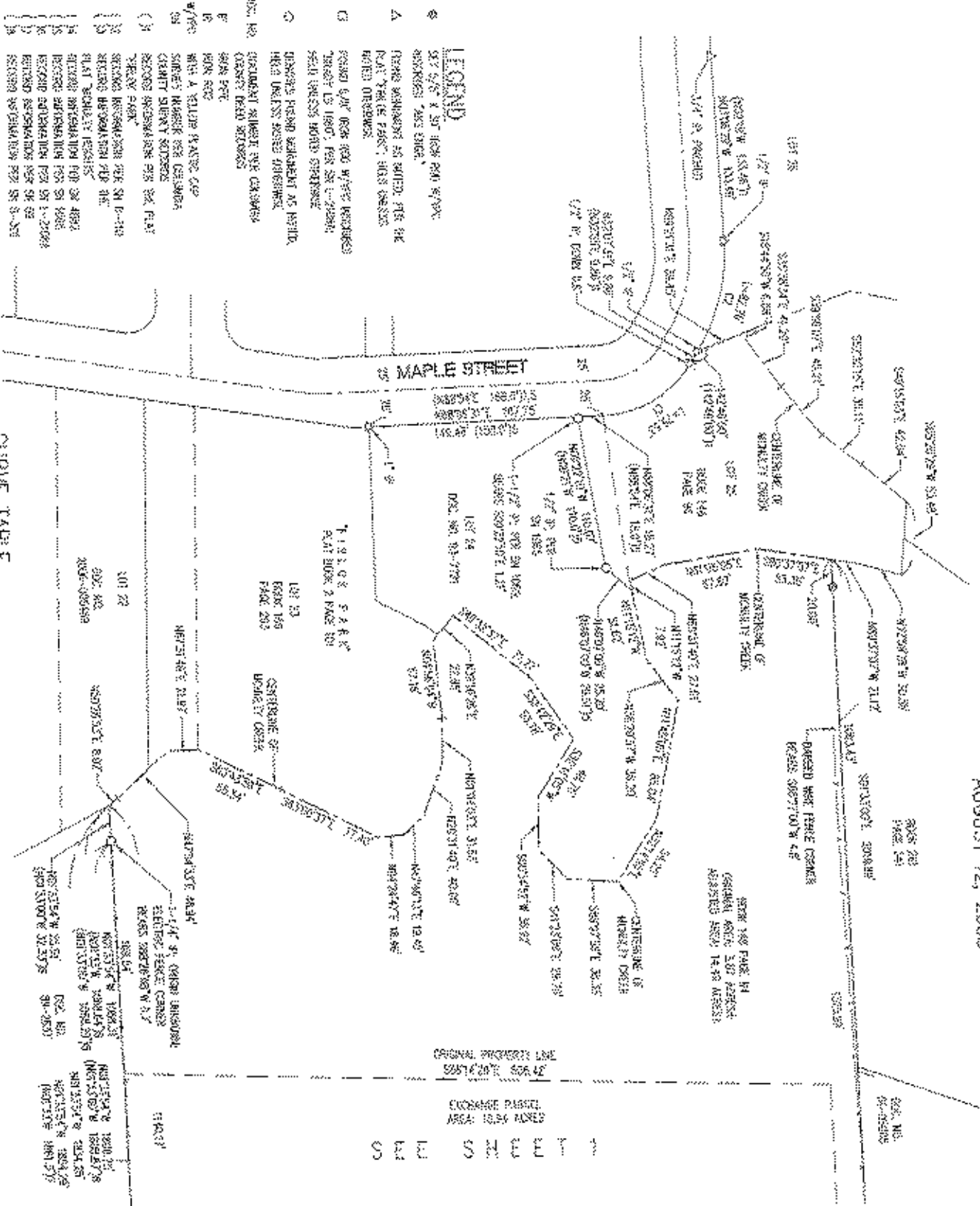
BOOK 148 PAGE 54  
ORIGINAL AREA: 3.87 ACRES  
ADJUSTED AREA: 14.68 ACRES  
CREATED: 08/11/11  
ORIGINAL PROPERTY ID:

PREPARED FOR  
COLUMBIA COUNTY PLANNING  
2005-05-05  
BY JAMES W. BROWN



# RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT  
LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4  
OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON  
COLUMBIA COUNTY PLANNING FILE NO. PLA 09-05  
AUGUST 12, 2008



**CURVE TABLE**

CHORD	BEARING	LENGTH	CHORD
121.20	S 89° 06' 11\"	70.55	146.07
121.20	S 89° 06' 11\"	70.55	146.07
121.20	S 89° 06' 11\"	70.55	146.07
121.20	S 89° 06' 11\"	70.55	146.07

## NARRATIVE

THE SURVEY OF THIS PROPERTY WAS TO ESTABLISH THE BOUNDARY OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON. THE SURVEY WAS CONDUCTED BY JAMES W. BROWN, A PROFESSIONAL LAND SURVEYOR, ON AUGUST 12, 2008. THE SURVEY AREA IS LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON. THE SURVEY AREA IS 14.40 ACRES. THE SURVEY WAS CONDUCTED BY JAMES W. BROWN, A PROFESSIONAL LAND SURVEYOR, ON AUGUST 12, 2008. THE SURVEY AREA IS LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON. THE SURVEY AREA IS 14.40 ACRES. THE SURVEY WAS CONDUCTED BY JAMES W. BROWN, A PROFESSIONAL LAND SURVEYOR, ON AUGUST 12, 2008.

DATE: 2/11/08  
PROJECT: 2110  
SHEET: 2 OF 2  
DRAWN BY: JWB  
CHECKED BY: JWB  
COLUMBIA COUNTY PLANNING FILE NO. PLA 09-05

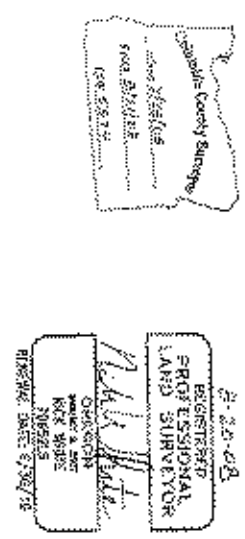


EXHIBIT "A"

A portion of the John McNulty Donation Land Claim No. 50, located in the Northwest one-quarter and in the Southwest one-quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 23 of FIRLOK PARK, being a 1 inch iron pipe on the southerly right-of-way line of Maple Street (25.00 feet from centerline);

Thence along said Southerly right-of-way line North 86° 06' 31" East 148.48 feet to a point from which a 1-1/2 inch iron pipe bears South 09° 22' 10" East 1.21 feet;

Thence along the Westerly line of Book 148, Page 96, South 09° 22' 10" East 110.07 feet to a 1/4 inch iron pipe;

Thence along the Southwesterly line of said Book 148, Page 96, South 46° 07' 00" East 25.20 feet to a point in the center of McNulty Creek;

Thence along the center of said creek along the following courses:

North 11° 15' 12" West 7.92 feet;

North 65° 31' 40" East 27.61 feet;

North 81° 03' 06" East 67.62 feet;

South 80° 37' 07" East 53.35 feet to the Northeast corner of Deed Book 148, Page 94 from which a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." bears South 01° 33' 00" East 20.00 feet;

Thence along the East line of said Deed South 01° 33' 00" East 1525.99 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." being the True Point of Beginning;

Thence continuing along said East line South 01° 33' 00" East 693.90 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DEWEY SURVEYING INC." on the Northerly right-of-way line of Millard County Road (20.00 feet from centerline);

Thence along said Northerly right-of-way line North 86° 15' 37" West 525.01 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DEWEY SURVEYING INC.";

Thence along the West line of Deed Book 144, Page 213 North 01° 33' 54" West 694.09 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR.";

Thence leaving the East line of said Book 144, Page 313 South 86° 14' 26" East 525.20 feet to the TRUE POINT OF BEGINNING.

## ADMINISTRATRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, Shirley S. Grogan, the duly appointed, qualified and acting Administratrix of the estate of Pearl C. Stanwood, deceased, having been appointed as such by the County Court of the State of Oregon for the County of Columbia, in pursuance of an order of said Court in said estate dated the 12th day of August, 1959, and entered on said date in Book 9, Probate Journal of the County Court of the State of Oregon for the County of Columbia at page 101 thereof, directing the sale of the real property hereinafter described, and of an order of said Court confirming the sale thereof and directing a conveyance thereof to said School District No. 5020, Columbia County, Oregon, dated the 15 day of January, 1962, and entered on said date in Book 11 of the Probate Journal of the County Court of the State of Oregon for the County of Columbia at page 169 thereof, and in consideration of One Thousand Two Hundred Fifty (\$1,250.00) Dollars to me paid by said School District No. 5020, Columbia County, Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto the said School District No. 5020, Columbia County, Oregon, its successors and assigns, the following described real property, situated in the County of Columbia, State of Oregon:

Beginning at a point which is North 88°54' East 163.0 feet and North 60°54' East 72.56 feet and North 32°55' East 9.36 feet from the Northeast corner of Tract 23, Firlok Park, Columbia County, Oregon; said point being on the Southerly side of a 50.0 foot road; thence South 32°55' West a distance of 9.36 feet; thence along a 77.3 foot radius curve to the right (long chord South 60°54' West 72.56 feet) to the Northwest corner of Tract 25, Firlok Park; thence South 38°54' West a distance of 13.0 feet; thence South 3°21' East a distance of 110.0 feet; thence South 86°47' East a distance of 29.51 feet to the center of McNulty Creek; thence down the center of said McNulty Creek as follows: North 79°32' East 33.1 feet; South 88°09' East 33.6 feet; South 53°08' East 35.4 feet; North 13°36' East 38.7 feet; North 33°23' West 64.7 feet; North 51°54' West 72.2 feet; North 19°47' West 63.5 feet; thence West 39 feet to the point of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all of the title, estate, right and interest of said Pearl C. Stanwood in said premises at the time of her death.

TO HAVE AND TO HOLD the above described and granted premises unto the said School District No. 5020, Columbia County, Oregon, its successors and assigns forever.

IN WITNESS WHEREOF, I, the grantor above named, hereunto set my hand and seal this 18 day of January, 1962.

Shirley S. Grogan (SEAL)  
Administratrix of the Estate of Pearl C. Stanwood, Deceased.

STATE OF OREGON }  
County of Columbia } ss.

THIS CERTIFIES that on this 18 day of January, 1962, before me, a Notary Public in and for said County and State, personally appeared the within named Shirley S. Grogan, who is known to me to be the person described in and who executed the foregoing deed as the Administratrix of the estate of Pearl C. Stanwood, deceased, and acknowledged to me that she as the Administratrix of the estate of Pearl C. Stanwood, deceased, executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last above written.

Walter T. Smith  
Notary Public for Oregon

My commission expires: 2 - 2 - 62

STATE OF OREGON ✓ 358  
Columbia County } to 333

I certify that the within instrument of writing was received for record on the 29th day of January 19 62 at 2:30 o'clock P.M.; recorded in Book 148 - on page 96 Records of Deeds of said County.

Witness my hand and seal of County affixed.

H. P. Jansen  
County Clerk.  
By Harold Davidson Deputy



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Verner Kohlstrand and Betty Jean Kohlstrand, husband and wife, -----grantors  
 In consideration of THREE THOUSAND ONE HUNDRED THIRTY and no/100-----DOLLARS  
 to us paid by SCHOOL DISTRICT NUMBER 502C of Columbia County, Oregon, a  
 municipal corporation-----granter,  
 do hereby grant, bargain, sell and convey unto the said grantee, its successors  
 and assigns, all of the following real property, with the tenements, hereditaments  
 and appurtenances situated in the County of Columbia and State of Oregon, bounded  
 and described as follows, to-wit:

Beginning at a point in the Millard County Road that is North 38°15' West  
 1633.5 feet from the Northwest corner of the Posey Williams Donation Land Claim  
 in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia  
 County, Oregon; thence from said point of beginning North 1°33' West 1861.5 feet  
 to the center of McNulty Creek; thence down the center of McNulty Creek North  
 62°04' East 57.0 feet to a point; thence South 57°15' East 155.9 feet; thence  
 North 62°23' East 36.4 feet; thence North 12°26' East 107.7 feet; thence North  
 52°22' West 56.2 feet; thence North 76°11' East 31.4 feet; thence South 53°37'  
 East 126.3 feet; thence South 26°05' West 52.5 feet; thence South 6°10' East  
 59.5 feet; thence South 65°42' East 54.2 feet; thence North 21°36' East 130.1  
 feet; thence North 31°51' West 106.0 feet; thence North 79°32' East 83.1  
 feet; thence South 89°09' East 51.5 feet; thence South 1°33' East 2045.1  
 feet to the center of Millard Road; thence North 38°15' West 525.0 feet to the  
 place of beginning, being a part of the John and Margaret McNulty Donation  
 Land Claim in Section, Township and Range aforesaid, EXCEPTING that portion  
 thereof conveyed to School District No. 502C, Columbia County, Oregon, by  
 deed recorded December 21, 1960, in book 144, page 313, Deed records.



TO HAVE AND TO HOLD the above described and granted premises unto the said  
 grantee, its successors and assigns forever.

AND the grantors do covenant that we are lawfully seized in fee simple of the  
 above granted premises, free from all encumbrances, and that we will and our  
 heirs, executors and administrators shall warrant and forever defend the above  
 granted premises, and every part and parcel thereof, against the lawful claims  
 and demands of all persons whomsoever.

WITNESS our hands and seals this 26th day of January, 1962.

Verner H. Kohlstrand (SEAL)

Betty Jean Kohlstrand (SEAL)

STATE OF OREGON )  
 ) ss.  
 County of Columbia )

January 26th 1962.

Personally appeared the above named Verner Kohlstrand and Betty Jean Kohlstrand  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

John I. Foote  
 Notary Public for Oregon  
 My commission expires Sept. 30, 1963

1-50 ✓  
STATE OF OREGON  
Columbia County

ss.

392

I certify that the within instrument of  
writing was received for record on the  
29th day of January 19 62  
at 3:30 o'clock P.M.; recorded  
in Book 148 on page 94  
Records of Deeds  
of said County.

Witness my hand and seal of County  
affixed.

H. F. Jansen

County Clerk.

By Harriet Bender Deputy

Book 144 Pg 313

144 PAGE 313

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Verner Kohlstrand and Betty Jean Kohlstrand, husband and wife, - - - - - grantors, in consideration of TEN DOLLARS and other valuable consideration to us paid by SCHOOL DISTRICT NO. 5020, Columbia County, Oregon, a municipal corporation - - - - - grantees,

do hereby grant, bargain, sell and convey unto said grantees, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point in the center of Millard County Road that is North 88°15' West 1638.9 feet from the Northwest corner of the Posey Williams Donation Land Claim in Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence from said point of beginning North 1°33' West 1658.9 feet to a point; thence East and parallel with the centerline of said Millard Road to a point on the East line of that tract of land conveyed by Carl Kohlstrand, et al, to Verner Kohlstrand by deed recorded January 14, 1957, in Book 131, at page 366, Deed Records; thence South 1°33' East to the center of said Millard Road and Southeast corner of said tract; thence North 88°15' West 525 feet to the place of beginning. EXCEPTING THEREFROM a strip of land 20 feet in width off from the East side of said tract.

SUBJECT TO: Rights of the public in roads and highways.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, its successors and assigns forever.

AND, the grantors do covenant that we are lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 19th day of December, 1960.

Verner Kohlstrand (SEAL)

Betty Jean Kohlstrand (SEAL)

STATE OF OREGON }  
County of Columbia }

December 19, 1960.

Personally appeared the above named Verner Kohlstrand and Betty Jean Kohlstrand and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME,

John H. Roth  
Notary Public for Oregon  
My commission expires Sept. 30, 1963.



5241

STATE OF OREGON } ss.  
Columbia County

I certify that the within instrument of  
writing was received for record on the  
21st day of December 19 60  
at 4:30 o'clock P.M.; recorded  
in Book 144 on page 313  
Records of Deeds  
of said County.

Witness my hand and seal of Court  
affixed.

H. P. Jensen

County Clerk  
By Jannie Rhine Deputy

# Annexation to the City of St. Helens, Oregon

**COPY**

## 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.

N/A  
Street Address of Property (if assigned)

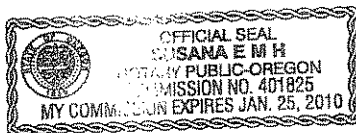
02-11 2 4108-032-00400  
Tax Account Number of Property

1. Jay Tappan Board Chair Columbia Health District  
Print Owner Name Jay M. Tappan  
Signature of Owner
2. N/A  
Print Owner Name NA  
Signature of Owner
3. N/A  
Print Owner Name NA  
Signature of Owner
4. N/A  
Print Owner Name NA  
Signature of Owner

Please send all correspondence to: Name: Pam Powell, Hospital Coordinator  
Mailing Address: Po Box 445  
City, State, Zip: St. Helens, OR 97051  
Contact Telephone: 503-397-4651 ext. 211

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 21 day of April, 2009 by Jay M. Tappan  
[Signature]  
Notary Public for Oregon  
My commission expires: January 25, 2010



State of Oregon  
Columbia County

return to:  
CITY OF ST HELENS  
P O BOX 278  
ST HELENS, OR 97051

COLUMBIA COUNTY, OREGON 2009-005245  
DEED-COX 05/28/2009 03:55:07 PM  
Cnt=1 Pgs=2 HUSERB  
\$10.00 \$11.00 \$5.00 \$10.00 Total: \$36.00



00105762200900052450020029  
I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

WITH 9 OF 9 PRECINCTS REPORTING

5-200 CITY OF ST HELENS

Vote For 1

01 = Yes

02 = No

VOTES PERCENT

1,046 61.13

619 38.87

03 = OVER VOTES

04 = UNDER VOTES

VOTES PERCENT

0

150

01 02 03 04

0021 21 84 69 0 9

0022 22 120 65 0 18

0023 23 155 125 0 14

0024 24 114 78 0 6

0025 25 89 56 0 15

0026 26 500 284 0 50

0027 27 189 65 0 13

0028 28 119 97 0 16

0029 29 155 79 0 9

Health District Property

# Notice of City Measure Election

SEL 802

March 18, 2010  
10:15 AM  
10:15 AM  
10:15 AM  
10:15 AM

## City and Notice Information

Notice is hereby given on March 18, 2010, that a measure election will be held in

City of St. Helens

Oregon on May 18

, 2010

Name of City or Cities

Date of Election

The following shall be the ballot title of the measure to be submitted to the city's voters:

Caption: 18 words

Request to Annex Health District Property into City of St. Helens

RECEIVED

MAR - 4 2010

OFFICE OF ST. HELENS  
CITY RECORDER

Question: 20 words

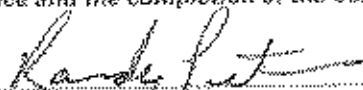
Should vacant land on the north side of Millard Road be annexed into the City of St. Helens?

Summary: 75 words

On May 21, 2009, the Columbia Health District applied to the City of St. Helens for annexation of approximately 8.35 acres of land more-or-less located on the north side of Millard Road between Division and Chase Roads. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8CB-401. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be zoned Public Lands, PL. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3116 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

MAR 18 1 43 PM '10  
COLUMBIA CO. CLERK  
BY \_\_\_\_\_

The following authorized city official hereby certifies the above ballot title is true and complete, which includes publication of notice and the completion of the ballot title challenge process.



Signature of Authorized City Official not required to be notarized

3/3/10  
Date Signed mm/dd/yyyy

Randy Peterson

Mayor

Printed Name of Authorized City Official

Title

State Measures

Referred to the People by the Legislative Assembly

**69. Amends Constitution: Continues and modernizes authority for lowest cost borrowing for community colleges and public universities.**

**Result of "yes" vote:** "Yes" vote continues and modernizes state authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities. **Result of "no" vote:** "No" vote rejects modernization of authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities. **Summary:** This measure continues and modernizes the state's authority to use general obligation bonds, the lowest cost method of borrowing, to finance projects for community colleges and public universities. It does not increase the current limit on borrowing. The measure clarifies that community colleges and public universities may purchase existing buildings with the proceeds of general obligation bonds. It also allows the Oregon University System to use non-tax revenues to determine whether bonds to be issued under Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) and XI-G bond proceeds to be used for the same parts of a project and to be used for related-use projects that benefit higher education. It allows non-tax revenues to be used as matching funds for Article XI-G bond proceeds.

**Estimate of financial impact:** There is no financial effect on either state or local government expenditures or revenues.

☐ Yes

☐ No

City of St. Helens

**5-199 Revision of City of St. Helens' Charter**

**Question:** Shall the St. Helens Charter be revised?

**Summary:** The City Council of St. Helens appointed a Charter Review Committee to conduct a review of the City's current Charter, and the Committee proposed a revised Charter. This ballot measure, known as the 2010 City of St. Helens Charter, was recommended by the Committee and approved by the City Council.

The proposed revised Charter contains numerous changes to the current Charter and changes certain city procedures. Such changes include revisions to clarify the duties and powers of elected officials, the election process for Councilors and the Mayor, the ordinance adoption process and resolution adoption process, appointed officer duties, and the appointed officer vacancy and selection processes. The office of city manager is established as the administrative head of the city government. Certain administrative functions of the Councilors may be more limited. There is also a new procedure adopted to remove Councilors.

☐ Yes

☐ No

City of St. Helens

**5-200 Request to Annex Health District Property into City of St. Helens**

**Question:** Should vacant land on the north side of Millard Road be annexed into the City of St. Helens?

**Summary:** On May 21, 2009, the Columbia Health District applied to the City of St. Helens for annexation of approximately 8.33 acres of land more-or-less located on the north side of Millard Road between Division and Chase Roads. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0C2-401. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be zoned Public Lands, PL. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3116 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

**5-201 Request to Annex City Property into City of St. Helens**

**Question:** Should vacant land located just south of 35110 Maple Street be annexed into the City of St. Helens?

**Summary:** On May 27, 2009, the City of St. Helens applied to the City of St. Helens for annexation of approximately 15 acres of land more-or-less located south of Maple Street, adjacent to property addressed as 35110 Maple Street. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0C2-208 and 209, and 4N1W-0C2-400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Moderate Residential, M7, north of Mahogany Creek and Public Lands, PL, south of the creek. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3115 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

**5-202 Request to Annex Holcomb Properties into City of St. Helens**

**Question:** Should certain lands around the Columbia River Hwy and Flaming Lake Intersection be annexed into the City of St. Helens?

**Summary:** On May 28, 2009, Mark Holcomb representing himself, Holcomb Commercial Properties, LLC and Holcomb Investment, LLC applied to the City of St. Helens for annexation of approximately 1.4 acres of land more-or-less located on both sides of Flaming Lake (3rd Street) where it intersects with Columbia River Highway. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0A2-1700, 1900, 1901, 2000, 2001 and 2010. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

City of St. Helens

**5-203 Request to Annex Les Schwab Property into City of St. Helens**

**Question:** Should land located at 58405 Columbia River Hwy be annexed into the City of St. Helens?

**Summary:** On June 26, 2009, David Gilson representing Les Schwab Tire Centers applied to the City of St. Helens for annexation of approximately 1.5 acres of land located at 58405 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0C2-600, 700 and 800. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3119 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

**5-204 Request to Annex Gortler Property into City of St. Helens**

**Question:** Should land located at 35430 Firlock Park Blvd be annexed into the City of St. Helens?

**Summary:** On January 4, 1991, George Gortler applied to the City of St. Helens for annexation of approximately 0.63 acres of land located at 35430 Firlock Park Blvd. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0C2-605. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Apartment Residential, A7. The City Council considered the recommendation on January 6, 2010 and adopted Ordinance No. 3125 on February 3, 2010, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

**5-205 Request to Annex Garnet Property into City of St. Helens**

**Question:** Should land located 68461 Columbia River Hwy be annexed into the City of St. Helens?

**Summary:** On November 24, 2008, Bonnie Garnet applied to the City of St. Helens for annexation of approximately 0.76 acres of land located at 68461 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-0C2-005 and 1000. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial. The City Council considered the recommendation on February 17, 2010 and adopted Ordinance No. 3123 on March 17, 2010, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

Sample



# City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon  
97051

July 7, 2010

Columbia County Assessor  
230 Strand Street  
St. Helens, OR 97051

**Re: Recent Annexations to the City of St. Helens**

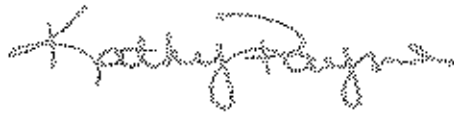
Dear Sir or Madam:

Pursuant to ORS Chapter 222, we have enclosed the following:

1. Ordinance No. 3115: "An Ordinance to Annex and Designate the Zone of Certain Property generally located south of Maple Street, approximately 694 feet north of Millard Road, and approximately midway between Chase and Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
2. Ordinance No. 3116: "An Ordinance to Annex And Designate the Zone of Certain Property generally located north of Millard Road, approximately midway between Chase And Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
3. Ordinance No. 3118: "An Ordinance To Annex And Designate the Zone Of Certain Property located at the northwest And southwest corner of the Columbia River Highway and Firway Lane Intersection", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
4. Ordinance No. 3119: "An Ordinance to Annex and Designate the Zone of Certain Property at 58405 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
5. Ordinance No. 3125: "An Ordinance to Annex and Designate the Zone of Certain Property at 35430 Firlock Park Boulevard", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
6. Ordinance No. 3128: "An Ordinance to Annex and Designate the Zone of Certain Property at 58461 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
7. Abstract of Votes, Election Date: May 18, 2010.

If you have any questions, please contact me at (503)397-6272.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Payne". The signature is written in dark ink and is positioned above the typed name.

Kathy Payne  
City Recorder

KP/lis

Enclosures