

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Init Date: 08/04/07 Also See No.: No.: 2809 . 01

How Initially Received: Letter From City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3041 Effective Date: 05/20/08

Name of Approving Jurisdiction:

Jurisdiction Ord No: Effective Date:

Legal Description Received: Y Map Received: Y

If A School Dist. Has OAR 160-330.123 Been Filed:

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

Type Of Action: A With Whom

Correction Remarks:

DCR Approved: Y No: 5-295-2008 Date: 8/13/08

Recording Information:

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

2) Other: Name: : Number: Date:

Code Areas Affected or Changed:	Affected Area:		
	Townships	Ranges	Sections
From Code Area: 02-00			
To Code Area: 02-01	4	1	08-A0-300
From Code Area: 02-08	4	1	08-A0-400
To Code Area: 02-01			

Date Completed: 12/03/08

Remarks: Received voter approval during 5/20/08 election.

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Print Date: 08/04/07

Also See No :

No.: 2009 . 01

Legal Description

Beginning at a point which is the intersection of the Easterly right of way line of the Burlington Northern Railroad and the Westerly line of the Thomas H. Smith Donation Land Claim, said point being in Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point also being the Westerly most corner of Parcel 1 of A. G. Zweigart and Maxine Zweigart and L. A. Miller and Lucy Miller tract as described in Deed Book 160, Page 628, Deed Records of Columbia County, Oregon, thence along the Westerly and Southerly line of said Zweigart and Miller tract South 25 degrees 15' 55" East 851.7 feet; thence South 63 degrees 52' 55" East 143.0 feet; thence South 39 degrees 11' 55" East 52.1 feet; thence South 75 degrees 31' 55" East 106.0 feet; thence South 76 degrees 40' 55" East 51.95 feet; thence South 76 degrees 48' 55" East 753.47 feet to the South east corner of said Zweigart and Miller tract; thence North 13 degrees 00' 55" East, along the East line of said Zweigart and Miller tract 15.21 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point also being on the relocated Northerly right of way line of Gable Road; thence continuing North 13 degrees 00' 55" East, along East line a distance of 500.38 feet to the Southerly right of way line of the Burlington Northern Spur; thence North 56 degrees 56' 19" West, along said Southerly right of way line a distance of 731.38 feet; thence South 14 degrees 27' 13" West a distance of 748.73 feet to said relocated Northerly right of way of Gable Road; thence Easterly along said relocated Northerly right of way line to the true point of beginning.-----

RUN DATE: 05/03/08 03:55 PM

Primary Election
Columbia County, Oregon
May 20, 2008

OFFICIAL ABSTRACT

REPORT-CL52

PAGE 0046

5-179 CITY OF ST HELENS

VOTES PERCENT

WITH 9 OF 9 PRECINCTS REPORTING

VOTES PERCENT

Vote For 1

03 = Yes

02 = No

2,128 71.66

842 28.35

03 = OVER VOTES

04 = UNDER VOTES

2

311

	01	02	03	04
0021 21				
0022 22	142	77	0	25
0023 23	164	49	0	21
0024 24	252	108	0	35
0025 25	154	75	0	24
0026 26	128	60	0	11
0027 27	766	245	2	107
0028 28	157	70	0	27
0029 29	188	85	0	22
	185	73	0	38

Harris

Annexation Deposit Refund Tracker

No Election Fees required for Primary General Elections

Name	Mailing 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	A.5.06	9/25/2006	\$700 Fee	1144302	Mar-07	None - Special Election Fees	N/A
Francis & Samantha Amick	34603 Bachelor Flat Road	A.6.06	9/27/2006	\$700 Fee	1144437	Mar-07	None - Special Election Fees	N/A
Lance Harris	330 Hopkins Drive PO Box 656,	A.1.07	4/17/2007	N/A - Island	N/A	May-08	N/A	N/A
Ronald Sr. & Joelle Still	Clackamas 97015 35090 Patsburg Road	A.2.07	5/31/2007	\$700 Fee \$1000 Dep	1164020	May-08	\$1000 - Primary Election, No Fees	6/4/2008
Tom Feery & Jo Walker	PO Box 1570, St. Helens	A.3.07	8/14/2007	\$700 Fee \$1000 Dep	1169125	N/A - Not Contiguous	\$1000 (Deposit not needed, Annexation on hold until contiguous to City.)	9/28/2007
Durley & Mabel Moore	35208 Alder Street	A.4.07	9/7/2007	\$1000 Dep	1171011		Application Withdrawn	
Mark & Susan Hadley	33997 Sykes Road	A.5.07	9/7/07	N/A - Island	N/A	May '08	N/A	N/A
Wayde Elliott	34580 Millard Road, Warren	A.1.08	2/3/2008	\$700 Fee \$1000 Dep	1183252	Nov '08	\$1000 General Election - No Fees	11/3/2008
Steven Jonker	PO Box 1723 Portland 97207	A.2.08	6/23/2008	\$700 Fee \$1000 Dep	1192981	Nov '08	\$1000 General Election - No Fees	11/3/2008

COLUMBIA COUNTY ASSESSOR

REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2008

Dec 3, 2008

ACCOUNT # 14981
MAP 4N1W08-A0-00300
CODE - TAX # 0208 - 14981

TAX STATUS ASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE NORMAL

MAILING NAME OTTO LEILA
AGENT
IN CARE OF
MAILING ADDRESS

SALES DATE/PRICE /
APPRAISER DEBI MILLER

80315 VIA VALEROSA
LA QUINTA, CA 92263

PROP CLASS 300 MA SA NH UNIT
RMV CLASS 300 06 00 000 22259-1

SITUS ADDRESS(S)	SITUS CITY
ID #	

CODE AREA		AV	RMV	VALUE SUMMARY		RMV EXCEPTION	CPR %
0208	LAND	121,840	513,860	LAND			
	IMPR.	0	0	IMPR.			
	TOTAL	121,840	513,860	TOTAL		0	
GRAND TOTAL		121,840	513,860	GRAND TOTAL		0	

CODE AREA		ID #	RFD	PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LND CLS	IRR CLASS	IRR SIZE
0208		1	R	CO-2	Industrial Site	122	A	8.00			
						TOTAL		8.00		TOTAL	8.00

COLUMBIA COUNTY ASSESSOR

REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2008

Dec 3, 2008

ACCOUNT # 14982
MAP 4N1W08-A0-00400
CODE - TAX # 0208 - 14982

TAX STATUS ASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE NORMAL

MAILING NAME OTTO LERA I

AGENT

SALES DATE/PRICE /

IN CARE OF

APPRAISER DEBI MILLER

MAILING ADDRESS

80316 VIA VALEROSA DR
LA QUINTA, CA 92253

PROP CLASS 300 MA SA NH UNIT
RMV CLASS 300 06 00 000 22262-1

SITUS ADDRESS(S)	SITUS CITY
ID #	

VALUE SUMMARY					
CODE AREA		AV	RMV	RMV EXCEPTION	CPR %
0208	LAND	30,460	135,910	LAND	
	IMPR	0	0	IMPR	
	TOTAL	30,460	135,910	TOTAL	0
GRAND TOTAL		30,460	135,910	GRAND TOTAL	0

LAND BREAKDOWN										
CODE AREA ID # RFD			PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LAND CLS	IRR CLASS	IRR SIZE
0208	1	R	CO-M-2	Industrial Site	122	A	2.00			
TOTAL							2.00		TOTAL	0.00

Notice to Taxing Districts

ORS 308.225

RECEIVED ON

AUG 15 2008

COLUMBIA COUNTY ASSESSOR



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5076
 (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 13, 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. #3041 (HARRIS)

has been: ☒ Approved 8/13/2008
 ☐ Disapproved

Notes:

In the future, please highlight the boundary of the area to be annexed.

Department of Revenue File Number: 5-295-2008

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

ORDINANCE NO. 3041

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY ON THE NORTH SIDE OF GABLE ROAD APPROXIMATELY 1,100 FEET EAST OF HIGHWAY 30

WHEREAS, applicant Lance Harris has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located about 1,100 feet east of Highway 30 on the north side of Gable Road and is described as Columbia County Tax Lots 410801000300 & 400; and

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

WHEREAS, the owner 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 and the zone map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held June 20, 2007 for 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 LI, Light Industrial.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as LI, Light Industrial.

6. In support of the above annexation and zoning, the Council hereby adopts the Columbia County Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated August 1, 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:	July 18, 2007
Read the second time:	July 18, 2007
Read the third time:	August 1, 2007
Approved by the Mayor:	August 1, 2007

Attested by:


Chad Olsen, Interim City Administrator


Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Harris/Otto Annexation and Zone Map Amendment

REQUEST:

Lance Harris has requested to annex a property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on June 12, 2007 in front of the Planning Commission and was held on June 20, 2007 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 May 21, 2007 by first class mail. Notice was published in the local newspaper May 30, 2007. Notice was sent to Oregon Department of Land Conservation and Development May 2, 2007.

LOCATION:

The property is located 1,100 feet east of Hwy 30 on the north side of Gable Road and is also known as Columbia County Tax Assessor tax lots 300 & 400 on map 4108010.

SITE INFORMATION:

The site is about 10.13 acres in size.

REFERRALS: Sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, Waste Water Treatment Plant 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 and the sewer has excess capacity at the plant of over twice the use rate residentially.

Finding: Gable Road abuts this site on the south side. Gable Road is a City Minor Arterial and does not fully meet City Standards for width of pavement, curbs, gutters, and sidewalks.

Finding: There are sewer lines in Gable Road but not very close to this site.

Finding: There are water lines in Gable Road.

Finding: The sewer capacity is at approximately 10% at the main plant.

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 two sides to the north and west.

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 currently.

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 an Unincorporated Light Industrial designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for Light Industrial lands is that the

City of St. Helens should zone it as LI, Light Industrial and designate it Light Industrial.

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 Unincorporated Light Industrial 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 is industrial and thus the rule does not apply.

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 abuts the City Limits on two sides.

CONCLUSIONS:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and

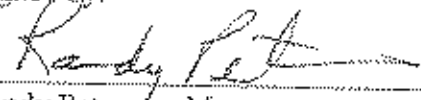
2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.
3. Complies with State laws.
4. Complies with the applicable Comprehensive Plan policies and map designation; and the zone change will not adversely affect the health, safety, and welfare of the community;
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 abuts city limits on two sides.
8. The zone should be LI, Light Industrial in keeping with the Comprehensive Plan Map and policies of the Plan.
9. The new designation should be City Light Industrial on the Comprehensive Plan Map after annexation is completed.

The City Council held a public hearing, received the staff report and other evidence into the record, received testimony, closed the hearing and deliberated. Based upon the recommendation of the Planning Commission, the record and the criteria stated in the Staff Report, the Council found in favor of the application and will recommend that this site be annexed into the City Limits and be zoned LI, Light Industrial upon a positive vote of the citizens at the next available election.

Attested to:

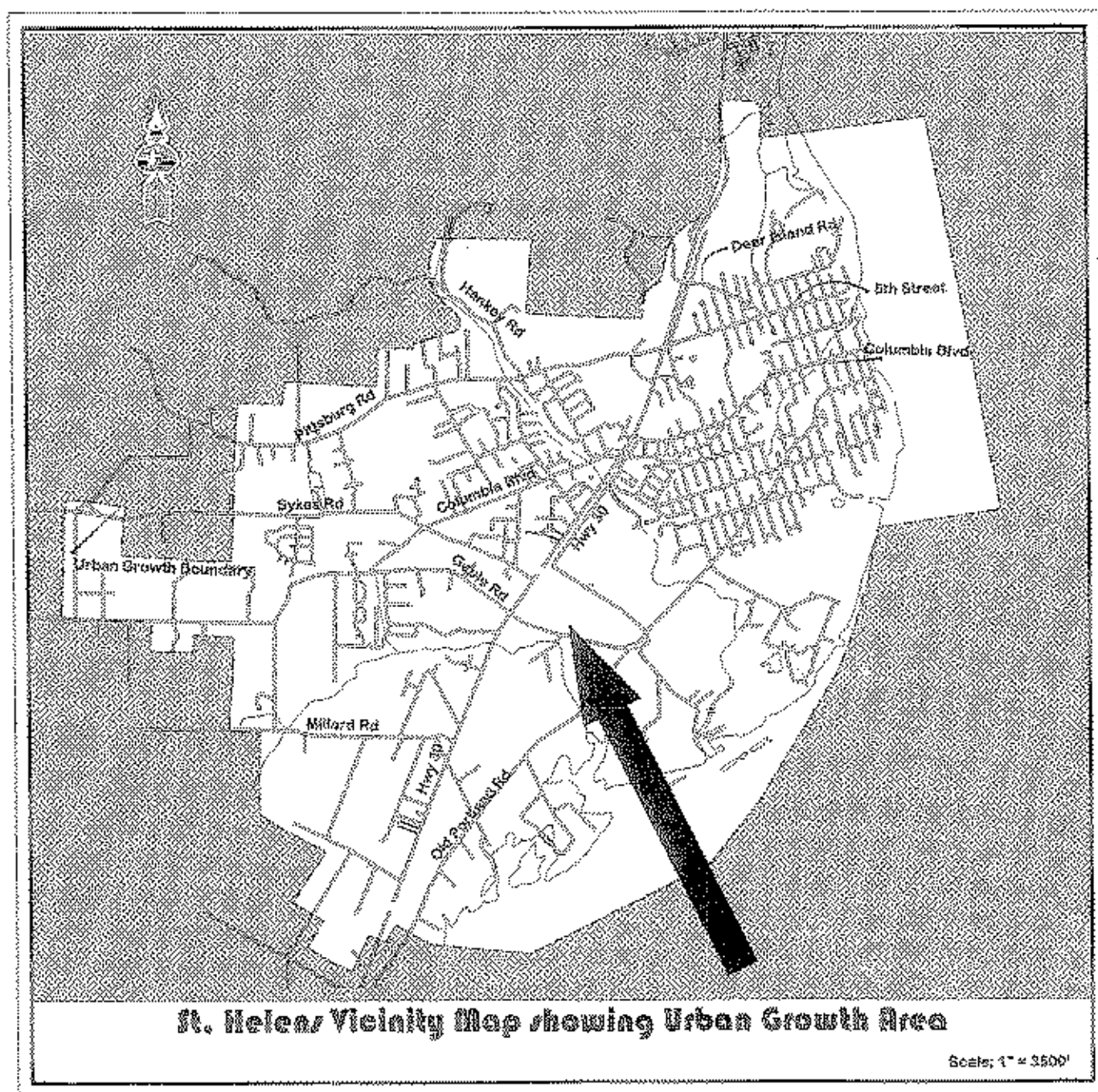

Chad Olson, Interim City Administrator

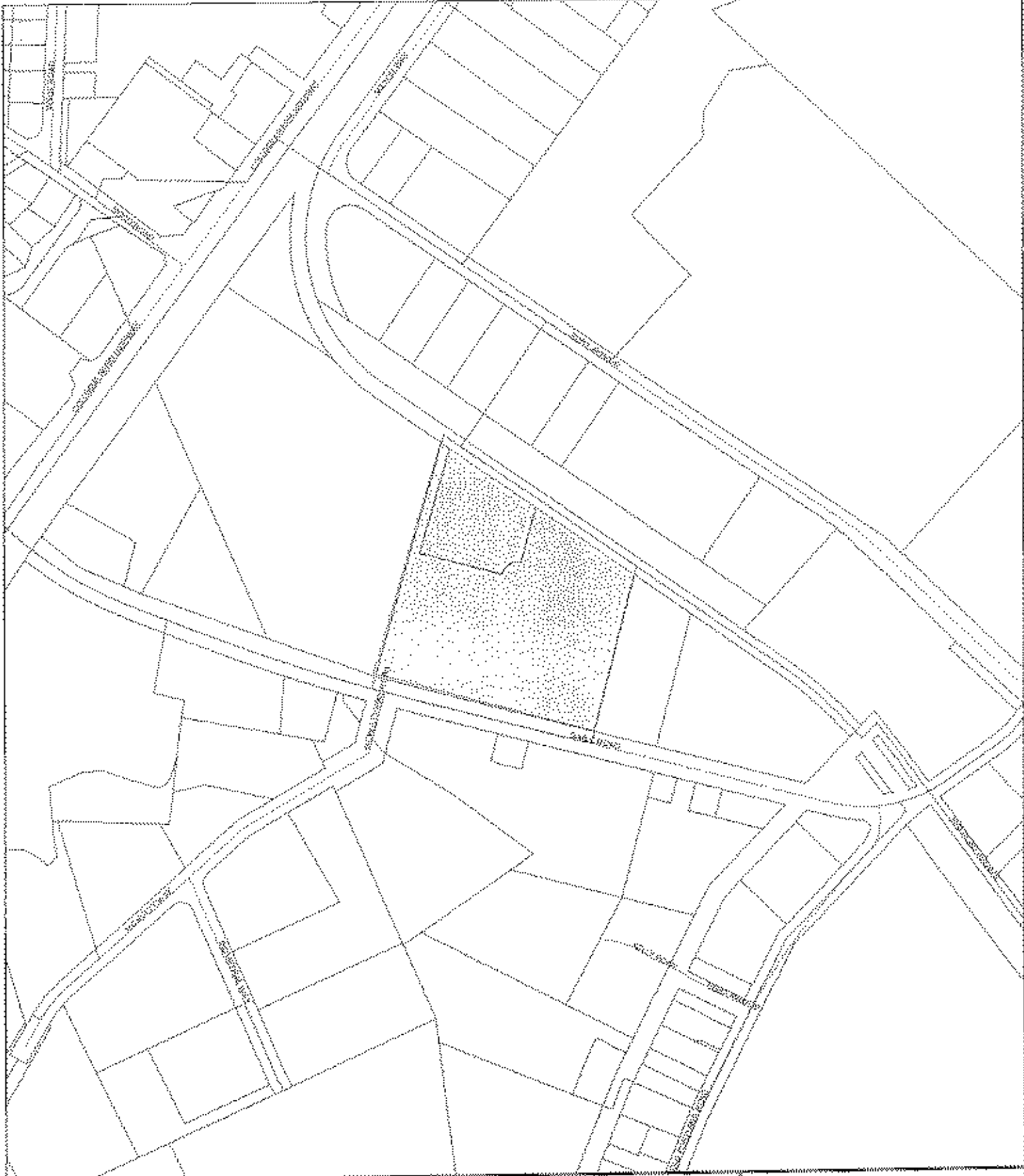
Signed by:


Randy Peterson, Mayor

Subject Property

~ Approximate Location ~





4108-010-300/400



1 in. = 400.0 feet



4108-010-
ST. HELENS

NE 1/4 SEC. 08 T4N R1W WM
COLUMBIA COUNTY

Scale 1" = 200'

INFORMS
This Map for Assessment
and Taxation Purposes
ONLY

CONCRETE
CONCRETE

AVE

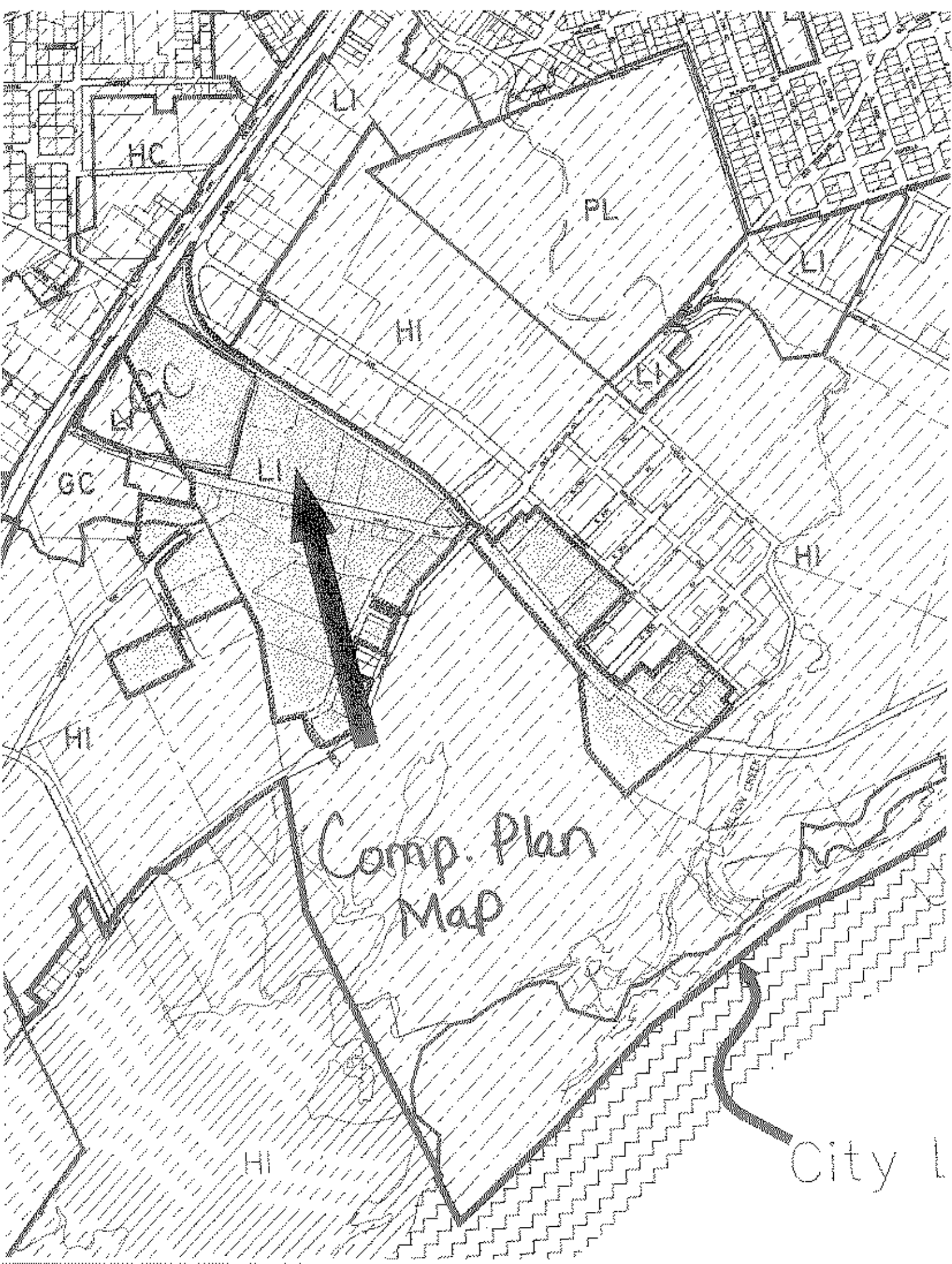
2-08

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4108-010-

05/01/06



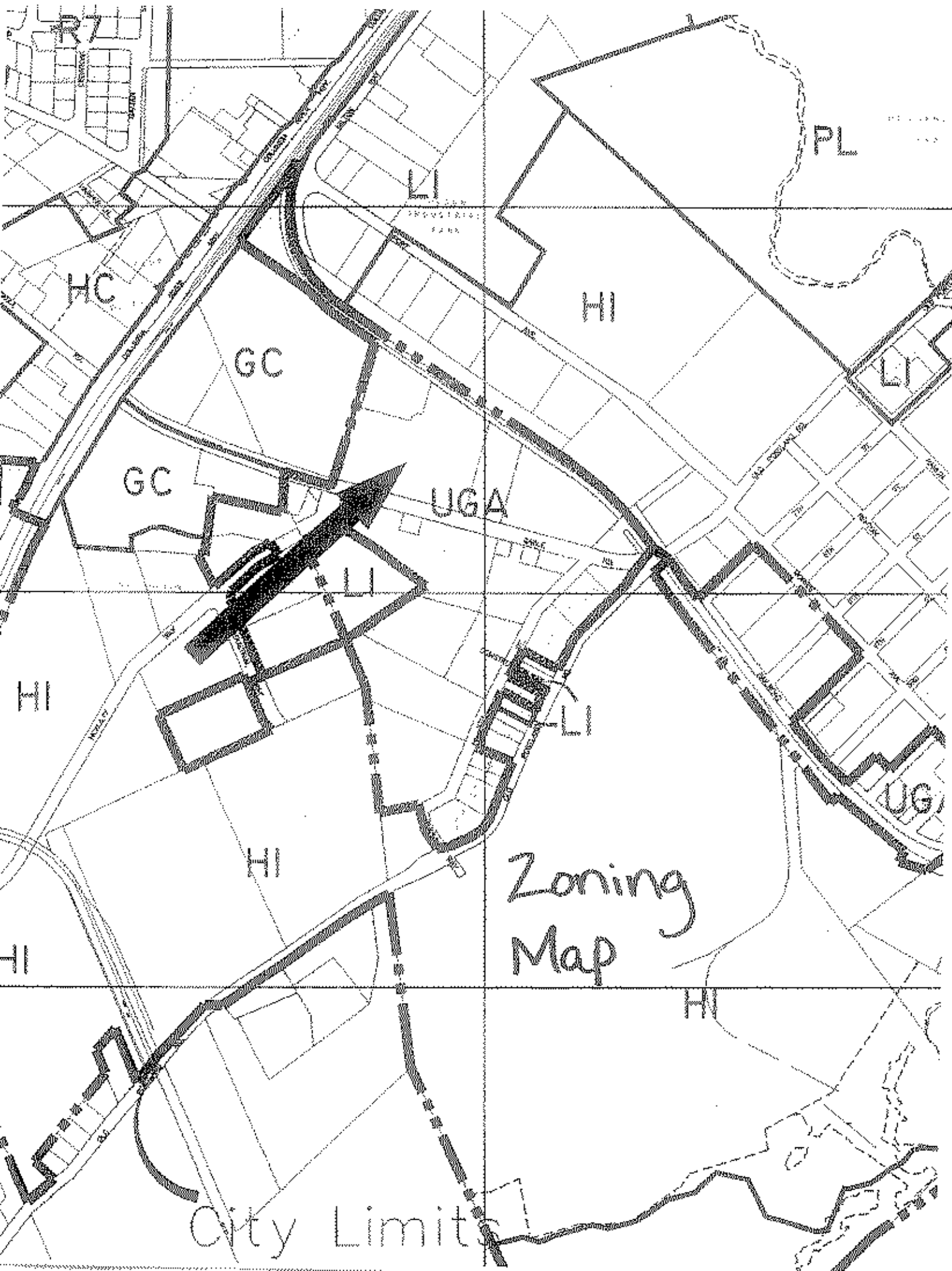


Exhibit A

Beginning at a point which is the intersection of the Easterly right of way line of the Burlington Northern Railroad and the Westerly line of the Thomas H. Smith Donation Land Claim, said point being in Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point also being the Westerly most corner of Parcel 1 of the A. G. Zweigart and Maxine Zweigart and L.A. Miller and Lucy Miller tract as described in Deed Book 160, Page 628, Deed Records of Columbia County, Oregon, thence along the Westerly and Southerly line of said Zweigart and Miller tract South 25 degrees 15' 55" East 551.7 feet; thence South 63 degrees 52' 55" East 143.0 feet; thence South 39 degrees 11' 55" East 52.1 feet; thence South 73 degrees 31' 55" East 100.0 feet; thence South 76 degrees 40' 55" East 51.95 feet; thence South 76 degrees 48' 55" East 753.47 feet to the Southeast corner of said Zweigart and Miller tract; thence North 13 degrees 00' 55" East, along the East line of said Zweigart and Miller tract 15.21 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point also being on the relocated Northerly right of way line of Gable Road; thence continuing North 13 degrees 00' 55" East, along East line a distance of 500.30 feet to the Southerly right of way line of the Burlington Northern Railroad Spur; thence North 56 degrees 58' 19" West, along said Southerly right of way line a distance of 731.38 feet; thence South 14 degrees 27' 13" West a distance of 748.73 feet to said relocated Northerly right of way line of Gable Road; thence Easterly along said relocated Northerly right of way line to the true point of beginning.-----

✓ *100% complete*



1160

24th Feb. 1951 24th Feb. 1951

2025/03/25 17:00

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)

4103-010-00400 / 4102-010-00300
Tax Account Number of Property

1. LEILA I. OTTO
Print Owner Name

Leila I. Otto
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: LANCE HARRIS
Mailing Address: PO Box 656
City, State, Zip: CLACKAMAS OR 97015
Contact Telephone: 503-799-5545

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.

This foregoing statement was acknowledged before me this 10th day of APRIL, 2007 by LEILA I. OTTO

G.A.
Notary Public for Oregon CALIFORNIA
My commission expires 12-31-2008

