

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 12/21/06

Also See No.: .

No.: 2007 . 18

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: St Helens City

Remarks:

District Ord No: 2996

Effective Date: 12/21/06

Name of Approving Jurisdiction: ST HELENS CITY

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-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom

Correction Remarks:

DOR Approved: Y

No: 5-279-2006

Date: 01/12/07

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

4

1

08.23.1500

Date Completed 02-09-07

Remarks:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

NO:2007.18 PAGE 1

DISTRICT NAME:ST HELENS CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:12/21/2006

DIST. ORD. #:2996

RECORDED:

---- LEGAL DESCRIPTION ----

410802301500

Tract 16 Firlok Park according to the Plat thereof recorded in
Volume 2 of Plats page 101 records of Columbia County, Oregon;
EXCEPTING THEREFROM mineral rights as reserved by the State of Oregon
in Deed recorded September 1, 1942 in Book 70, page 562 Columbia
County Deed Records.

IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

SW1/4 NW1/4 SEC.08 T4N R1W WM
COLUMBIA COUNTY

Scale 1" = 100'

4108 BC

SEE MAP 4188B

Canceled No.

2200
2502
2300
2400
2900
3000
3100
3200
3300
3400

SEE MAP 4188D

1997-51

DIVISION

1/16 COR.

SEE MAP 418CB

4108 BC

02/09/07

EVERGREEN

PARKEWOOD DRIVE

MAGNOLIA CIRCLE

MAPLE STREET

STREET

1/16 COR.

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GAP

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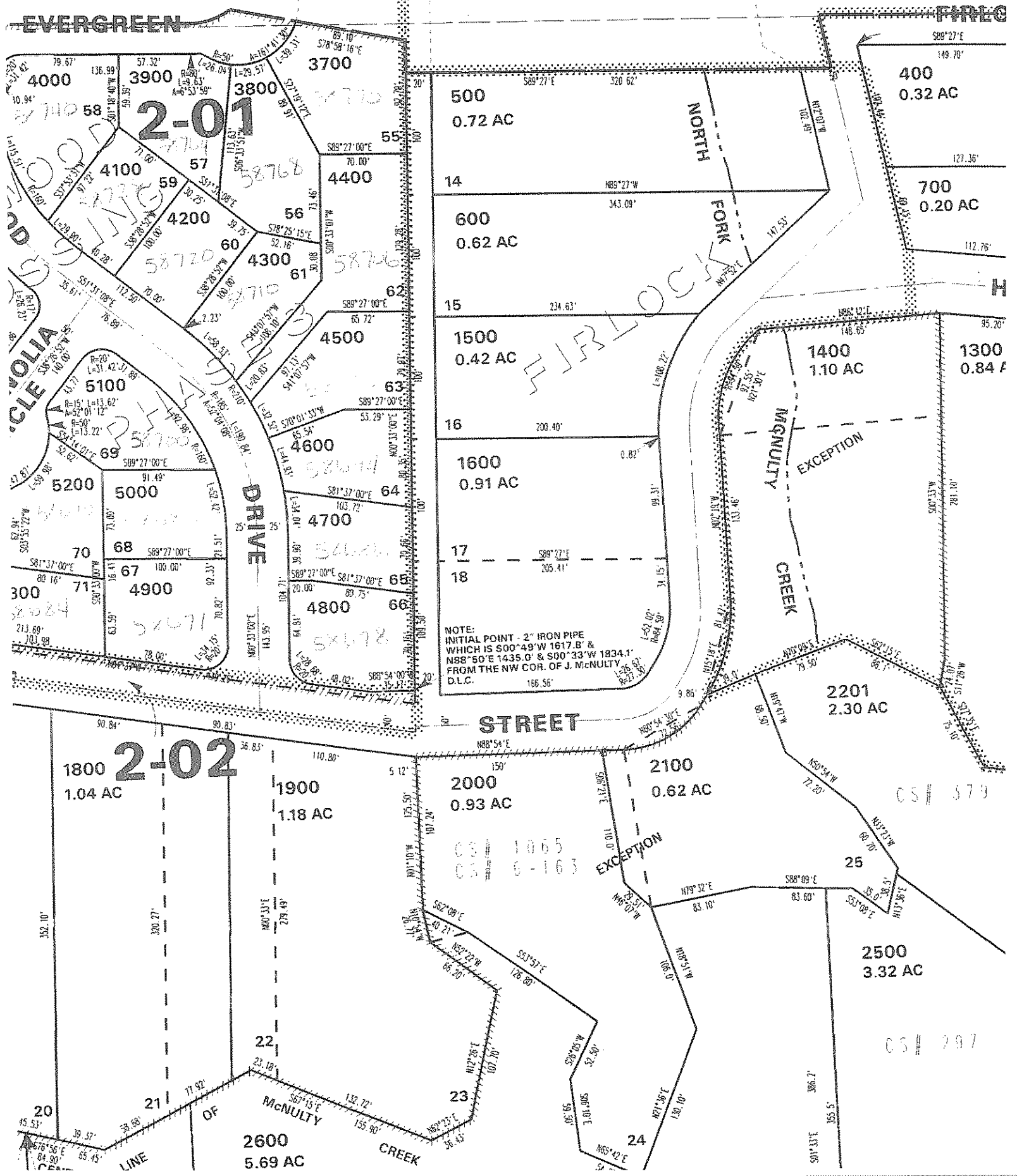
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Scale 1" = 100' Ord. #2996
Roach



Notice to Taxing Districts

ORS 308.225

DOR 5-279-2006



OREGON
DEPARTMENT
OF REVENUE

Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

RECEIVED ON
JAN 12 2007
COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

Description and Map Approved
January 9, 2007
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 12/14/2006, 1/9/2007

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

ANNEX TO CITY OF ST. HELENS

ORD. #2996 ROACH

has been: ☒ Approved 1/9/2007
☐ Disapproved

Notes:

Department of Revenue File Number: 5-279-2006

Prepared by: Carolyn Sunderman, 503-945-8882

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

Notice to Taxing Districts

ORS 308.225

DOR 5-279-2006



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

RECEIVED ON
DEC 21 2006
COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
On: 12/14/2006

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

ANNEX TO CITY OF ST. HELENS

ORD. #2996 ROACH

has been: ☐ Approved
☒ Disapproved 12/19/2006

Notes:

INSUFFICIENT MAP. PLEASE SUBMIT A MAP WITH MORE DETAIL. I SUGGEST
USING THE ASSESSOR'S MAP. THEY CAN BE DOWNLOADED FREE AT
WWW.ORMAP.ORG.

Department of Revenue File Number: 5-279-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

- ☐ Formation of a new district
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- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

County Assessor copy - Copies to: Taxing District, Department of Revenue, County Commissioners or County Court/Boundary Commission (If appropriate)

ORDINANCE NO. 2996**FILE COPY****AN ORDINANCE TO ANNEX AND DESIGNATE THE
ZONE OF CERTAIN PROPERTY AT APPROXIMATELY
58692 DOGWOOD LANE**RECEIVED ON
DEC 14 2006
COLUMBIA COUNTY ASSESSOR

WHEREAS, applicant Gerald Roach has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located at 58692 Dogwood Lane, also described as Columbia County Tax Lot 410802301500; 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 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 March 15, 2006 on the annexation proposal; and

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

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

1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned R-7, Moderate Residential.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as SR, Suburban Residential.

3.11.7

In support of the above annexation and zoning, the Council hereby adopts the Roach Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law (**Exhibit B**) dated April 19, 2006.

6. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
7. 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:	April 4, 2006
Read the second time:	April 4, 2006
Read the third time:	April 19, 2006
Approved by the Mayor:	April 19, 2006

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Roach Annexation A1.06

REQUEST:

Gerald Roach has requested to annex property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on March 14, 2006 in front of the Planning Commission and on March 15, 2006 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 February 13, 2006 by first class mail. Notice was published in the local newspaper Feb. 22 & March 1, 2006. Notice was sent to Oregon Department of Land Conservation and Development Jan. 27, 2006.

LOCATION:

The property is located 58692 Dogwood Lane. The site is also known as Columbia County Tax Assessor tax lot 1500 on map 4108023.

SITE INFORMATION:

The site is about .42 acres in area.

REFERRALS: Sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, Waste Water Treatment Plan Superintendent and Public Works Manager.
2. Columbia County Land Development Services, Surveyor, Planning Commission, Board of Commissioners and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. Portland General Electric
8. Community Public Health Department
9. NW Natural Gas

No adverse comments to date other than the standard statement from the School District about adding additional students to the school system.

CRITERIA:

The principle criteria for annexation are:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.
3. Complies with State laws.

The property will need to be zoned to conform to the City's adopted Comprehensive Plan and Zoning Map. The criteria for amending the Zoning Map are:

1. The applicable Comprehensive Plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community;
2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;
3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and
4. Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or zoning map as it relates to the property which is the subject of the development application.

EVALUATION:

The principle criteria for annexation are:

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

Finding: Service agencies have been notified of this request. Their comments are listed above in the Referrals Section.

Finding: The current water system has excess capacity of about 100% or about twice the consumption rate as the sewer has excess capacity at the plant of over twice the use rate domestically.

Finding: Helens Way abuts this site on either side and would probably traverse this site if ever developed. The street meets City standards up to the termination points on either side.

Finding: There is no sewer line in front of this property but there is one not very far from the property and there is access to it.

Finding: There is a water line to this site.

Finding: The School District already includes this land in its district boundaries.

Finding: Dogwood Lane and Maple Street are County roads and are substandard to the City Standards for paved width, right of way, curbs, gutters and sidewalks.

Finding: The City has a Urban Growth Management Agreement with Columbia County that all roads annexed into the City shall meet city standards or the owner must sign a Waiver of Remonstrance for future Local Improvement District formation to improve the road.

2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.

Finding: There do not appear to be any applicable comprehensive plan policies that directly relate to this request except for the zone map amendment.

Finding: The only implementing ordinance that applies is the Code and this process, including the below required criteria for a zone map amendment, applies to this annexation.

3. Complies with State laws.

Finding: State law in ORS 222 requires the proposed property for annexation to be contiguous to a City Limit as defined by law.

Finding: This site is contiguous to the City Limits on the west side.

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 on this property.

The criteria for amending the Zoning Map are:

1. The applicable Comprehensive Plan policies and map designation: and that the change will not adversely affect the health, safety, and welfare of the community:

Finding: This property is located in a Rural Suburban Unincorporated Residential (RSUR) designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for RSUR designated lands is that the City of St. Helens should "Zone the RSUR land as either R-7 or R-10 and currently the property has R-7 to the west and RSUR on the north, east, and south sides.

Finding: The amount of R-7 lands is about 606 acres with R-10 lands being about 141 acres or 77% versus 23% when the desired ratio is 85%/15% of all residential zoned lands.

Finding: The Comprehensive Plan Map will need to reflect incorporated designation of Suburban Residential after annexation is completed.

Finding: This property has residential as its primary use.

2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances:

Finding: The St. Helens' Comprehensive Plan has been acknowledged by the State.

3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

Finding: The Community Development Code specifies a process as per Chapter 1.075, to wit this process is being carried out.

Finding: The Code requires that any changes to the Comprehensive Plan Map and/or Zone Map be in compliance with the current designation shown on the Comprehensive Plan Map and in the policies applicable thereof.

Finding: The Comprehensive Plan Map indicates that this site is located in a Rural Suburban Unincorporated Residential area.

Finding: The Code requires that each property annexed into the City must be identified as Established or Developing.

Finding: The definition for an "established area" is an area where the land is not classified as buildable under Oregon Administrative Rule 660-08.0005 which states that buildable shall be land that is residentially designated vacant. Lands which are underdeveloped for the zone can be classified as buildable. This property has potential development of two lots.

4. Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or zoning map as it relates to the property which is the subject of the development application.

Finding: This application is not for development.

Finding: This area of land is generally abuts the City on the west side.

Finding: The surrounding lots are already partly developed.

The Planning Commission held a hearing and received staff report and evidence into the record and deliberated to a recommendation to the council to annex this property at 58692 Dogwood Lane into the City with a Comprehensive Plan Map designation of SR, Suburban Residential, zone map designation of R-7, Moderate Residential and land classification of "developing" in accordance with the criteria stated in the Staff Report and the following conclusions and additional condition:

The City Council held a hearing and based upon the criteria and evidence in the record found in favor of the applicant and agreed with the recommendations of the Planning Commission.

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 mostly abuts developed lands except for a portion on the southeast side and the very north side.

8. The zone should be R-7, Suburban Residential in keeping with the Comprehensive Plan Map and policies of the Plan.

9. The new designation should be SR, Suburban Residential on the Comprehensive Plan Map after annexation is completed.


10. The land should be designated as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08.0005.

Additional Condition of Approval:

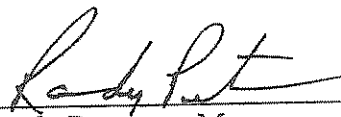
The owner must sign a Waiver of Remonstrance for formation of a future Local Improvement District to improve Dogwood Lane and Maple Street to city standards.

Attested to:

Signed by:



Brian Little, City Administrator



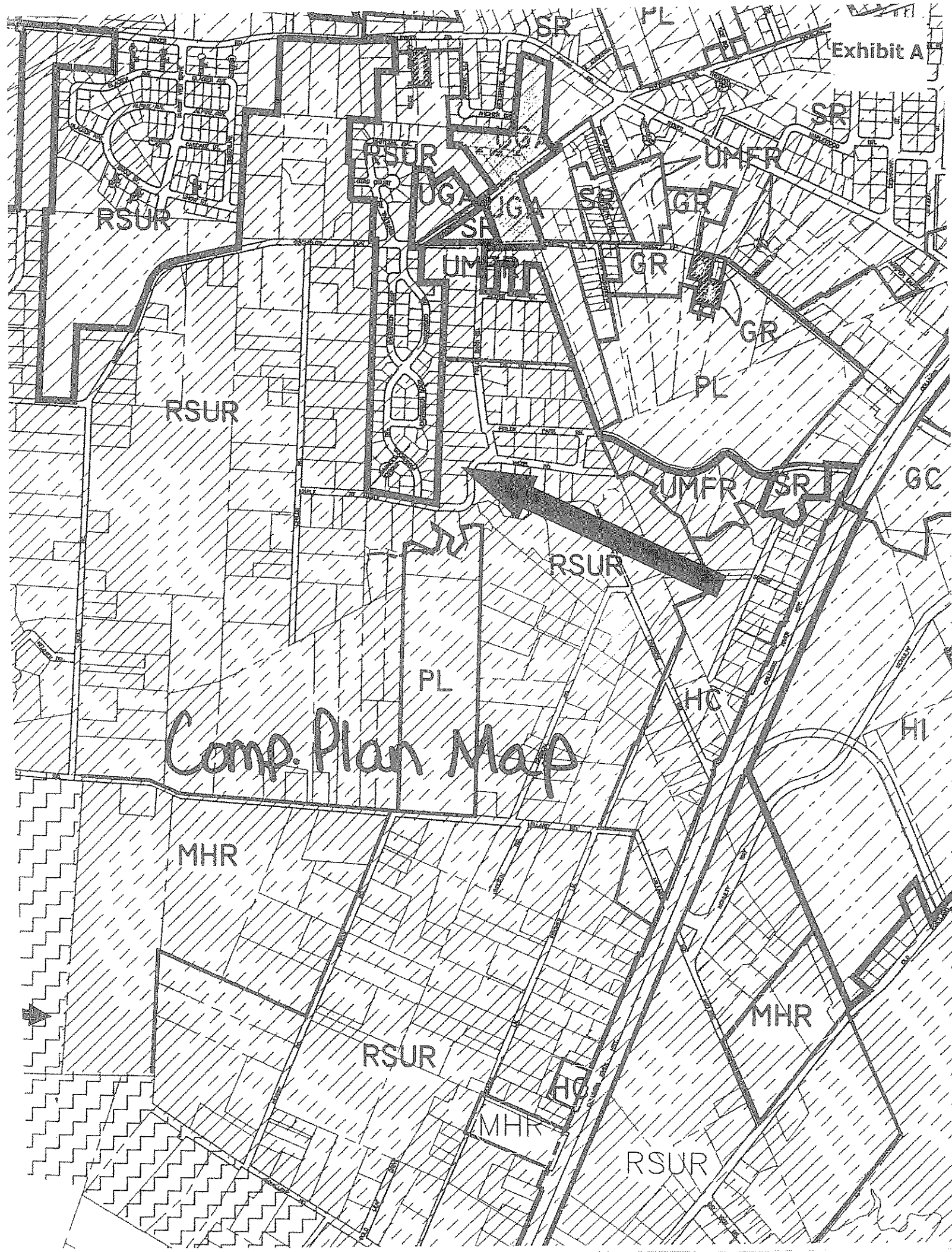
Randy Peterson, Mayor

4/22/06

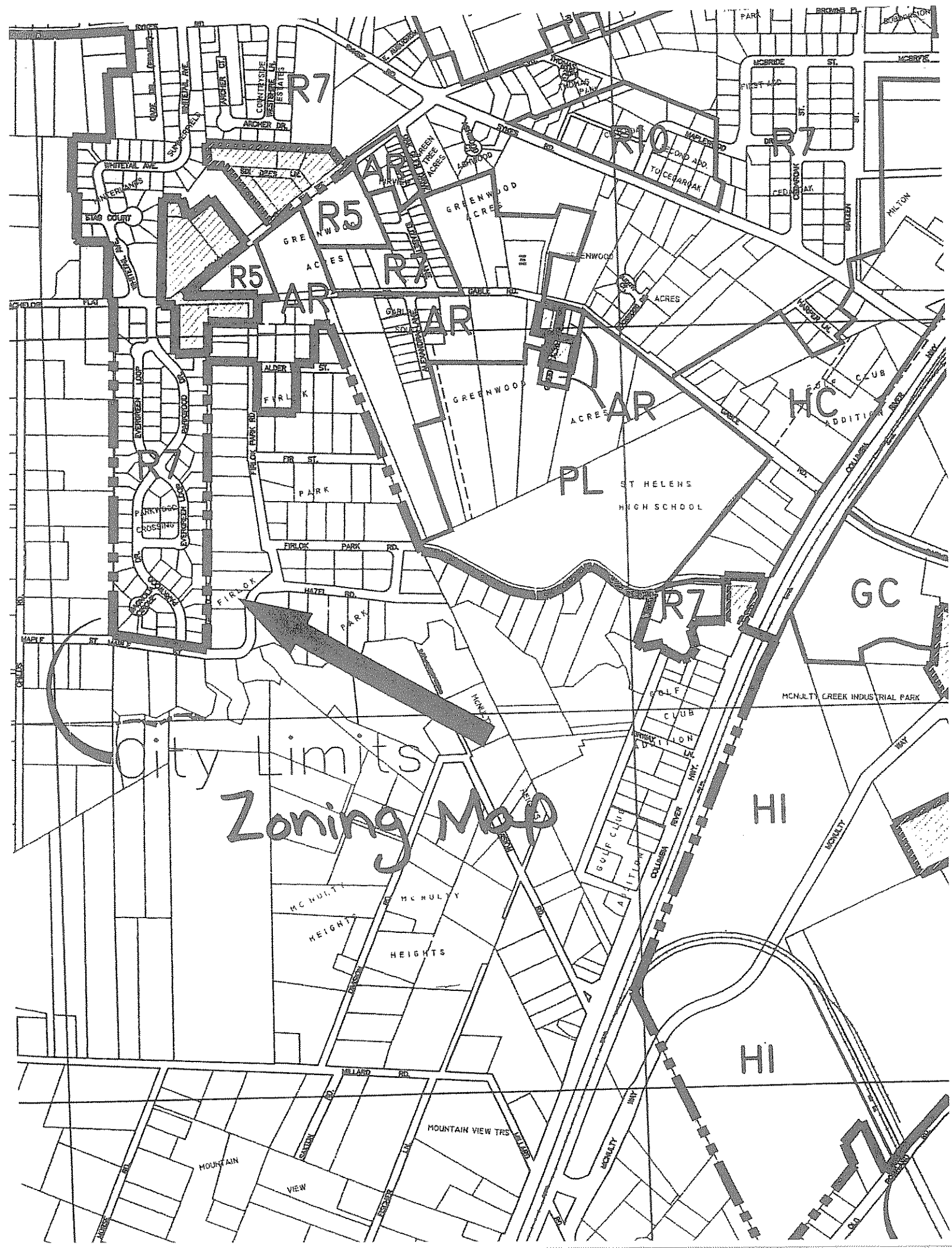
Date

4/22/06

Date



Comp. Plan Map



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RETTA MAE BLOCKSOM, who acquired title
as RETTA MAE HATLEY, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
KENNETH BOLING AND PATRICIA BOLING, husband and wife
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County
 of Columbia, State of Oregon, described as follows, to-wit:

Tract 16 FIRLOK PARK according to the Plat thereof recorded in Volume 2 of Plats
 page 101 records of Columbia County, Oregon; Excepting therefrom mineral rights
 as reserved by the State of Oregon in Deed recorded September 1, 1942 in Book 70,
 page 562 Columbia County Deed Records.

This Deed is in fulfillment of that certain Contract dated 10/10/85 recorded
 10/12/88 by Fee No. 88-5287 Records of Columbia County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real
 property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend
 the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,
 or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of December, 1993,
 if a corporate grantor, it has caused its name to be signed and its seal, if any, attixed by an officer or other person
 duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Retta Mae Blocksom
 RETTA MAE BLOCKSOM

STATE OF OREGON, County of Columbia, ss.

This instrument was acknowledged before me on 12/13, 1993

by Retta Mae Blocksom

This instrument was acknowledged before me on

by

as

of

My commission expires 1/15/94

Notary Public for Oregon

RETTA BLOCKSOM

Grantor's Name and Address

KENNETH BOLING

Grantee's Name and Address

KENNETH BOLING

50692 DOGWOOD LANE

ST. HELENS, OR 97051

Full requested otherwise send all the statements to (Name, address, zip):

NO CHANGE

I hereby certify that the within instru-
 ment was recorded for record and recorded
 in the County of Columbia, State of Oregon.

2839 '94 MAR 21 12:44

Instrument # 94-2839
 Pages 1

STATE OF OREGON



ELIZABETH HUSER, County Clerk

By Elizabeth Huser In 905

Receipt \$ 35.00

06/16

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.

58692 Dogwood Lane
Street Address of Property (if assigned)

410802301500
Tax Account Number of Property

1. Gerald T. Roach
Print Owner Name

Gerald T. Roach
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: _____
Mailing Address: Same
City, State, Zip: _____
Contact Telephone: _____

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 9th day of January, 2006 by Gerald T. Roach

Lisa Scholl
Notary Public for Oregon
My commission expires: September 04, 2007

