

Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 12/14/06

Also See No.: .

No.: 2007 . 17

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: St Helens City

Remarks:

District Ord No: 3016

Effective Date: 12/14/06

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: 5-282-2006

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: 02-08

To Code Area: 02-01

Townships Ranges Sections

4 1 08.14.1300

4 1 08.14.1400

Date Completed 02-09-07

Remarks:

Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 12/14/06

Also See No.: .

No.: 2007 . 17

Legal Description

Lots 2 and 3 of McNulty Creek Industrial Park Phase One, Columbia County, Oregon.

4108 A D
ST. HELENS

SE1/4 NE1/4 SEC.08 T4N R1W WM
COLUMBIA COUNTY

Scale 1" = 100'

IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

1/16 COR.

SEE MAP 41 8 A A

2-08

SEE MAP 41 8 A D

Canceled No.
4008 A4

1/16 COR.

GABLE

800
2.24 AC.

2-08

500
0.47 AC.

400
0.21 AC.

300
0.09 AC.

ROAD

McCONRACK

1100
1.92 AC.

WAY

200
4.17 AC.

2-08

1200
1.00 AC.

1000
1.21 AC.

900
2.11 AC.

MCNULTY
CREEK

INDUSTRIAL
PARK

2-01

1300
2.98 AC.

1600
3.50 AC.

1400
5.37 AC.

1500
2.97 AC.
1500 A1

PHASE
ONE

ANGLE COR.
THOMAS H. SMITH
D.L.C. NO. 40

SE COR.
JOHN McNULTY
D.L.C. NO. 50

NE COR.
POSEY WILLIAMS
D.L.C. NO. 47

1/4 COR.

SEE MAP 41 9 B

SEE MAP 41 8 D

SEE MAP 41 8 D

SEE MAP 41 8 D B

1/16 COR.

02/09/07

4108 A D

0.47 AC.

300
0.05 AC.

400
0.21 AC.

1100
1.92 AC.

200
4.17 AC.

1200
1.00 AC.

1300
2.35 AC.

1600
3.50 AC.

1400
3.37 AC.

1500
2.97 AC.

2-08

WAY

INDUSTRIAL

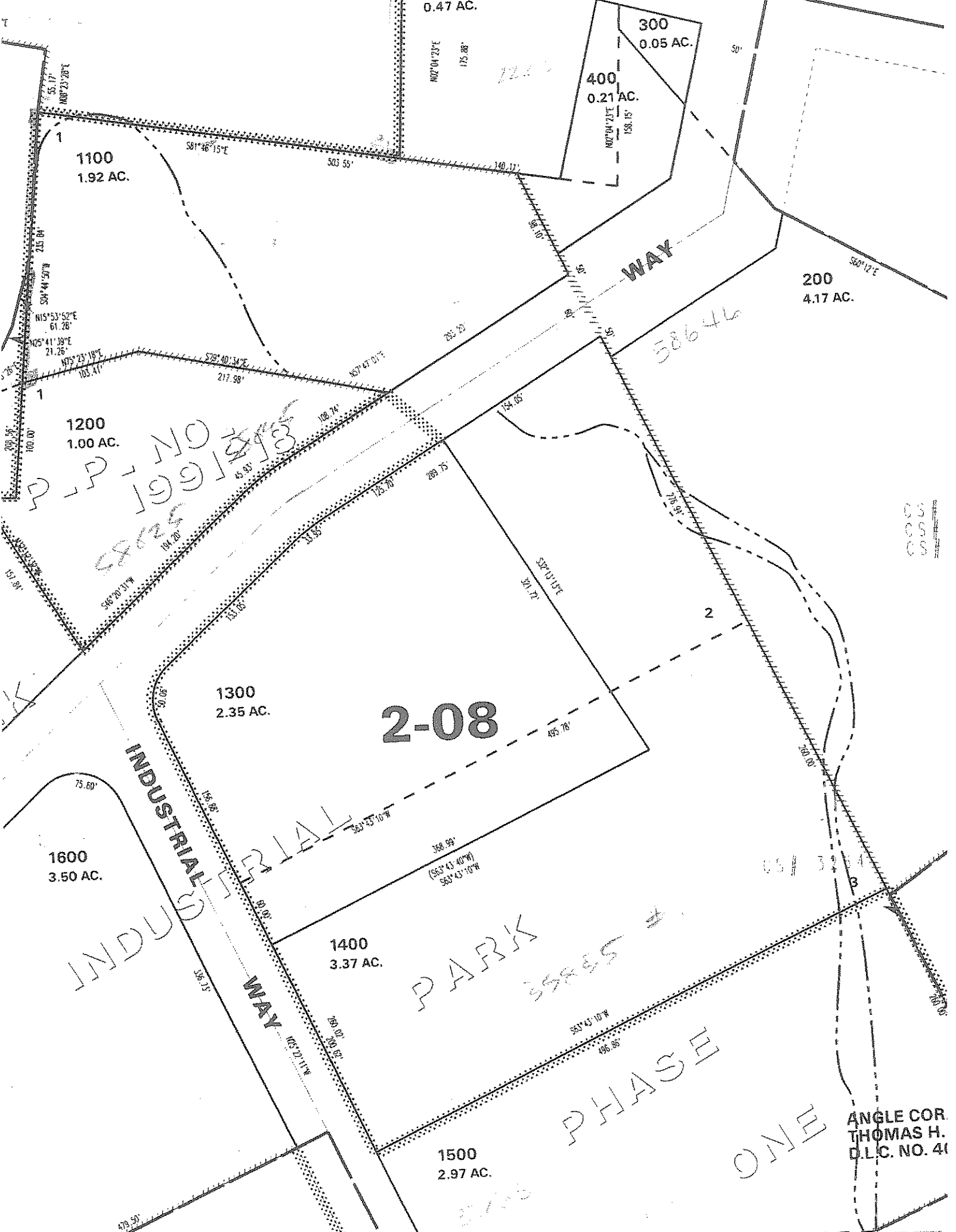
WAY

PARK

PHASE

ONE

ANGLE COR.
THOMAS H.
D.L.C. NO. 41



Ord. # 3016
Dahlgren

EXHIBIT A

Legal Description

Lot 2 and 3 of McNulty Creek Industrial Park Phase One

Notice to Taxing Districts

ORS 308.225

RECEIVED ON

JAN 12 2007

COLUMBIA COUNTY ASSESSOR



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

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. #3016 INDUSTRIAL WAY

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

Notes:

Department of Revenue File Number: 5-282-2006

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 5-282-2006



OREGON
DEPARTMENT
OF REVENUE

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. #3016 INDUSTRIAL WAY

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

Notes:

DESCRIPTION NEEDS TO BE SUBMITTED AS STATED IN ORS 308.225(b)(B). PLEASE
SUBMIT ONE CONTIGUOUS DESCRIPTION OF PROPERTY BEING ANNEXED.

Department of Revenue File Number: 5-282-2006

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

RECEIVED ON

DEC 14 2006

COLUMBIA COUNTY ASSESSOR

ORDINANCE NO. 3016**AN ORDINANCE TO ANNEX AND DESIGNATE THE
ZONE OF CERTAIN PROPERTY AT APPROXIMATELY
35855 INDUSTRIAL WAY**

WHEREAS, applicant Eric Dahlgren has requested to annex to the City of St. Helens that certain property described in Exhibit A. This property is generally located at 35855 Industrial Way, also described as Columbia County Tax Lots 4108-014-01300 & 01400; 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 June 21, 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 HI, Heavy Industrial.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as HI, Heavy 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 16, 2006.

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 19, 2006
Read the second time:	July 19, 2006
Read the third time:	August 16, 2006
Approved by the Mayor:	August 16, 2006

Attested by:



Brian D. Little, City Administrator



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Dahlgren Annexation A2.06

REQUEST:

Eric Dahlgren has requested to annex a property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on June 13, 2006 in front of the Planning Commission and on June 21, 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 April 26, 2006 by first class mail. Notice was published in the local newspaper May 31, 2006. Notice was sent to Oregon Department of Land Conservation and Development April 26, 2006.

LOCATION:

The property is located 35855 Industrial Way. The site is also known as Columbia County Tax Assessor tax lots 1300 & 1400 on map 4108014.

SITE INFORMATION:

The site is about 15.7 acres in size.

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 and the sewer has excess capacity at the plant of over twice the use rate residentially.

Finding: Industrial Way abuts this site on the southwest side and McNulty Way on the northwest side. Industrial Way is a local industrial street and does not fully meet City

Standards nor does McNulty Way which is a collector industrial street.

Finding: There are sewer lines in McNulty and Industrial Ways.

Finding: There are water lines in McNulty and Industrial Ways.

Finding: McNulty and Industrial Ways lack curbs, gutters, and sidewalks.

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 three sides.

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.

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 Heavy Industrial designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for Heavy Industrial lands is that the City of St. Helens should zone it as HI, Heavy Industrial and designate it Heavy 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 Heavy 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 three sides.

Finding: Development has begun under the County's jurisdiction to construct industrial general use buildings.

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 three sides.
8. The zone should be HI, Heavy Industrial in keeping with the Comprehensive Plan Map and policies of the Plan.
9. The new designation should be HI, Heavy Industrial on the Comprehensive Plan Map after annexation is completed.

The City Planning Commission held a public hearing on June 13, 2006 and received the staff report into evidence. There was no testimony and thus the hearing was closed. The Commission deliberated and decided to recommend annexation of the applicant's property into the City and to recommend the property be zoned incorporated heavy industrial based upon the evidence in the record and the criteria of the Code.

The City Council held a hearing June 21, 2006 and received the reports into the record. There was no verbal testimony. The Council closed the hearing and deliberated. The Council approves the application for annexation and has decided, in accordance with the City's Comprehensive Plan and Zoning Ordinances to designate the land as Heavy Industrial on the Comprehensive Plan Map and on the Zone Map.

Approved by the City Council and signed by:

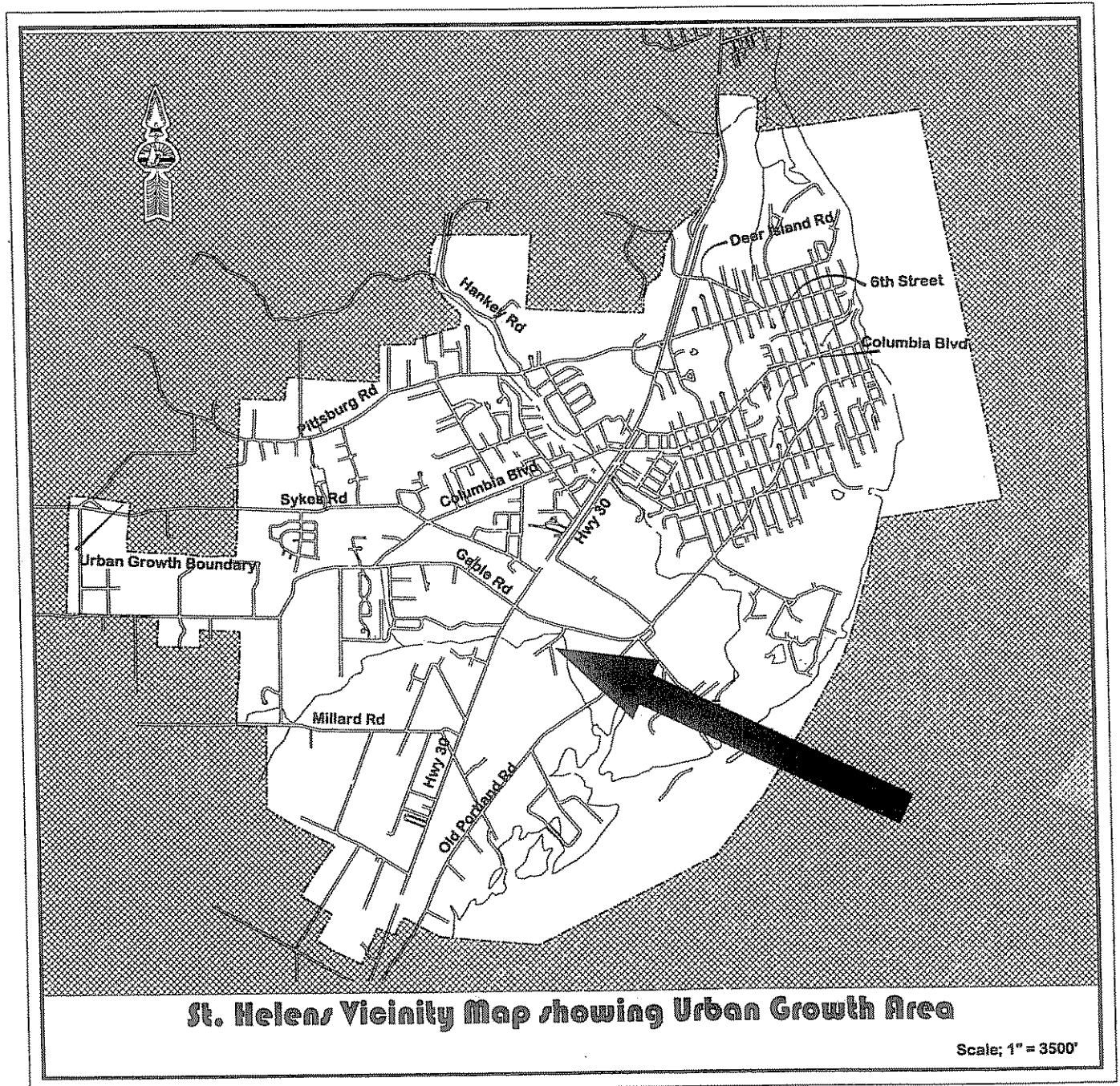


Randy Peterson, Mayor

8/16/06
Date

Subject Property

~ Approximate Location ~

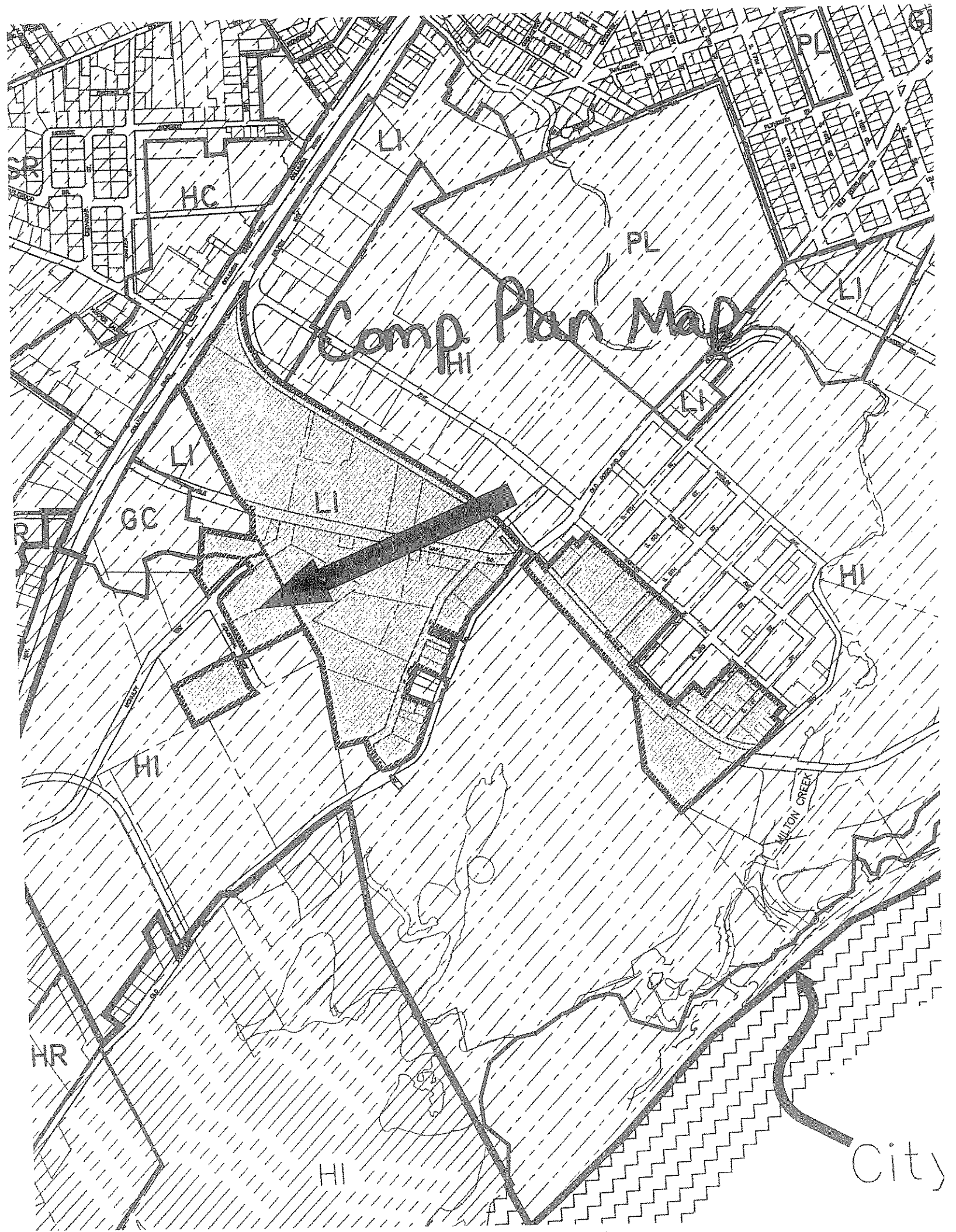




4108-014-01300/01400



1 in. = 466.0 feet



PARCEL 1:

A portion of Lot 2 and a portion of Lot 3, McNULTY CREEK - INDUSTRIAL PARK
PHASE ONE, recorded October 2, 1991 in Book 4, Page 9, Plat Records of
Columbia County, State of Oregon, more particularly described as follows:

1300

BEGINNING at the Southwest corner of Lot 2, McNulty Creek Industrial Park,
Phase One, Columbia County, Oregon;
Thence along the Westerly and Northerly line of said Lot 2, North 25° 22' 11"
West a distance of 156.89 feet;
Thence along the arc of a 40.00 foot radius curve to the right (the long chord
bears North 10° 29' 10" East, 46.86 feet) a distance of 50.06 feet;
Thence North 46° 20' 31" East a distance of 153.05 feet;
Thence along the arc of a 170.00 foot radius curve to the right (the long
chord bears North 52° 03' 46" East, 33.89 feet) a distance of 33.95 feet;
Thence North 57° 46' 47" East a distance of 125.70 feet;
Thence leaving said Northerly line South 32° 13' 13" East a distance of 321.72
feet;
Thence South 63° 43' 40" West a distance of 368.99 feet to the Westerly line
of Lot 3 of said McNulty Creek Industrial Park;
Thence North 25° 22' 11" West a distance of 60.00 feet to the POINT OF
BEGINNING.

PARCEL 2:

LOTS 2 AND 3 McNULTY CREEK INDUSTRIAL PARK - PHASE ONE, Columbia County,
Oregon;
EXCEPTING THEREFROM that portion conveyed to C & K Food Processing, U.S.A.,
Inc: a California corporation in deed recorded July 24, 1995 as Columbia
County Clerk's Instrument No. 95-06224, records of Columbia County, Oregon.

1400

After recording return to:

Olsen, Huffman & Horn
Attorneys at Law
P.O. Box 973
St. Helens, OR

97051

Exception

1300

CORRECTION STATUTORY WARRANTY DEED

PORT OF ST. HELENS, a municipal corporation in the State of Oregon, Grantor, conveys and warrants to C&X Food Processing, U.S.A., Inc., a California corporation, Grantee, the following described real property, free of encumbrances except those specifically set forth herein:

A portion of Lot 2 and a portion of Lot 3, McNulty Creek-Industrial Park Phase One, recorded October 2, 1991, in Book 4, Page 9, Plat Records of Columbia County, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, McNulty Creek Industrial Park - Phase One, as per plat on file and of record in the clerk's office of Columbia County, Oregon; thence along the Westerly and Northerly line of said Lot 2, North 25°22'11" West a distance of 156.89 feet; thence along the arc of a 40.00 foot radius curve to the right (the long chord bears North 10°29'10" East, 46.86 feet) a distance of 50.06 feet; thence North 46°20'31" East a distance of 153.05 feet; thence along the arc of a 170.00 foot radius curve to the right (the long chord bears North 52°03'46" East, 33.89 feet) a distance of 33.35 feet; thence North 57°46'47" East a distance of 125.70 feet; thence leaving said Northerly line South 32°13'13" East a distance of 321.72 feet; thence South 63°43'40" West a distance of 368.99 feet to the Westerly line of Lot 3 of said McNulty Creek Industrial Park; thence North 25°22'11" West a distance of 60.00 feet to the point of beginning.

This is a property line adjustment between Lots 2 and 3 of McNulty Creek Industrial Park. No new parcel is being created.

The true and actual consideration for this conveyance is \$82,250.00.

Subject to and excepting:

6. Intergovernmental agreement, including the terms and provisions thereof, between the Port of St. Helens and the City of St. Helens, dated September 19, 1984, recorded November 5, 1986 in Book 266, page 310, Deed Records of Columbia County, Oregon and amendment to said agreement, dated October 12, 1988, recorded October 12, 1988, County Clerk's File #88-5398, Records of Columbia County, Oregon.

5-72138
Recorded By
Door Title Insurance

7. Rights of the public in and to that portion lying within streets, roads and highways.
8. Easement, including the terms and provisions thereof,
From: Herbert E. Miller and William J. Miller
To: Portland General Electric
Recorded: September 6, 1951
Book: 112
Records of COLUMBIA County, Oregon.

This instrument will not allow use of the property described in the 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 (ORS 93.040).

Until a change is requested, all tax statements are to be sent to the following address: 17320 Marquardt Ave., Cerritos, CA 90701.

NOTE: This deed is given for the purpose of correcting an error in the previous deed dated and recorded April 25, 1995/
Instrument No. 95-3470.

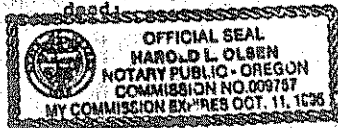
DATED this 30th day of June, 1995.

STATE OF OREGON

ss.

County of Columbia,

On this 30th day of June, 1995, personally appeared me the above named Kevin Iverson, who being first duly sworn, did say that he is President of the Port of St. Helens, and James E. Semling, who being first duly sworn, did say that he is the Secretary of the Port of St. Helens, and they did say that they signed the foregoing on behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



NOTARY PUBLIC for Oregon
My Commission Expires: 10/11/95

Grantee does hereby consent to this correction.

By

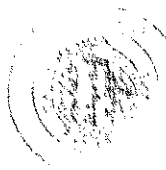
CSK Food Processing U.S.A., Inc.

Page 2 - Statutory Warranty Deed

6224 55 JUL 24 P212

6224 55 JUL 24 P212

Page 2



Harold L. Olsen, Notary Public for Oregon
My Commission Expires: 10/11/95

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.

3555 Enders Way
Street Address of Property (if assigned)

4108.014,01400
Tax Account Number of Property

1. ERIC DOWLING
Print Owner Name

[Signature]
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: _____
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 24th day of April, 2006 by _____

Lisa Scholl
Notary Public for Oregon
My commission expires: September 4, 2007

