

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006 Also See No.: . No.: 2007 . 03

How Initially Received: LETTER CITY OF ST HELENS

Affected District Name: ST HELENS CITY

Remarks:

District Ord No: 2966 Effective Date: 06/21/2006

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: N

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A With Whom

Correction Remarks:

DOR Approved: Y No: 5-265-2006 Date: 07/10/2006

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	Townships	Ranges	Sections
To Code Area:	02-01	4	1	08.14.200

Date Completed 01/19/07

Remarks:

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Tuesday, March 06, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 03

Legal Description

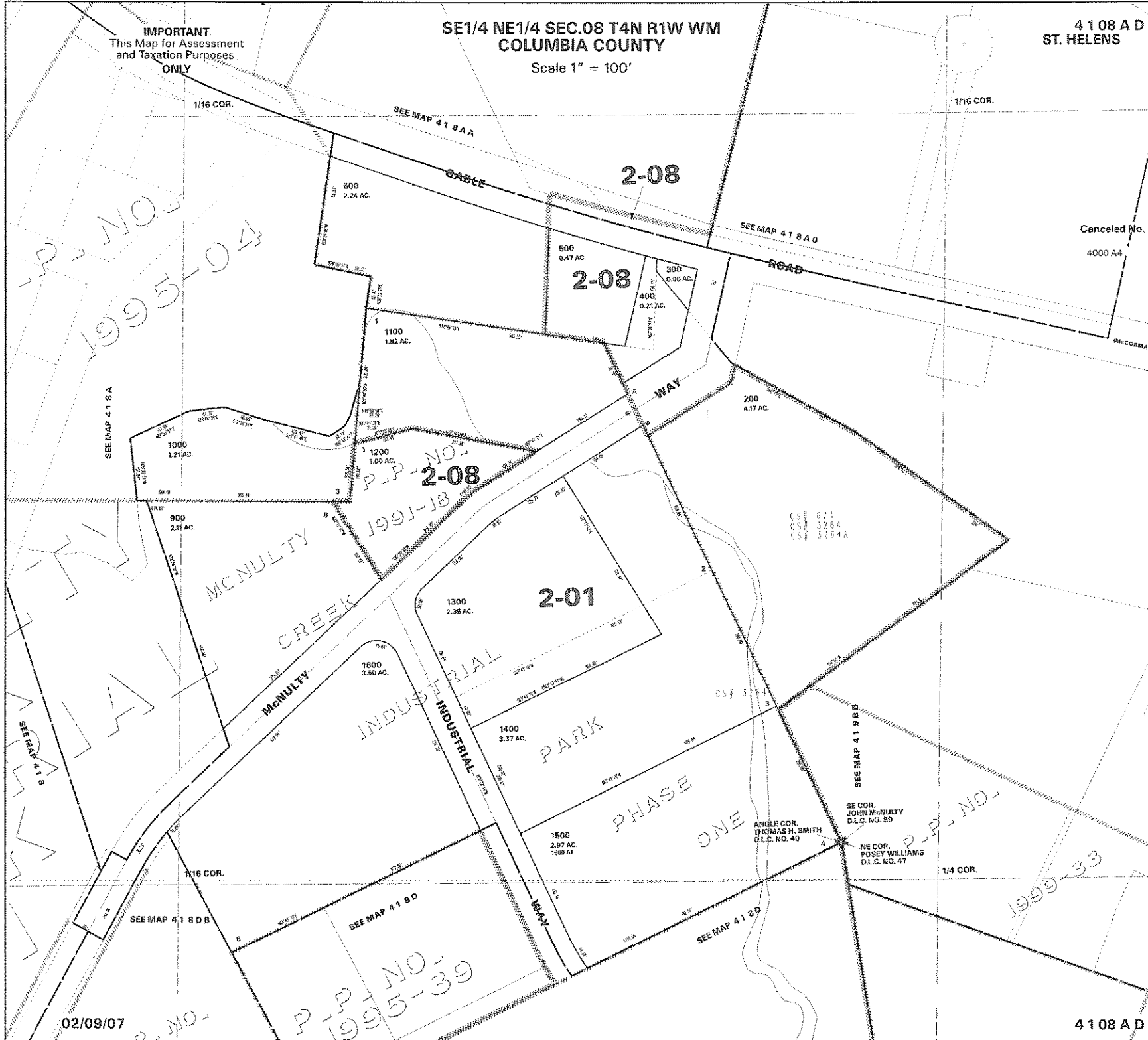
410801400200 All that portion of the following described tract lying Southeasterly of the Southeasterly line of that certain 100 foot right of way as described in deed to the Port of St. Helens, recorded August 3, 1982 in Book 243, Page 779, Deed Records of Columbia County, Oregon and dedicated as a public road shown on Partition Plat 1991-18 to wit: Beginning at a point in the County Road as located in 1923 on the West line of the Thomas H. Smith Donation Land Claim, Columbia County, Oregon, said point being South 25°06'00" East 1352.0 feet from the Northwest corner of said Thomas H. Smith Donation Land Claim; thence along center of said County Road South 63°43'00" East 143.0 feet; thence South 39°02'00" East 396.1 feet; thence South 60°12'00" East 247.0 feet; thence South 54°40'00" East 324.0 feet; Thence leaving county road South 54°23'00" West 494.8 feet to a point on the West line of said Smith Donation Land Claim; thence along said West line North 25°06'00" West 1070.2 feet to the PLACE OF BEGINNING.

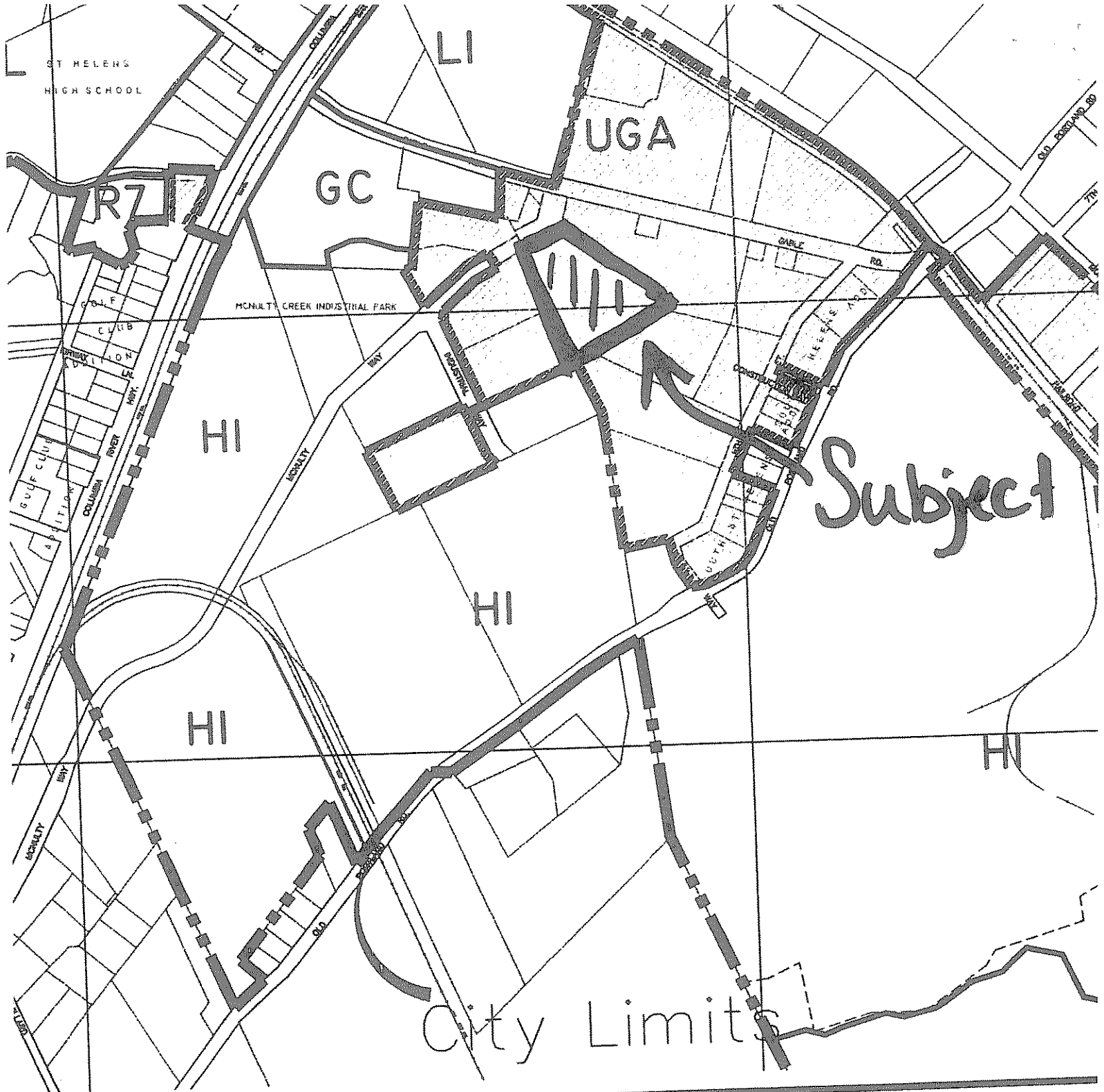
IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

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

Scale 1" = 100'

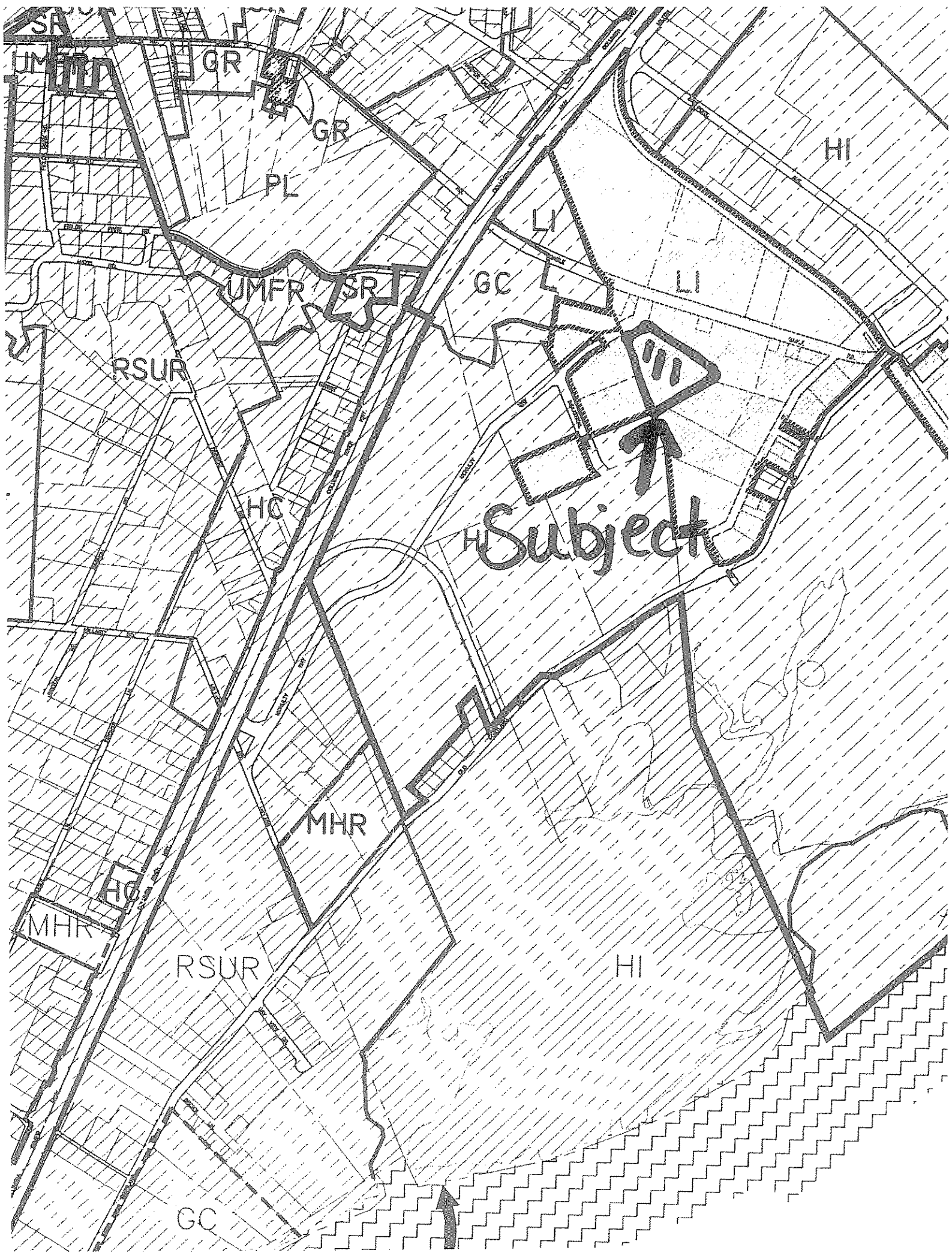
4108 A D
ST. HELENS





ZONING PLAN

SCALE; 1" = 600', DATE; 02/09



5/04/01c

Wetland #14
FIRM # 452

4 1 8
8 INDEX

CS# 69

CS# 123

CS# 662

CS# 666. —

034 1245

C58 1744

CITY

SEE MAP

4 11 8 7 12

2-08
01
0.05Ac (4GB)

PERMANENT
OPEN SPACE
(See Plot)

Subject

(WAG-B)

MAP
LE
S

T. 21.25 N. 61.42 E. 107.00'
 A: N 60° 25' 00" E 107.00'
 B: S 60° 58' 00" E 112.55'
 C: S 63° 40' 24" E 110.2'
 D: S 72° 56' 52" E 120.00'
 E: S 71° 01' 00" E 120.15'
 F: N 61° 15' 00" E 22.50'
 G: N 72° 51' 29" E 31.62'
 H: N 61° 53' 10" E 11.00'

MAP 41811

APPROX.
1/16 COR.

4108-014-00200

Canceled No.

P-189 C.N.

GABLE CO. RD. NO. 40

MCCORMACK CUTOFF CO.

500
0.47 AC.

300
0.05 AC.

100
0.03 AC.

400
0.21 AC.

WAY

200
4.17 AC.

CREEK

1300
2.35 AC.

2-08

1400
3.37 AC.

1500
2.97 AC.

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

S.E. COR.
JOHN MCNUITY
D.L.C. NO. 50

N.E. COR.
POSEY WILLIAMS
D.L.C. NO. 47

APPROX
1/4 COR.

SEE MAP 41923

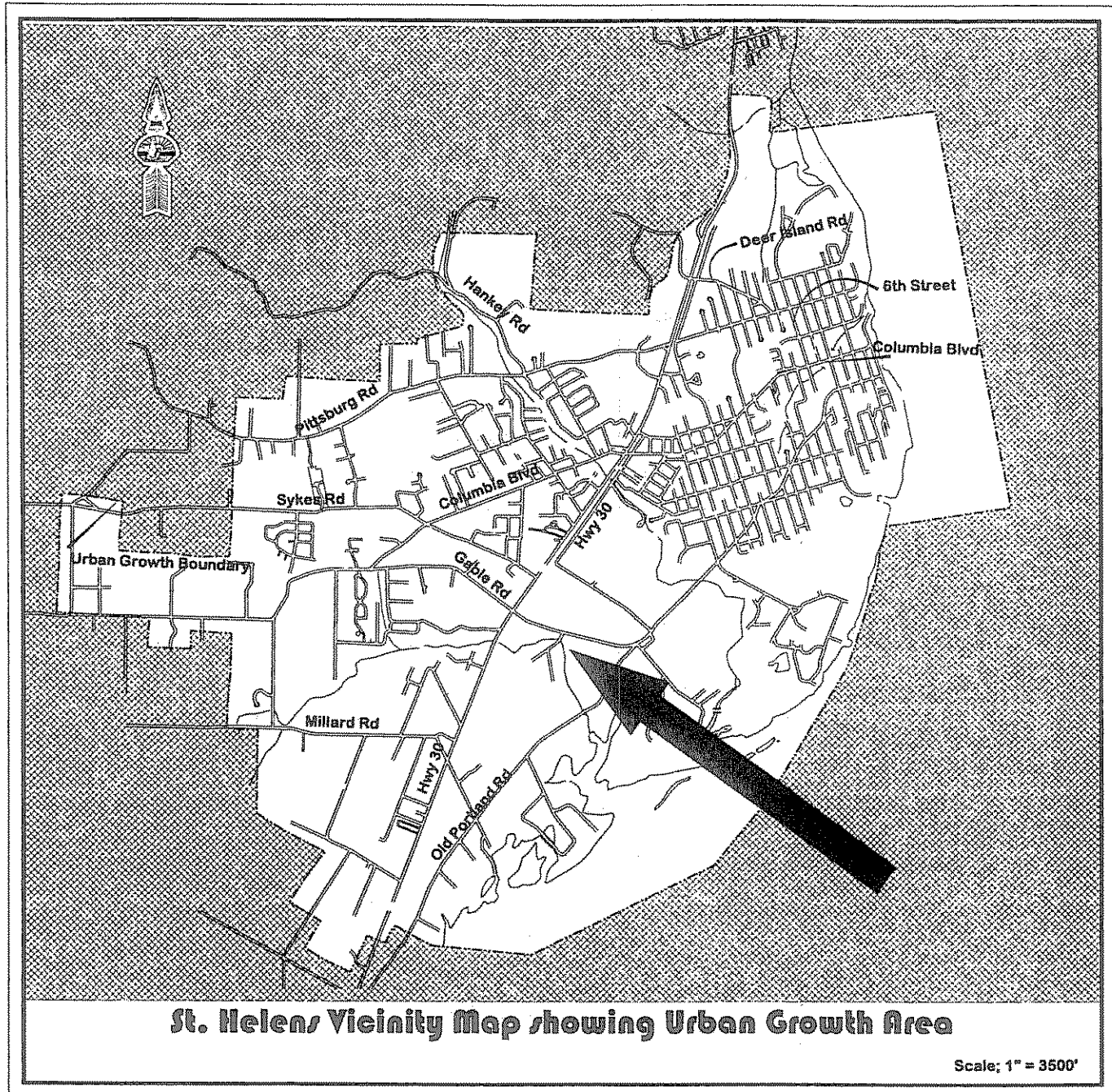
P-184

INDUSTRIALWAY

4108-014-

Subject Property

~ Approximate Location ~



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. Is barely contiguous to the City.
8. The zone should be LI, Light Industrial in keeping with the Comprehensive Plan Map and policies of the Plan and the fact that it is surrounded on all side by LI zones.

The commissioners deliberated and based upon the record and the staff report made a unanimous decision to recommend to the City Council the annexation of the Columbia County property located at 58646 McNulty Way into the City and to change the designation from County Light Industrial to City Light Industrial and to zone the property LI, Light Industrial once the voters approve the annexation proposal.

The City Council deliberated and based upon the record, the staff report and the recommendations from the Planning Commission decided to approve the application from Columbia County to annex the property located at 58646 McNulty Way into the City Limits and to change the designation from County Light Industrial to City Light Industrial and to change the zone from County Light Industrial to City LI, Light Industrial once the voters approve the annexation approval.

Attested to by:

Approved by:


Brian Little, City Recorder


Randy Peterson, Mayor

9/21/05

Date

9/21/05

Date

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.03

HOW INITIALLY RECEIVED:LETTER CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRICT ORD. #:2966 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-265-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-01
FROM:
TO:

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	08.14.200

None
g

Linda -
Please check
and
return
ship
up

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

***** DATE COMPLETED:01/19/2007 *****

REMARKS:

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FROM:02-08
TO:02-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA:	SECTIONS:
4	RANGES: 1	08.14.200

*nancy -
Please check
and
return.
JH
Andi*

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S
IF NONE, STATE NONE:

***** DATE COMPLETED:01/19/2007 *****

REMARKS:

None

1-18-07

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.03

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FROM:02-08
TO:02-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	08.14.200

Sue -
Please check
and return.
Jhy
Andi

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

***** DATE COMPLETED:01/19/2007 *****

REMARKS:

none

Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON

2 2006

COLUMBIA COUNTY ASSESSOR

RECEIVED ON

JUL 12 2006

COLUMBIA COUNTY ASSESSOR

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

Description and Map Approved**July 10, 2006****As Per ORS 308.225**

2007.03

☒ Description ☒ Map received from: CITY
 On: 6/23/2006

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

ANNEX TO CITY OF ST. HELENS

ORD.#2966 (58646 McNULTY)

has been: ☒ Approved 7/10/2006
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-265-2006

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

ORDINANCE NO. 2966

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT APPROXIMATELY 58646 MCNULTY WAY

WHEREAS, applicant Columbia County has requested to annex to the City of St. Helens that certain property described in Exhibit A. This property is generally located at 58646 McNulty Way and is also described as Columbia County Tax Lot 410801400200.

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 August 17, 2005 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:

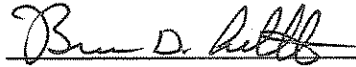
1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned 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 September 21, 2005.

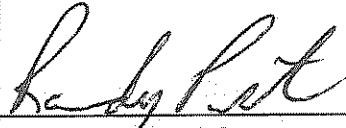
7. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
8. The effective date of this Ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time:	September 7, 2005
Read the second time:	September 7, 2005
Read the third time:	September 21, 2005
Approved by the Mayor	September 21, 2005

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
COLUMBIA COMMUNITY MENTAL HEALTH ANNEXATION

REQUEST:

Columbia County has requested that certain property be annexed into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held August 9, 2005 in front of the Planning Commission and on August 17, 2005 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 July 18, 2005 by first class mail. Notice was published in The Spotlight August 27, 2005. Notice was sent to Oregon Department of Land Conservation and Development June 10, 2005.

LOCATION:

The property is located at 58646 McNulty Way. The site is also known as Columbia County Tax Assessor tax lot 200 on map 4108014.

SITE INFORMATION:

The site is about 4.17 acres in area and is developed as offices for Columbia Community Mental Health building.

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

There have been no negative comments to date.

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: The site is fully serviced by public utilities and franchise utilities.

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 apply 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 northwest corner diagonally across Gable Road.

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 registered voters living on this site.

Finding: The applicant is the only owner.

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 Light Industrial designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for Heavy Industrial designated lands is that the City of St. Helens should "Zone them as Light Industrial".

Finding: This site is surrounded on all sides by Light Industrial zoned properties.

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

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 Light Industrial area.

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

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. The zone designation per the Comprehensive Plan shows that this area is not residential.

Finding: The current use is for services for clients funded by the State through the County under contracts for professional counseling and treatments.

Finding: The building is primarily used for office space such as would be found in an Industrial Park for professional services.

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: The City rules require that properties that desire public water and/or sewer from the City must agree to annexation.

Finding: The owners are following the City rules.

The Planning Commission held a public hearing August 9, 2005 and a representative from the Columbia Community Mental Health organization was the only person to submit evidence or testimony into the record. There were no negative comments from anyone.

The Council hearing also resulted in no comments being presented.

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

QUITCLAIM DEED

Original to Vault

COLUMBIA COMMUNITY MENTAL HEALTH, INC., an Oregon non-profit corporation, hereinafter called Grantor, does hereby release and quitclaim unto COLUMBIA COUNTY, a political subdivision of the State of Oregon, hereinafter called Grantee, and unto their its, successors and assigns, all of its right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, described as follows:

All that portion of the following described tract lying Southeasterly of the Southeasterly line of that certain 100 foot right of way as described in deed to the Port of St. Helens, recorded August 3, 1982 in Book 243, Page 779, Deed Records of Columbia County, Oregon and dedicated as a public road shown on Partition Plat 1991-18, to wit:

BEGINNING at a point in the County Road as located in 1923 on the West line of the Thomas H. Smith Donation Land Claim, Columbia County, Oregon, said point being South 25 degrees 06' 00" East 1352.0 feet from the Northwest corner of said Thomas H. Smith Donation Land Claim;

Thence along center of said County Road South 63 degrees 43' 00" East 143.0 feet;

Thence South 39 degrees 02' 00 " East 396.1 feet;

Thence South 60 degrees 12' 00" East 247.0 feet;

Thence South 54 degrees 40' 00" East 324.0 feet;

Thence leaving county road South 54 degrees 23' 00" West 494.8 feet to a point on the West line of said Smith Donation Land Claim;

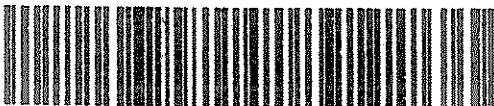
Thence along said West line North 25 degrees 06' 00" West 1070.2 feet to the PLACE OF BEGINNING.

The true and actual consideration for this conveyance is \$0.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 6 day of December, 2004.

COLUMBIA COUNTY, OREGON 2004-015255
DEED-D
Cnt=1 Sin=8 HUSERB 12/09/2004 02:31:29 PM
This is a no fee document NO FEE



00013190200400152550020029

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

COLUMBIA COMMUNITY
MENTAL HEALTH, INC.

By: 

Chair, Board of Directors

By: 

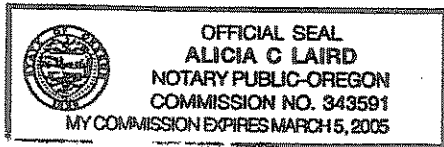
Executive Director

ACKNOWLEDGMENT

STATE OF OREGON)
)
County of Columbia)

ss.

This instrument was acknowledged before me on the 16th day of December, 2004, by Chris Iverson as Chairman of the Board of Directors of Columbia Community Mental Health, Inc., on behalf of which the instrument was executed.



[Signature]

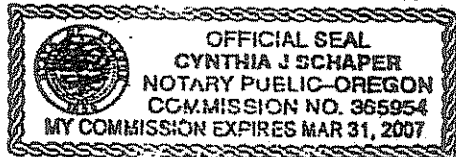
Notary Public for Oregon

My Commission Expires: March 5, 2005

STATE OF OREGON)
)
County of Columbia)

ss.

This instrument was acknowledged before me on the 16 day of December, 2004, by Donna Tewksbury as Executive Director of Columbia Community Mental Health, Inc., on behalf of which the instrument was executed.



[Signature]

Notary Public for Oregon

My Commission Expires: March 31, 2007

ACCEPTANCE

COLUMBIA COUNTY, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above quitclaim deed from COLUMBIA COMMUNITY MENTAL HEALTH, INC.

DATED this 8th day of December, 2004.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: *[Signature]*
Chair

Approved as to form.

By: *[Signature]*
Office of County Counsel

By: _____
Commissioner

By: *[Signature]*
Commissioner

GRANTOR'S NAME AND ADDRESS:
Columbia Community Mental Health, Inc.
105 South Third Street
St. Helens, Oregon 97051

AFTER RECORDING RETURN TO GRANTEE:

Board of County Commissioners
for Columbia County, Oregon
Room 331, Courthouse
230 Strand

St. Helens, Oregon 97051

[Until a change is requested, send all tax statements
to Grantee at above address.]

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.

58646 McNulty Way, St. Helens, OR 97051

Street Address of Property (if assigned)

4108-0000-00102

Tax Account Number of Property

1. COLUMBIA COUNTY

Print Owner Name

BY [Signature]
Signature of Owner
CHAIR, BOARD OF COMMISSIONERS

X
Print Owner Name

Signature of Owner

X
Print Owner Name

Signature of Owner

X
Print Owner Name

Signature of Owner

Please send all correspondence to:

Name:

BOARD OF COMMISSIONERS, c/o DONNA TEWKSBURY

Mailing Address:

City, State, Zip:

Contact Telephone:

PO BOX 1234

ST. HELENS, OR 97051

503-397-3211, ext 201

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

2nd day of June, 2005 by ANTHONY HYDE

[Signature]
Notary Public for Oregon
My commission expires:

