Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 06/21/2006	Also See I		ee No.:	No.: 2007 . 0 9	
How Initially Received: LETTER FROM CITY OF ST HELENS					
Affected District Name: ST HELENS CI	ΓΥ		Remark	ks:	
District Ord No: 2987	Effective Date:	06/21/2006		*	
Name of Approving Jurisdiction: ST HELI	ENS CITY				
Jurisdiction Ord No:	Effective Date:				
Legal Description Received: Y	/lap Received: '	Y			
If A School Dist, Has OAR 150-330.123 Been Filed: N					
If Non-CohoolDiet Liet ID 50 Voluntiers					
If Non-SchoolDist, List LB-50 Valuation: Type Of Action: A With Whom					
Correction Remarks:					
Obrodusti Nortano.					
DOR Approved: Y No: 5-271-2006 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:			Section 1	
From Code Area: 02-08	Townships	Ranges	Sections		
To Code Area: 02-01	4	1	09.22.1400		
	4	4	09.22.1500	recommended the IAAAAA IAA IAA IAAA IAAA IAAA IAAAA IAAAA	
Date Completed 01-19-07					
Remarks:					
, correspond					

Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 06/21/2006

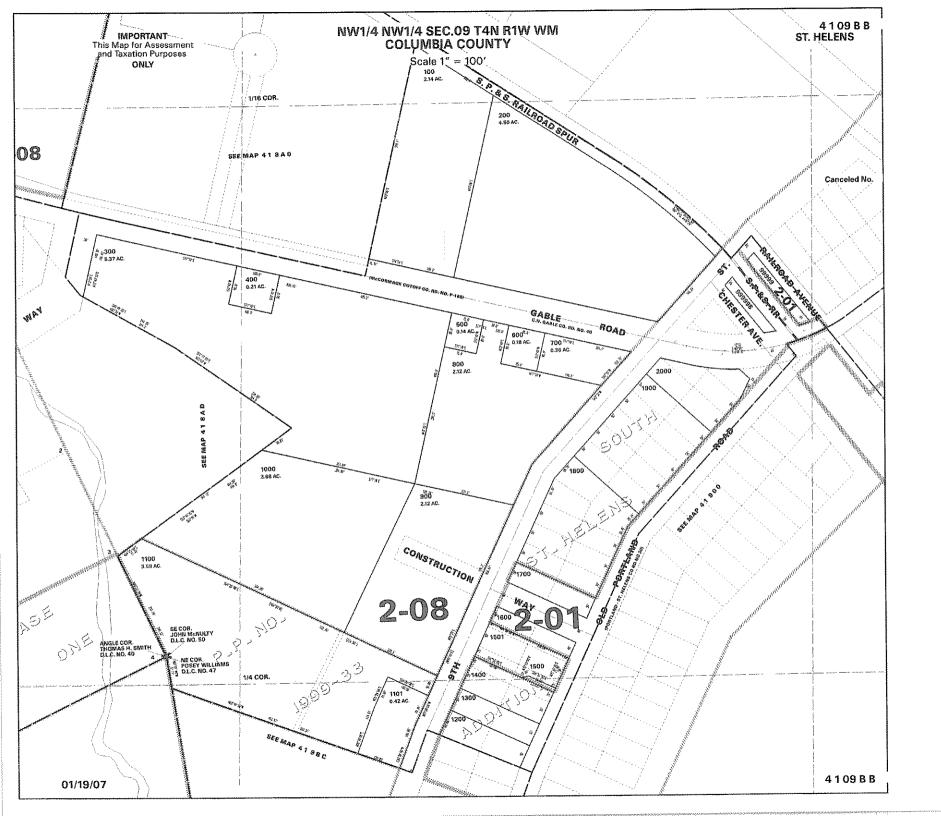
Also See No.:

No.: 2007.09

Legal Description

Parcel 1: All of lots 3 and 10 and part of lots 4 and 9, Block 2, South St. Helens Addition to St. Helens, Columbia County, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 3; thence North 25*10' East along the Northwesterly line of Lot 3 and Lot 4, 80 feet; thence Southeasterly parallel with the Northeasterly line of Lots 4 and 9, 200 feet to the Southeasterly line of said Lot 9; thence South 25*10' West along the Southeasterly line of said Lots 9 and 10, 80 feet to the most Southerly corner of said Lot 10; thence Northwesterly along the Southwesterly line of said Lots 10 and 3, 200 feet to the point of beginning.



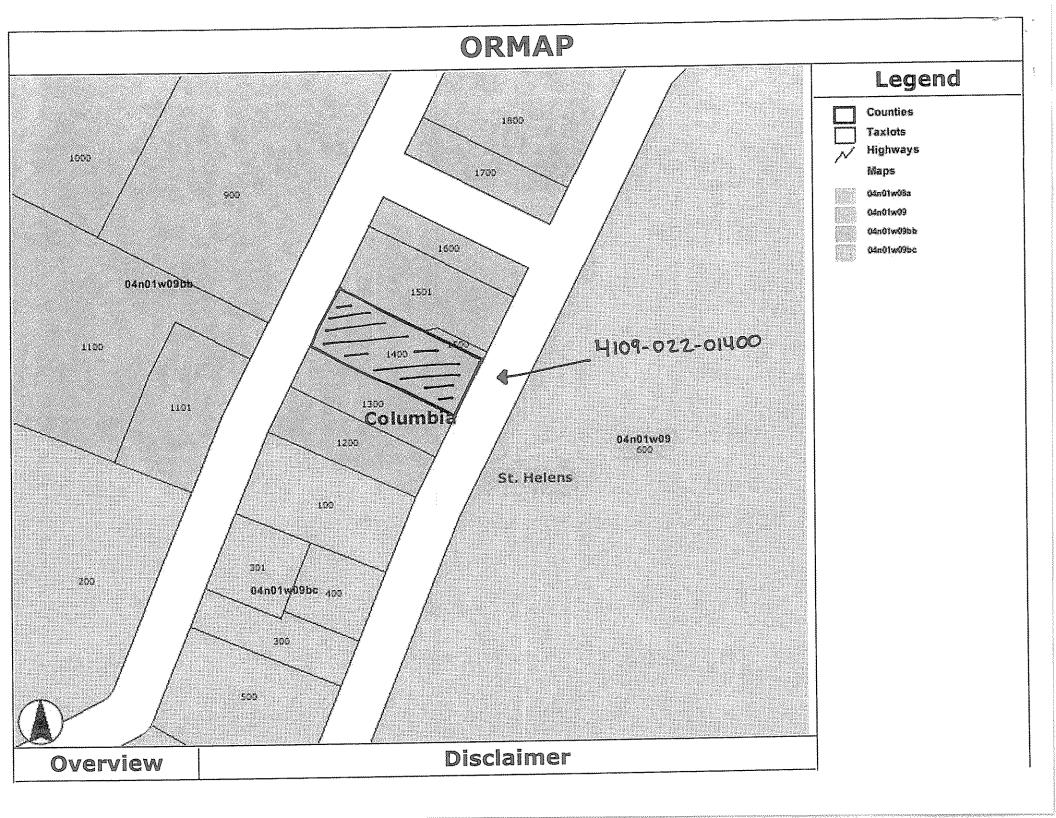


EXHIBIT 'A'

Legal Description:

PARCEL 1: All of Lots 3 and 10 and part of Lots 4 and 9, Block 2, South St. Helens Addition to St. Helens, Columbia County, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 3; thence North 25° 10' East along the Northwesterly line of Lot 3 and Lot 4, 80 feet; thence Southeasterly parallel with the Northeasterly line of Lots 4 and 9, 200 feet to the Southeasterly line of said Lot 9; thence South 25° 10' West along the Southeasterly line of said Lots 9 and 10, 80 feet to the most Southerly corner of said Lot 10; thence Northwesterly along the Southwesterly line of said Lots 10 and 3, 200 feet to the point of beginning.

INIT DATE: 06/21/2006

NO.:2007.09

HOW INITIALLY RECEIVED: LETTER FROM CITY OF ST HELENS

AFFECTED DISTRICT NAME:ST HELENS CITY

DISTRCT ORD. #:2987 EFFECTIVE DATE:06/21/2006

NAME OF APPROVING JURISDICTION:ST HELENS CITY

LEGAL DESCRIPTION RECEIVED: **NO** MAP RECEIVED: **YES** IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?

REMARKS: 08-08-2006: INCLUDES ACCT 4-1-9-2-2-1500

WHICH ISN'T ON MAP & NOT LISTED ON 1ST PAGE.

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

TYPE OF ACTION: ANNEXATION

REMARKS:

D.O.R. APPROVED YES NO.:5-271-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08

TO:02-01

FROM: TO:

4

AFFECTED AREA:

TOWNSHIPS: RANGES:

4

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SECTIONS: NO NO

09.22.1400

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09.22.1500

None Please Check and hetern Thy andi

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

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

REMARKS:

COLUMBIA COUNTY ASSESSORS RECORD OF DISTRICT BOUNDARIES

INIT DATE: 06/21/2006

NO.:2007.09

HOW INITIALLY RECEIVED: LETTER FROM CITY OF ST HELENS

AFFECTED DISTRICT NAME: ST HELENS CITY

DISTRCT ORD, #:2987

EFFECTIVE DATE: 06/21/2006

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09.22.1500

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

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

REMARKS:

Notice to Taxing Districts ORS 308.225

DOR 5-271-2006



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
August 8, 2006
As Per ORS 308.225

RECEIVED AUG 1 0 2006	

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

Notice to Taxing Districts

ORS 308.225

RECEIVED ON

JUL 1 2 2006

COLUMBIA COUNTY ASSESSME

City of St. Helens Finance Director P.O. Box 278 St. Helens, OR 97051 O R E G O N DEPARTMENT OF REVENUE

DOR 5-271-2006

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

2007.09

Description
This is to notify you that your boundary change in Columbia County for
ANNEX TO CITY OF ST. HELENS
ORD. #2987 (PORTLAND RD)
has been: Approved Disapproved 7/10/2006
Notes:
PARAGRAPH 1 SAYS THIS IS TAX LOT 41090220 1400, BUT DESCRIPTION IS FOR TAX LOTS 1400 AND 1500.PLEASE SUBMIT MAP WITH MORE DETAIL. MAPS CAN BE DOWNLOADED FREE AT WWW.ORMAP.ORG.
Department of Revenue File Number: 5-271-2006
Department of Revenue File Number: 5-271-2006 Prepared by: Carolyn Sunderman, 503-945-8882
Prepared by: Carolyn Sunderman, 503-945-8882 Boundary: Change Proposed Change

4-1-9-Z-Z 1400 (AND 1500?)

ORDINANCE NO. 2987

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT APPROXIMATELY 58523 OLD PORTLAND ROAD

WHEREAS, applicant Frank Trotter has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located at 58523 Old Portland Road, also described as Columbia County Tax Lot 410902201400; and

WHEREAS, the applicant has consented in writing to the proposed annexation; and Includes

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WHEREAS, the applicant constitutes (1) all the owners of the property to be annexed own more 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 Feb. 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 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 March 1, 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:

February 15, 2006

Read the second time:

February 15, 2006

Read the third time:

March 1, 2006

Approved by the Mayor:

March 1, 2006

Attested by:

Brian D. Little, City Recorder

Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW Trotter Old Portland Road

REQUEST:

Frank Trotter has requested to annex a property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on February 14, 2006 in front of the Planning Commission and February 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 January 9, 2006 by first class mail. Notice was published in the local newspaper Jan. 25 & Feb. 1, 2006. Notice was sent to Oregon Department of Land Conservation and Development December 20, 2005.

LOCATION:

The property is located at 58523 Old Portland Road. This site is also known as Columbia County Tax Assessor tax lot 1400 on map 4109022. It is Lots 3 & 10 and the south 75 feet of Lots 4 & 9 of Block 2 of the St. Helens Subdivision South Plat.

SITE INFORMATION:

The site is about 16,000 square feet 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 as the sewer has excess capacity at the plant of over twice the use rate

domestically.

Finding: Old Portland Road is on the east side of this site. Old Portland Road meet City Standards. Old Portland Road is designated as a minor arterial.

Finding:

There is a pressure sewer line in Old Portland Road in front of this site.

Finding:

There is a water line in Old Portland 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 east 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.

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 one side but is inside a large area that is fully surrounded by the City.

Finding: The lots to the north and south are already developed.

The Planning Commission held a public hearing, received evidence into the record and deliberated to a decision based upon the record to recommend to the City Council that this application be approved with the amendments to the Comprehensive Plan Map and Zone Map to change the zone to LI, Light Industrial.

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 on the north and south 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 LI, Light Industrial on the Comprehensive Plan Map after annexation is completed.

The City Council held a public hearing and based upon the evidence in the record and the recommendation from the Planning Commission approved the application for annexation of the Trotter property located at 58523 Old Portland Road with amendments to the Comprehensive Plan and Zone Maps to LI, Light Industrial.

Attested by:

Signed by:

Brian D. Little, City Administrator

Randy Peterson, Mayor



EXHIBIT 'A'

Legal Description:

PARCEL 1: All of Lots 3 and 10 and part of Lots 4 and 9, Block 2, South St. Helens Addition to St. Helens, Columbia County, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 3; thence North 25° 10' East along the Northwesterly line of Lot 3 and Lot 4, 80 feet; thence Southeasterly parallel with the Northeasterly line of Lots 4 and 9, 200 feet to the Southeasterly line of said Lot 9; thence South 25° 10' West along the Southeasterly line of said Lots 9 and 10, 80 feet to the most Southerly corner of said Lot 10; thence Northwesterly along the Southwesterly line of said Lots 10 and 3, 200 feet to the point of beginning.

PARCEL 2: Beginning at the most Westerly corner of Lot 6, Block 2, SOUTH ST. HELENS Addition to St. Helens, Columbia County, Oregon; thence Northeasterly along the Northwesterly line of said Lot 6, 10 feet; thence Southeasterly parallel to the Southwesterly line of Lots 6 and 7, 200 feet to the Southeasterly line of Lot 7; thence Southwesterly along the Southeasterly lines of Lots 7 and 8 and 9, 85 feet; thence Northwesterly parallel to the Southwesterly line of Lots 4 and 9, 200 feet to the Northwesterly line of Lot 4; thence Northeasterly along the Northwesterly line of Lots 4, 5 and 6, 75 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT; A tract of land in Block 2, South St. Helens as per plat on file and of record in the Clerk's Office, Columbia County, Oregon in the West half of Section 9, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

Beginning at the most Westerly corner of Lot 3, Block 2 of sald South St. Helens; thence North 25°10'00" East, along the Westerly line of said Block 2, a distance of 80.00 feet to a 5/8" fron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." and the true point of beginning of the following described tract; thence South 64°50'00" East a distance of 120.80 feet to a 5/8" fron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 70°10'00" East a distance of 15.84 feet to a mag nail with brass washer stamped "REYNOLDS LS 2157"; thence South 64°50'00" East a distance of 68.00 feet to a mag nail with brass washer stamped "REYNOLDS LS 2157" on the Easterly line of said Block 2; thence North 25°10'00" East, along the Easterly line of said Block 2, a distance of 73.80 feet to the most Easterly corner of the Lane W, Brown, et ux tract as described in Book 194, page 590, Deed Records of Columbia County, Oregon; thence North 64°50'00" West, along the Northerly line of said Lane W, Brown, et ux tract, a distance of 200.00 feet to the most Northerly corner thereof; thence South 25°10'00" West, along the Westerly line of said Block 2, a distance of 85.00 feet to the true point of beginning.

PARCEL 3: TOGETHER WITH a 5.00 foot wide easement for ingress and egress being 5.00 feet Northerly of and adjacent to the following described line:

Beginning at the most Westerly corner of Lot 3, Block 2 of said South St. Helens; thence North 25°10'00" East, along the Westerly line of said Block 2, a distance of 80.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 64°50'00" East a distance of 100.80 feet to the true point of beginning of the following described easement; thence South 64°50'00" East a distance of 20.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 70°10'00" East a distance of 15.84 feet to a mag nail with brass washer stamped "REYNOLDS LS 2157"; thence South 64°50'00" East a distance of 68.00 feet to a mag nail with brass washer stamped "REYNOLDS LS 2157" on the Easterly line of said Block 2 and the end of the easement.

<u>Subject to:</u>
The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

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.

58523 01 Profland Rel	4109077 01400			
Street Address of Property (if assigned)	Tax Account Number of Property			
1. Frank 6. Trotter Print Owner Name	Signature of Owner A A A A A A A A A A A A A			
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: Frank G. Trotter				
Mailing Address:	3 c p p 43 se, or 97056			
Contact Telephone:	1541- 913-1313			
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	cember, 2005 by Frank Trotter			
THE PROPERTY OF THE PROPERTY O	Lisa Scholl			
OFFICIAL SEAL LISA SCHOLL NOTARY PUBLIC-OREGON COMMISSION NO. 372192 WY COMMISSION EXPIRES SEPT 4, 2007	Notacy Ablic for Oregon My commission expires: Sept. 4, 2607			

Petition for Annexation to the City of St. Helens, Oregon

DO NOT SIGN THE ANNEXATION PETITION UNTIL YOU HAVE CAREFULLY READ THESE INSTRUCTIONS.

Attached is a *Petition for Annexation to the City of St. Helens, Oregon*. When it is completed and signed, it becomes a legal document requesting that your property be annexed to the City of St. Helens.

In order to become a part of the City of St. Helens, you must complete the attached Petition and sign your name. Please sign your name as it appears on your property deed. A signature must be included for each name that appears on your property deed.

Anyone who signs as agent, guardian, or trustee for another person must provide the City with documentation of his or her authority to act for that person. In the case of a corporation or business, the person who is authorized to sign legal documents for the firm may sign the annexation petition.

Please complete the petition thoroughly. An incomplete petition will delay processing of your request.

If you have any questions, please call Brian Little, City Administrator, or Skip Baker, City Planning Administrator, at (503) 397-6272, between 8:30 a.m. and 5:00 p.m.