

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Int Date: 12/19/07 Also See No.: No.: 2009, 03

How Initially Received: Letter from City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3071

Effective Date: 5/20/08

Name of Approving Jurisdiction:

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-School Dist, List LB-50 Valuation:

Type Of Action: A

With Whom:

Correction Remarks:

DOR Approved: Y

No: 5-297-2008

Date: 8/18/08

Recording Information:

1) Cal. Co. Deed Records:

Comm Journal:

2) Other: Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-09

Townships

Ranges

Sections

To Code Area: 02-01

4

1

08-BA-1200

Date Completed: 12/4/08

Remarks: Annexation approved by voters on 5/20/08.

Columbia County Assessors Record of District Boundaries

Thursday, December 04, 2008

Init Date: 12/15/07

Also See No.:

No.: 2009 . 03

Legal Description

Beginning on a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon, that is South 12 degrees 27' West; 170 feet from the Northeast corner of said Tract 5, thence South 12 degrees 27' West 150 feet; thence North 77 degrees 22' West 110 feet; thence North 12 degrees 27' East 150 feet; thence South 77 degrees 22' East 110 feet to the point of beginning.

OFFICIAL ABSTRACT

RUN DATE: 06/03/08 03:55 PM

Primary Election
Columbia County, Oregon
May 20, 2008

OFFICIAL ABSTRACT

REPORT FILED

PAGE 0044

WITH 9 OF 9 PRECINCTS REPORTING

5-177 CITY OF SEASIDE

Vote For: 1

01 = Yes

02 = No

VOTES PERCENT

2,043 69.16
911 30.8403 = OVER VOTES
04 = UNDER VOTES

VOTES PERCENT

1
328

	01	02	03	04
0021 21	141	76	0	27
0022 22	157	53	0	24
0023 23	254	105	1	36
0024 24	151	77	0	25
0025 25	125	62	0	12
0026 26	712	291	0	117
0027 27	154	74	0	24
0028 28	173	93	0	23
0029 29	176	82	0	38

Hadley

RUN DATE:06/03/08 03:55 PM

REPORT ELSE

PAGE 0044

WITH 9 OF 9 PRECINCTS REPORTING

5-177 CITY OF SEASONS

VOTES PERCENT

VOTES PERCENT

Vote For 1

01 = Yes

02 = No

2,943 69.16
911 20.8403 = OVER VOTES
04 = UNDER VOTES1
328

	01	02	03	04
0021 21	141	76	0	27
0022 22	157	53	0	24
0023 23	254	105	1	36
0024 24	151	77	0	25
0025 25	125	62	0	12
0026 26	712	291	0	117
0027 27	154	74	0	26
0028 28	173	91	0	23
0029 29	176	82	0	28

Hadley

Annexation Deposit Refund Tracker

No Election Fees required for Primary General Elections

Name	Mailing Address	Situs Address	File No.	Date Paid	Amount Paid	Receipt No.	Date of Election	Deposit to be Refunded	Sent to Finance
Robert & Lorene Obermeier	34652 Bachelor Road	34652 & 34670 Bachelor Flat Road	A-5-05	9/25/2006	\$700 Fee \$1000 Dep	1144302	Mar-07	None - Special Election Fees	N/A
Francis & Samantha Bruck	330 Jenkins Drive PO Box 656	34663 Bachelor Flat Road	A-5-06	9/27/2006	\$700 Fee \$1000 Dep	1144457	Mar-07	None - Special Election Fees	N/A
Larice Harris	Glaxamas 97015	Gable Road	A-1-07	4/17/2007	N/A - Island	N/A	May-08	N/A	N/A
Ronald Sr. & Joelle Sill	35098 Pittsburgh Road	Same	A-2-07	5/31/2007	\$700 Fee \$1000 Dep	1164920	May-08	\$1000 - Primary Election, No Fees	6/1/2008
Tom Feeny & Jo Wake	PO Box 1570, St. Helens	59922 Bards Nottingham Road	A-3-07	6/14/2007	\$700 Fee \$1000 Dep	1169125	N/A - Not Continguous	\$1000 (Deposit not needed - Annexation on hold until continguous to City)	9/28/2007
Dukley & Mabel Moore	35708 Alder Street	Same	A-4-07	9/7/2007	\$700 Fee \$1000 Dep	1171001		Application Withdrawn	
Mark & Susan Hagley	33997 Sykes Road	58936 Green Acres Drive	A-5-07	9/7/07	N/A - Island	N/A	May-08	N/A	N/A
Wayde Elliott	34590 Millard Road, Warren	755 N. Columbia River Hwy.	A-1-08	2/3/2008	\$700 Fee \$1000 Dep	1183753	Nov-08	\$1000 General Election - No Fees	11/3/2008
Steven Jonker	PO Box 1723 Portland 97207	60006 Windy Ridge Drive	A-2-08	6/23/2008	\$700 Fee \$1000 Dep	1192981	Nov-08	\$1000 General Election - No Fees	11/3/2008

COLUMBIA COUNTY ASSESSOR

REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2008

Dec 4, 2008

ACCOUNT # 14995
MAP 4N1W08-BA-01200
CODE - TAX # 0208 - 14995

TAX STATUS
ACCNT STATUS
SUBTYPE
ASSESSABLE
ACTIVE
NORMAL

MAILING NAME HADLEY MARK & SUE
AGENT
IN CARE OF
MAILING ADDRESS

DEED REFERENCE # 2587-11180 (SOURCE ID.)
SALES DATE/PRICE 08-24-2007 / \$203,000.00
APPRAISER ALAN KING

33997 SYKES RD
ST HELENS, OR 97051

LEGAL DESCR GREENWOOD ACRES
Lot - PT TR 5

PROP CLASS 401 MA SA NH UNIT
RMV CLASS 401 00 61 000 16032-1

SITUS ADDRESS(S)	SITUS CITY
ID # 58638 GREEN ACRES DR	ST HELENS

VALUE SUMMARY					
CODE AREA	AV	RMV	RMV EXCEPTION	CPR %	
0208 LAND	46,820	107,540	LAND		
IMPR.	65,920	88,850	IMPR.		
TOTAL	112,540	194,290	TOTAL	0	
GRAND TOTAL	112,540	194,290	GRAND TOTAL	0	

LAND BREAKDOWN									
CODE AREA	ID #	RFD	PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LAND CLS	IRR CLASS
0208	1	R	COMMFR	Rural Sht	100	A	0.38		
TOTAL							0.38	TOTAL	
								0.00	

IMPROVEMENT BREAKDOWN							
CODE AREA	ID #	YR BUILT	STAT CLASS	DESCRIPTION	TD%	Total Sq Ft	MS ACT #
0208	1	1943	131	One story	100	1,525	

Notice to Taxing Districts

ORS 308.225



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 18, 2008
As Per ORS 308.225

☒ Description ☒ Map received from: CITY RECORDER
 On: 8/4/2008

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

ANNEX TO CITY OF ST. HELENS

ORD. #3071 (HADLEY)

has been: ☒ Approved
 ☐ Disapproved

Notes:

RECEIVED ON

AUG 20 2008

COLUMBIA COUNTY ASSESSOR

Department of Revenue File Number: 5-297-2008

Prepared by: Rick Sandoval 503-945-8230

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. 3071

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT 58936 GREEN ACRES DRIVE

WHEREAS, applicant Mark and Susan Hadley have requested to annex to the City of St. Helens that certain property at 58936 Green Acres Drive. This property is also described as Columbia County Map & Tax Lot Number(s) 4010-8BA-01200; 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 determine the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held November 21, 2007 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 Apartment Residential, AR.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as General Residential, GR.

5. The land is classified as "Developing" in accordance with Chapter 17.112 of the St. Helens Community Development Code (SHMC Title 17) and OAR 660-08-0005.
6. In support of the above annexation and zoning, the Council hereby adopts the A.5.07 annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated December 19, 2007.
7. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
8. The effective date of this Ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time: December 5, 2007
Read the second time: December 19, 2007

APPROVED AND ADOPTED this 19th day of December, 2007.



Randy Peterson, Mayor

ATTEST:



Chad Olsen, Interim City Recorder

CITY OF ST. HELENS PLANNING DEPARTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW
Annexation A.5.07

APPLICANT: Mark & Susan Hadley
OWNER: same as applicant
ZONING: No City zoning; Comprehensive Plan designation is Unincorporated Multi-Family Residential, UMFR
LOCATION: 58936 Green Acres Drive; Tax Assessor Map No. 4010-8BA-01200
PROPOSAL: The applicants have petitioned the City that certain property be annexed into the City of St. Helens

SITE INFORMATION

The subject property is approximately 0.38 acres in size. It is developed with a detached single-family dwelling. Access is provided by Green Acres Drive, which is paved to approximately the south-facing side of the dwelling (with the remainder gravel) but is void of curb or sidewalk. There are o/h power lines along the drive on the side of the subject property. The site is surrounded by residential uses of various unit sizes (e.g. single vs. duplex) and the St. Helens High School. Surrounding zoning is AR and PL.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

November 13, 2007 before the Planning Commission
November 21, 2007 before the City Council

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on October 19, 2007 via first class mail. Notice was published in the Chronicle on October 31, 2007. Notice was sent to the Oregon Department of Land Conservation and Development on September 21, 2007.

AGENCY REFERRALS & COMMENTS

Columbia River Fire & Rescue: No issues for CRF&R.
St. Helens School District No. 502: (no response)
City Engineering Manager: (no response)
City Engineering Technician II: (no response)
City Building Official: (no response)
City Public Works Supervisor: (no response)
City Police Chief: O.K.
City WWTP Superintendent: (no response)
Board of County Commissioners: (no response)
County Land Development Services: (no response)
County Public Health Authority: (no response)
County Roadmaster: No objection.

County Surveyor: (no response)
Columbia 911: (no response)
Qwest Communications: (no response)
NW Natural: (no response)
Comcast Cable Communications, Inc.: (no response)
Columbia River PUD: (no response)
McNulty Water District: (no response)

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.08.040 (1) – Zone District Map Amendment criteria

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
 - (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
 - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
 - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
 - (i) Any applicable 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. (Ord. 2875 § 1.020.040, 2003)

Discussion: The Comprehensive Plan designation for the subject property is Unincorporated Multi-Family Residential, UMFR. The policy for UMFR lands is to zone lands AR upon annexation. In addition, once annexed, an incorporated Comprehensive Plan designation is necessary. Of them, the AR zone falls within the General Residential designation. There is no evidence that this proposal will be contrary to the health, safety and welfare of the community.

The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 needn't be analyzed.

Other provisions applicable to this proposal are discussed elsewhere herein.

Finding: The Zone District Map amendment criteria are met as they relate to this annexation request, given that the Comprehensive Plan designation is General Residential, GR and the zoning is Apartment Residential, AR upon annexation.

SIEMC 17.28.030 (1) – Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and
- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

Discussion: The City's current water system has excess capacity of approximately 100% or about twice the consumption rate. The City's sewer has excess processing capacity at the plant of over twice the use rate domestically. McNulty Water District has stated in the past that they can handle any growth in the UGA that the City has. Storm water capacity is not an issue as it ultimately ends up in the Columbia River. If there is any conveyance issue with water, sewer or storm, improvements (i.e. exactions) would be required at the time of development in relation to the intensity and nature of that development.

With regards to the road system, the City's Transportation System Plan (TSP) does not include the intersection of Gable Road and Green Acres Drive in it's analysis of adequacy, but it does include that portion of Gable Road along the intersection. This section of road has a level of service (LOS) "B" for the 2016 growth forecast under all scenarios (i.e. no build condition and the TSM, TDM, road system, and combination alternatives). LOS is measured on a scale from A-F, where A-C is generally considered adequate.

Finally with regards to public facilities, as noted under AGENCY REFERRALS & COMMENTS above, service agencies have been notified of the proposal and none responded identifying conflicts with the proposed annexation and their respective provided service.

There does not appear to be any conflicts with the Comprehensive Plan or implementing ordinances. The subject property's Comprehensive Plan designation and respective zoning given annexation are noted above.

Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject property is surrounded on all sides by City of St. Helens corporate limits. Further, ORS Chapter 222 requires that that all property owners of the subject property to be annexed and at least

half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.

The subject property abuts Green Acres Drive, a local - residential classified street which does not meet City street standards. For example, pursuant to SHMC 17.152, this type of street requires a minimum 50' wide right-of-way and frontage improvements (in addition to being paved) such as curb and sidewalk. Though Green Acres Drive is paved (partially), its r.o.w. is only 40' wide and there are no frontage improvements. The reasons why this street does not comply with City standards include but are not limited to these examples. As such, the street abutting the subject property shall be brought into compliance with City street standards or property owner(s) will be required to sign and record an irrevocable consent to a local improvement district.

The subject property is less than 10 acres in size, thus, showing a need on the part of the city for such land (if designated residential) is not necessary.

Finding: The annexation approval criteria are met for this proposal, given that the street abutting the subject property is brought into compliance with City street standards or property owner(s) sign and record an irrevocable consent to a local improvement district.

SHMC 17.112.020 - Established & Developed Area Classification criteria

(1) Established Area.

(a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;

(b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and

(c) An area shown on a zone map or overlay map as an established area.

(2) Developing Area. A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section. (Ord. 2875 § 1.150.020, 2003)

Discussion: OAR 660-008-0005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. The subject property appears to lack environmental constraints, is privately owned and is underdeveloped (i.e. greater density is possible). As such, the subject property can be classified as a "developing area."

Finding: The subject property should be designated as "developing" in accordance with SHMC 17.112 and OAR 660-008-0005.

CONCLUSION & DECISION

Based upon the facts and findings herein, and the recommendations of staff and the Planning Commission (from their November 13, 2007 hearing), the City Council approves this annexation, subject to voter approval, and that upon annexation, the subject property have a Comprehensive Plan designation of General Commercial, GC, be zoned Apartment Residential, AR and designated as "Developing," with the condition that:

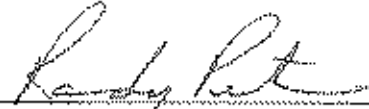
The street abutting the subject property shall be brought into compliance with City street standards (or) property owner(s) shall sign and record an irrevocable consent to a local improvement district.

Attested by:

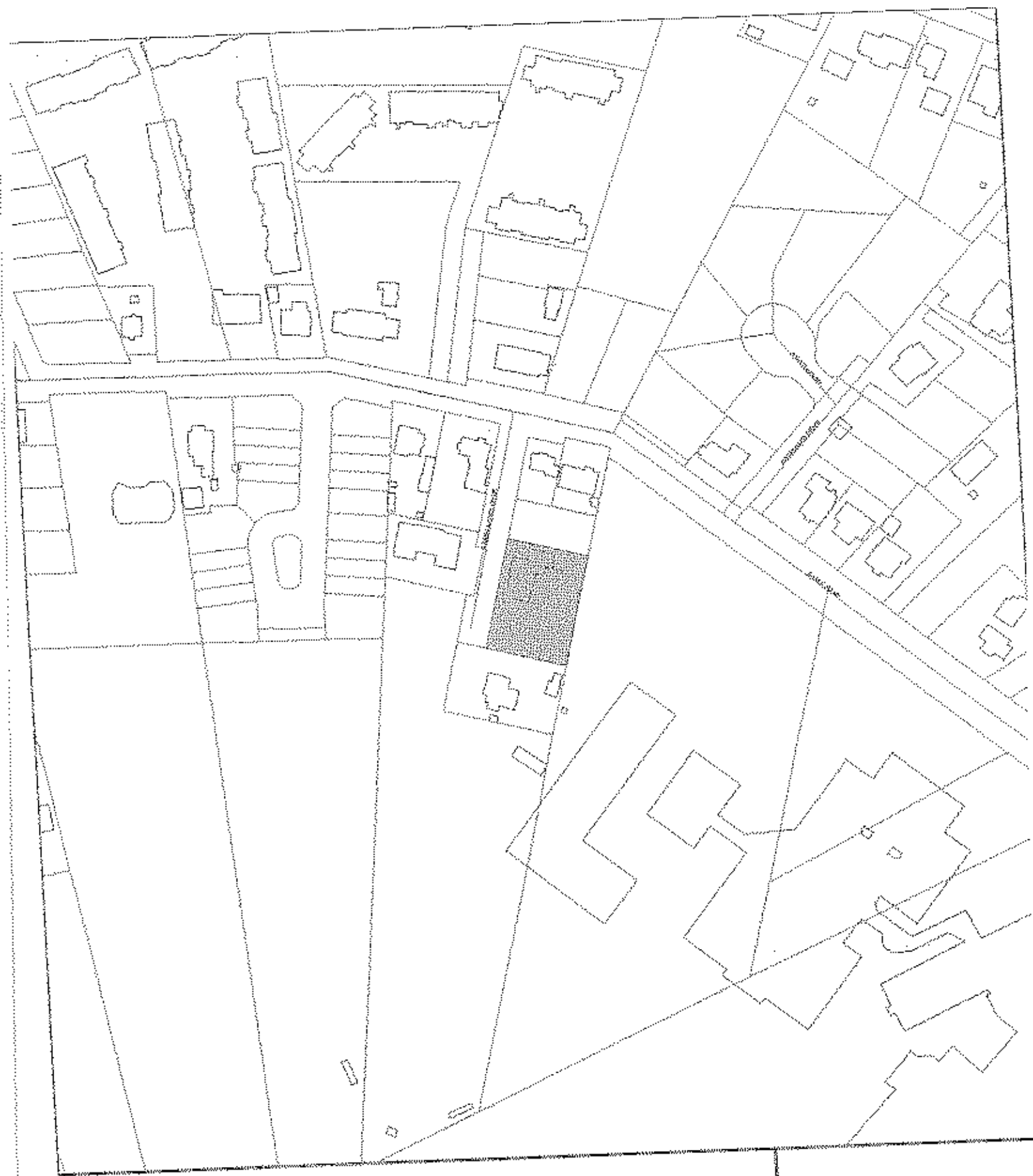


Chad Olsen, Interim City Administrator

Signed by:



Randy Peterson, Mayor



4108-021-01200



1 in. = 166.6 feet



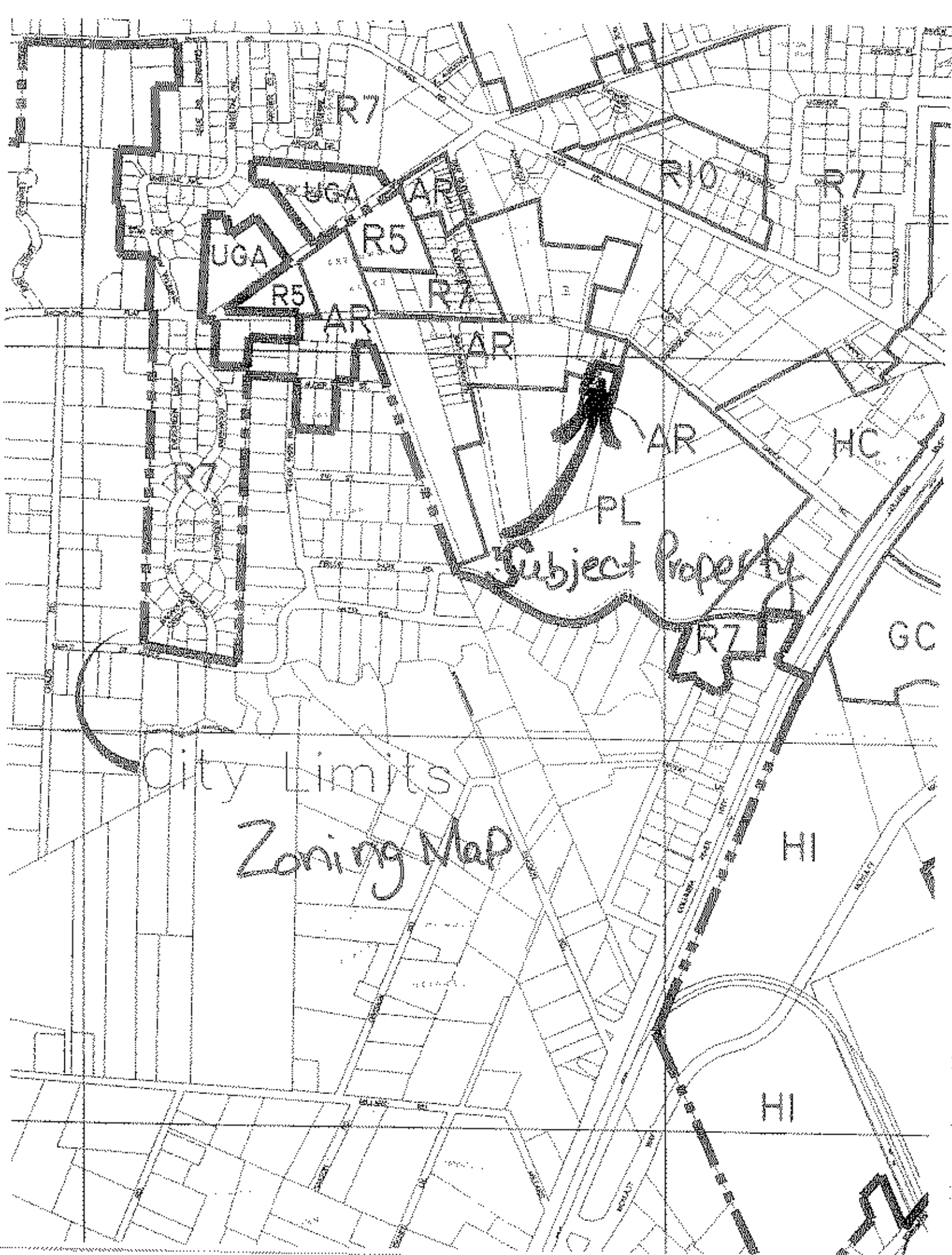
doi:10.1371/journal.pone.0142032

ST. HELENS
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15. *Chrysomelidae* 17. *Chrysomelidae*

972469



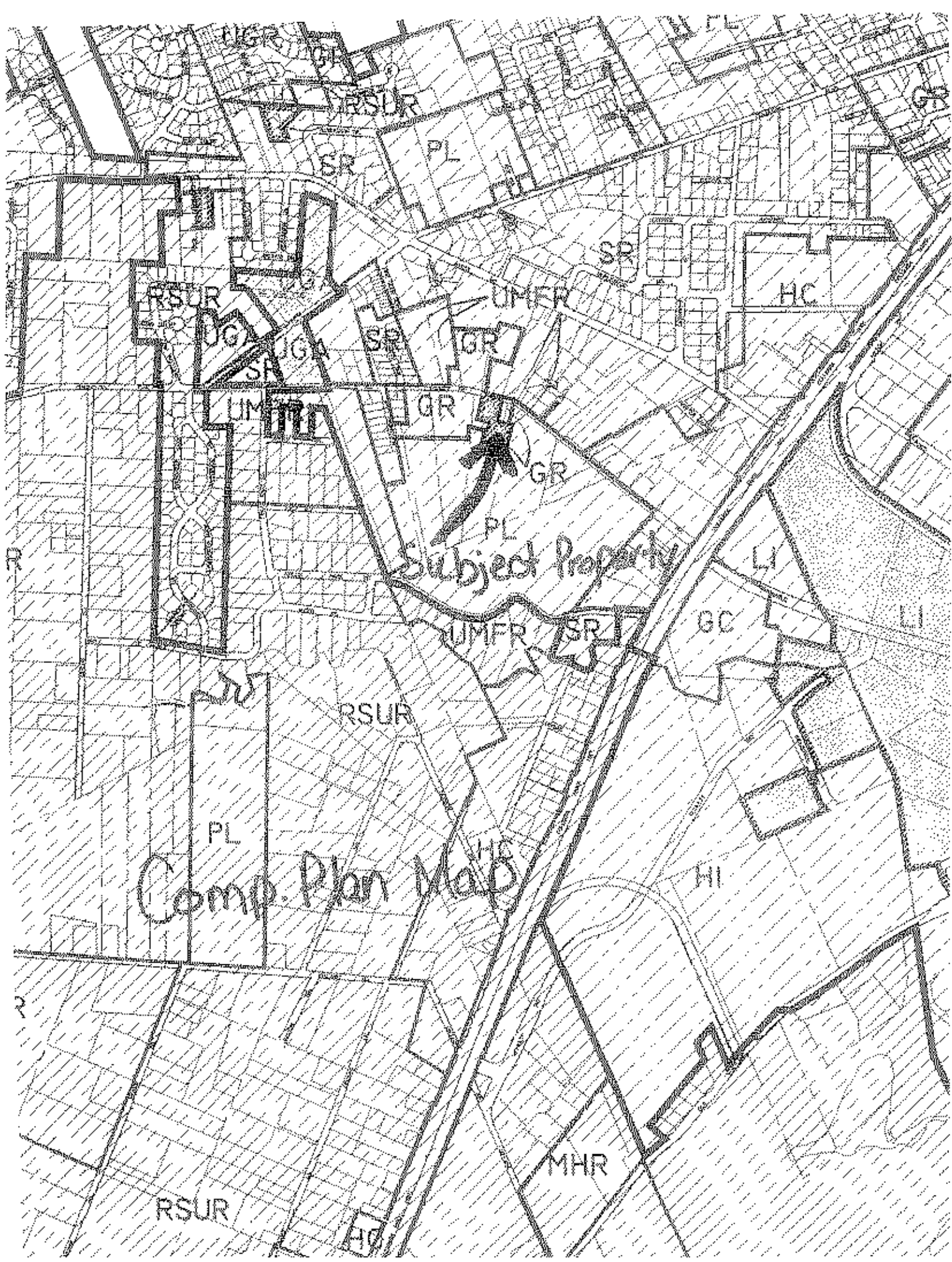


EXHIBIT 'A'

Legal Description:

Beginning on a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon, that is South 12° 27' West 170 feet from the Northeast corner of said Tract 5, thence South 12° 27' West 150 feet; thence North 77° 22' West 110 feet; thence North 12° 27' East 150 feet; thence South 77° 22' East 110 feet to the point of beginning.

Subject to:

Taxes for the fiscal year 2007-2008, a lien in an amount to be determined, but not yet payable.

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.

58936 Green Acres DR
Street Address of Property (if assigned)

410802101200
Tax Account Number of Property

1. Mark Hadley
Print Owner Name

Mark Hadley
Signature of Owner

2. Susan Hadley
Print Owner Name

Susan Hadley
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 7th day of Sept. 2011 by Mark + Susan Hadley

Lisa Scholl
Notary Public for Oregon
My commission expires September 4, 2011

