

# Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: **06/21/2006** Also See No.: . No.: **2007 . 11**

How Initially Received: **LETTER FROM CITY OF ST HELENS**

Affected District Name: **ST HELENS CITY**

Remarks:

District Ord No: **2989** 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: **5-269-2006**

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**

**08.14.1100**

Date Completed **01/19/07**

Remarks:

# Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

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Init Date: 06/21/2006

Also See No.:

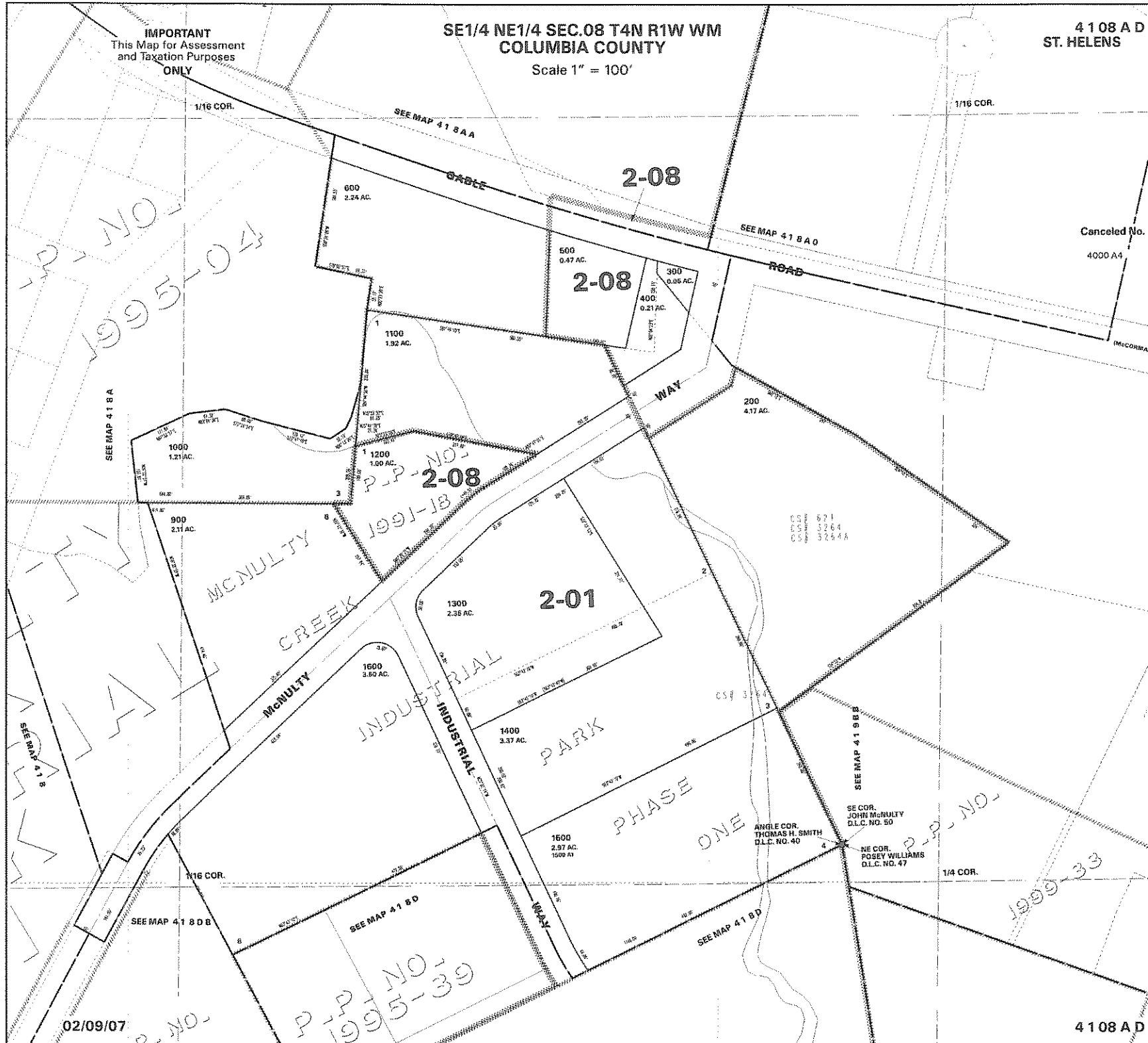
.

No.: 2007 . 11

Legal Description

Lot 1 of McNulty Creek Industrial Park, Parcel 2 of Partition Plat 1991-18.

Scale 1" = 100'



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

Scale 1" = 100'



## TICOR TITLE

This map and the accompanying legal description are provided solely to assist in locating the subject property. Ticor Title assumes no liability for discrepancies.

iment  
ses

600  
2.24 AC.

500  
0.47 AC.

### 2-01

1100  
1.92 AC.



1200  
1.00 AC.

P-P-NO-13  
1991-13

1300  
2.35 AC.

### 2-08

MCNULTY  
CREEK

INDU

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 developed land on two 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 Planning Commission received no additional evidence into the record at their hearing nor did the Council at their hearing. The Planning Commission recommended annexation and amending the Comprehensive Plan Map to Light Industrial and the Zone Map to Light Industrial.

The City Council concurred with the Planning Commission recommendation and ruled in favor of the application with the conditions of approval found in the Staff Report as follows:

1. A waiver of remonstrance for any future local improvement districts to be formed to bring any substandard infrastructure to current standards that would involve this site.
2. In lieu of a waiver of remonstrance, the applicant can bring the roads abutting this site to comply with current city standards as per the Urban Growth Management Agreement between the City of St. Helens and Columbia County.

Attested by:

  
Brian D. Little, City Administrator

Signed by:

  
Randy Peterson, Mayor

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.11

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS  
AFFECTED DISTRICT NAME:ST HELENS CITY  
DISTRCT ORD. #:2989 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.:5-269-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

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

TOWNSHIPS: AFFECTED AREA:  
RANGES:  
4 1

SECTIONS:  
08.14.1100

None -

g-

Linda -  
Please check  
and return.  
Thanks  
Linda

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

01/18/07

INIT DATE:06/21/2006

NO.:2007.11

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REMARKS:

*Port of St. Helens*

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REMARKS:

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CODE AREAS AFFECTED OR CHANGED:

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

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	08.14.1100

*nancy -  
Please Check  
and return -  
JHP.  
wandi*

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

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

REMARKS:

*Watercraft: none  
Bus - none  
JB 1-18-07*

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

01/18/07

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

TOWNSHIPS:	AFFECTED AREA:	SECTIONS:
4	RANGES: 1	08.14.1100

*Sue -  
Please check  
and return .  
Jhx.  
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

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**

2007,11

☒ 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.#2989 (58645 McNULTY)

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

RECEIVED ON  
 JUL 12 2006  
 COLUMBIA COUNTY ASSESSOR

Notes:

Department of Revenue File Number: 5-269-2006

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

FILE COPY

**ORDINANCE NO. 2989****AN ORDINANCE TO ANNEX AND DESIGNATE THE  
ZONE OF CERTAIN PROPERTY AT APPROXIMATELY  
58645 MCNULTY WAY**

WHEREAS, applicant Port of St. Helens has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located at 58645 McNulty Way, also described as Columbia County Tax Lot 410801401100.

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 February 15, 2006 on the annexation proposal; and

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

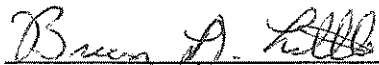
NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

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.

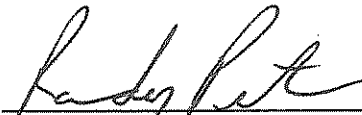
6. In support of the above annexation and zoning, the Council hereby adopts the Columbia County Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated March 1, 2006.
7. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. 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  
Port McNulty Way Annexation A9.05

REQUEST:

The Port of St. Helens 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 29, 2005.

LOCATION:

The property is located near 58645 McNulty Way. The site is also known as Columbia County Tax Assessor tax lot 1100 on map 4108014.

SITE INFORMATION:

The site is about 1.92 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 as the sewer has excess capacity at the plant of over twice the use rate domestically.

Finding: McNulty Way abuts this site on the southside. This road is a collector street and does not meet City Standards.

Finding: There is a sewer line nearby.

Finding: There is a water line in McNulty Way near this site.

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 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 lot to the west is already developed.

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.

## ATTACHMENT A

Lot 1 of McNulty Creek Industrial Park, Parcel 2 of Partition Plat 1991-18.





## PORT OF ST. HELENS

Mailing Address: P.O. Box 598, St. Helens, Oregon 97051  
Office Location: 100 E Street, Columbia City, Oregon 97018  
Telephone: (503) 397-2888 • Fax: (503) 397-6924  
Web Page: [www.portsh.org](http://www.portsh.org)

RECEIVED

December 20, 2005

DEC 28 2005

CITY OF ST. HELENS

Skip Baker  
Planning Administrator  
City of St. Helens  
P.O. Box 278  
St. Helens, OR 97051

RE:           Annexation of Port Owned Property

Dear Skip:

The Port of St. Helens Commission authorized annexing the Port's property identified in your letter dated August 23, 2005. Please refer to the December 14, 2005 minutes which authorize this transaction.

Enclosed are the four Annexation Applications, map of the sites and property descriptions. The copies of the deeds are not available until next week. I will send them to you as soon as I receive them.

Please let me know if you need additional information.

Thank you and Happy Holidays!

Sincerely,

Kim Shade  
Operations Manager

**PORT OF ST. HELENS  
DECEMBER 14, 2005  
COLUMBIA CITY, OREGON 97018**

The Port of St. Helens held their Board meeting at 8:30 a.m., on December 14, 2005 at the Port Office, 100 E Street, Columbia City, Oregon with the following present:

**Commissioners**

Paul Pulliam	President
Colleen DeShazer	Vice President
Cliff Tetreault	2 <sup>nd</sup> Vice President
Robert Keyser	Secretary
Earl Fisher	Treasurer

**Staff**

Peter Williamson	Executive Director
Greg Jenks	Deputy Executive Director
Kim Shade	Operations Manager
Debra Dudley	Finance Manager
Sydell Cotton	Exec. Asst./Office Coordinator
Jeff Jenkins	Maintenance Supervisor

**Guests**

Thad Roth	C.R.P.U.D.
Bob Short	Glacier N.W.
Pete Hackett	Northern Star
Chip Hudson	Lane Powell

**Legal Counsel**

Harold Olsen

**Press**

Darryl Swan	Spotlight
Brian Stimson	Chronicle

The Port of St. Helens Board meeting was called to order at 8:30 a.m. by President Paul Pulliam.

**Consent Agenda**

Robert Keyser moved, Earl Fisher seconded to approve the consent agenda; November 23, 2005 minutes and bill as submitted. Motion carried unanimously.

**Unfinished Business**

Earl Fisher moved, Colleen DeShazer seconded to authorize the Executive Director to execute a three-year easement subject to an agreement on the location(s) and amount to be deposited on the railroad corridor disposal site. Motion carried unanimously.

Greg Jenks gave a brief update of the Cascade Grain Rail MOU which will require approval by the Commission at the next Board meeting.

Greg Jenks talked about bringing Cascade Grain into the Development Agreement which will require approval from the Commission at the next Board meeting.

Earl Fisher moved, Cliff Tetreault seconded to approve the State Sponsorship Agreement Department of Transportation F.A.A. Consent for the State Sponsorship & Statement of Airport Sponsor's Obligation for the 2005 Airport Pavement Maintenance Agreement as submitted by staff. Motion carried unanimously.

After a short discussion between the Board of Commissioners they all came to a decision to have their retreat on January 18, 2006 at 3:00 p.m. at the Port of St. Helens office.

Colleen DeShazer move, Earl Fisher seconded to increase the fill & utility extension cap for Pacific Stainles Products project from \$25,000 to \$45,000. Motion carried unanimously.

Earl Fisher moved, Colleen DeShazer seconded to authorize staff to apply for the annexation of the Port's property as identified in the City's letter, dated August 23, 2005. Motion carried unanimously.