

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006 Also See No.: . No.: 2007 . 07

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: ST HELENS CITY

Remarks:

District Ord No: 2985 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: 5-273-2006 Date: 07/25/2006

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	05.600

Date Completed 01/19/07

Remarks:

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 07

Legal Description

410500000600 Beginning at the most Southerly Southeast corner of the Francis Perry Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North 22°38' West along the East line of said Perry Claim 474.06 feet to a point in the North line of Aubuchon as per plat on file and of record in the office of the County Clerk; thence North 22°38' West along said Perry line 563.7 feet to the true point of beginning of the parcel herein described; thence North 22°38' West along said Perry line a distance of 810.74 feet to the South line of a tract described in a deed to Nels Nelson et ux recorded in Book 125, page 568, Deed Records; thence following the boundaries of said Nelson tract South 67°22' West a distance of 106.6 feet and North 22°38' West a distance of 554.5 feet to the South line of a tract described in a deed to Charles D. Rigdon et ux recorded in Book 116, page 497, Deed Records of Columbia County, Oregon; thence South 67°22' West along said Rigdon line a distance of 97.36 feet to the West line of a tract described in a deed to Clarence Ellery recorded in Book 77, page 371, Deed Records of Columbia County, Oregon; thence South 22°38' East along said Ellery line a distance of 1272.1 feet; thence South 88°15' East a distance of 224.1 feet to the true point of beginning.

31	32
33	34

SEC.05 T4N R1W WM
COLUMBIA COUNTY

SEE MAP 5 1 32 C

Scale 1" = 400'

410500
ST. HELENS

Canceled No.

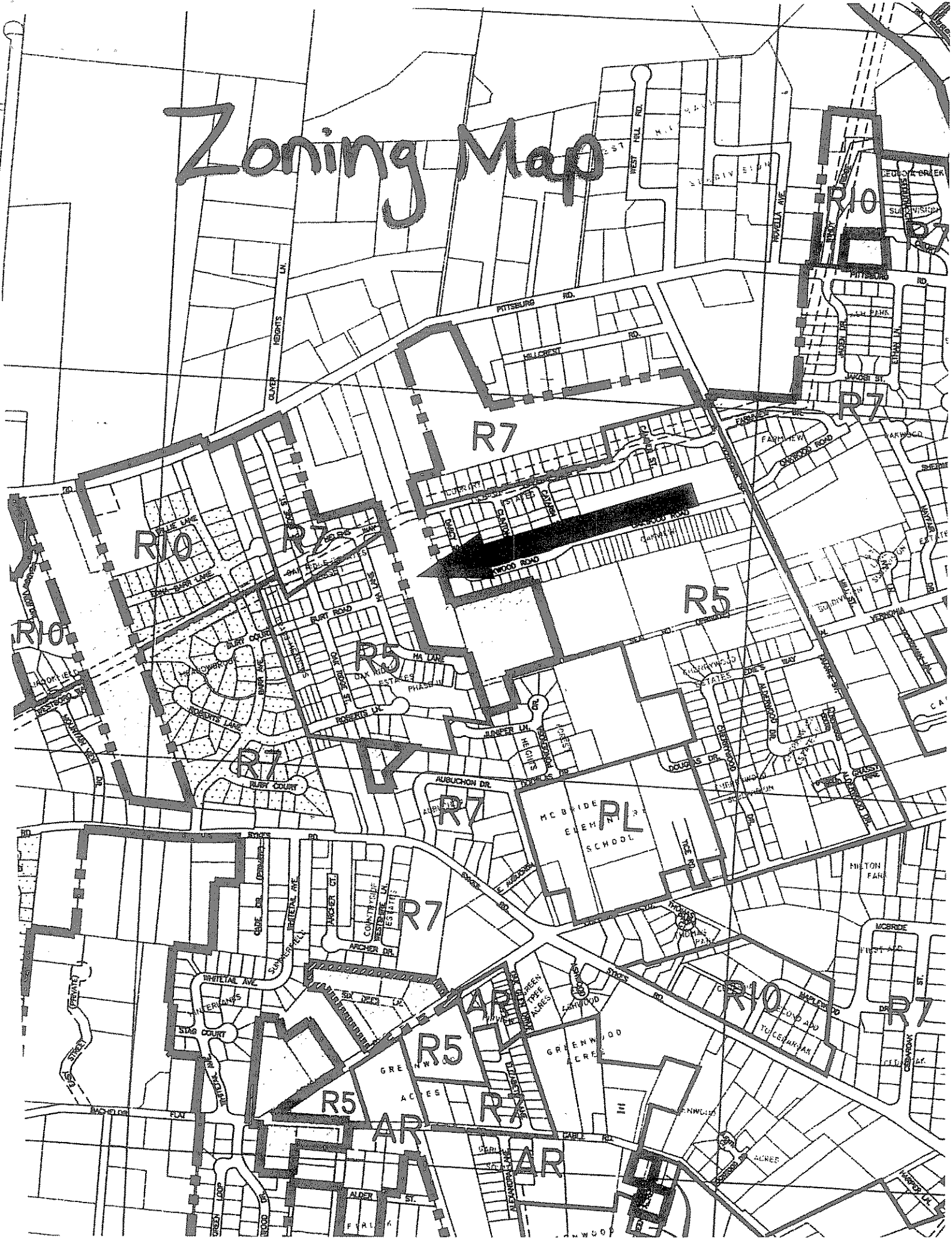
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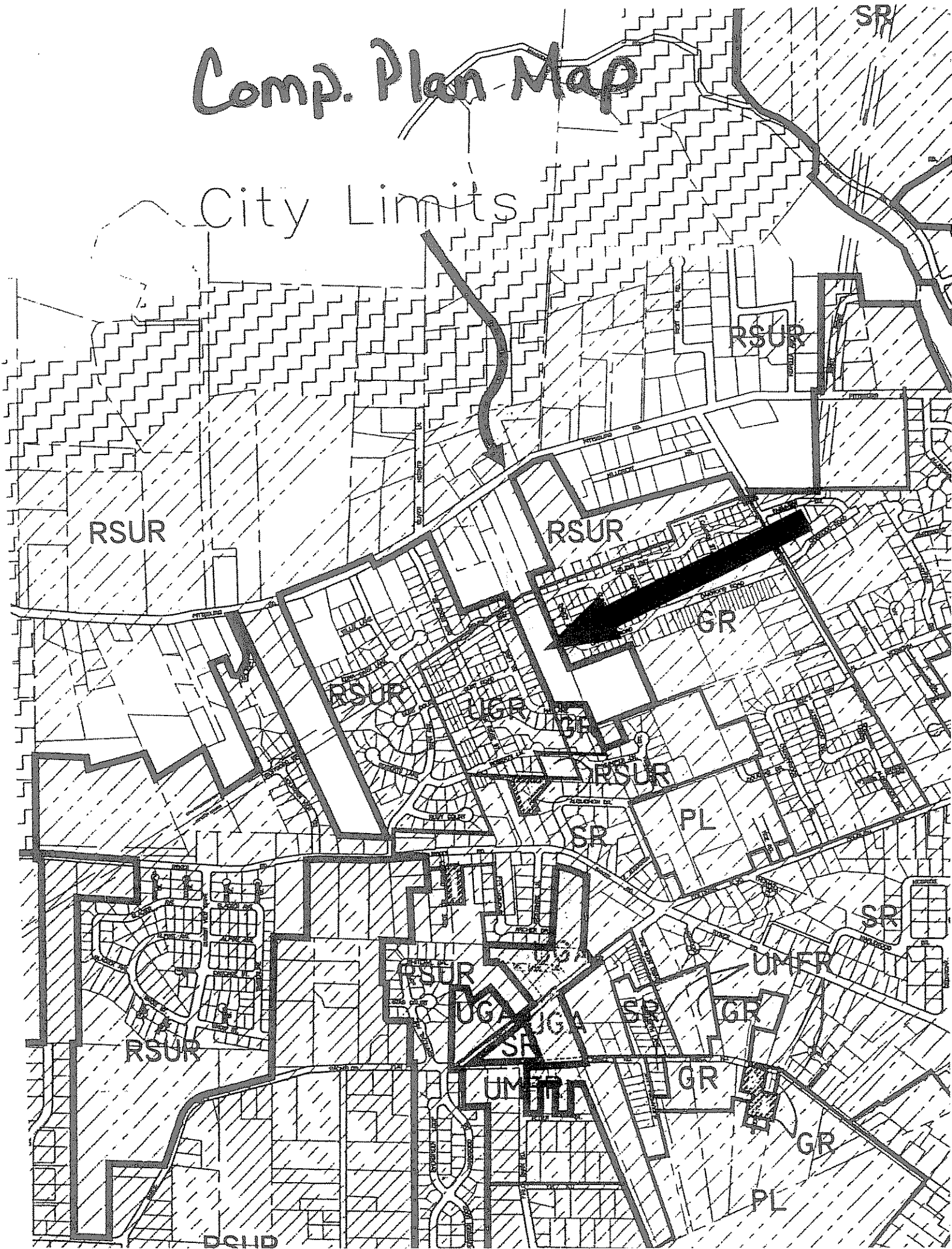
01/19/07

Zoning Map



Comp. Plan Map

City Limits



COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.07

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRICT ORD. #:2985 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.:5-273-2006 DATE:07/25/2006

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	05.600

None
g.

Linda -
Please check
and return
Andi

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

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

REMARKS:

NOS 1/22/07

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	05.600

*nancy -
Please check
and return.
Shirley
Andi*

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

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

REMARKS:

none

AB 1-1807

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	05.600

*Sue -
Please check
and return.
Shp.
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
 JUL 27 2006
 COLUMBIA COUNTY ASSESSOR

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

Description and Map Approved

July 25, 2006

As Per ORS 308.225

2007.07

☒ Description ☒ Map received from: CITY
 On: 6/23/2006, 7/24/2006

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

ANNEX TO CITY OF ST. HELENS

ORD. #2985 (PITTSBURG RD)

has been: ☒ Approved 7/25/2006
☐ Disapproved

Notes:

Department of Revenue File Number: 5-273-2006

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



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

RECEIVED ON

JUL 12 2006

COLUMBIA COUNTY ASSESSOR

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

☒ 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. #2985 (PITTSBURG RD)

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

Notes:

PLEASE SUBMIT A MAP SHOWING MORE DETAIL.

Department of Revenue File Number: 5-273-2006

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. 2985**COPY**

**AN ORDINANCE TO ANNEX AND DESIGNATE THE
ZONE OF CERTAIN PROPERTY AT APPROXIMATELY
35068 PITTSBURG ROAD**

WHEREAS, applicant Asset Construction, LLC and Craig & Ann Cox have requested to annex to the City of St. Helens certain property described in **Exhibit A**. This property is generally located at 35068 Pittsburg Road and is also described as Columbia County Tax Lot 410500000600; and

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

WHEREAS, the applicant constitutes all the owners of the property to be annexed; 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 January 18, 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 R-7, Moderate Residential.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as SR, Suburban Residential.
5. A designation of Developing is approved for this property.

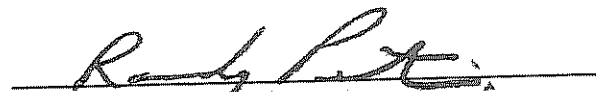
6. In support of the above annexation and zoning, the Council hereby adopts the Columbia County Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated February 15, 2006.
7. The City Council does hereby refer the final decision to annex this property to the voters of the City 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 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:


Brian D. Little, City Recorder

Signed by:


Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Asset/Cox Annexation A5.05

REQUEST:

Asset Construction, LLC and Craig & Ann Cox have requested to annex a property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on January 10, 2006 in front of the Planning Commission and on January 18, 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 December 2, 2005 by first class mail. Notice was published in the local newspaper December 21, 2005. Notice was sent to Oregon Department of Land Conservation and Development Nov. 18, 2005.

LOCATION:

The property is located just south of 35068 Pittsburg Rd. The site is also known as Columbia County Tax Assessor tax lot 0600 on map 4105000.

SITE INFORMATION:

The site is about 4 acres in area.

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: Helens Way abuts this site on either side and would probably traverse this

site if ever developed. The street meets City standards up to the termination points on either side.

Finding: There is no sewer line in front of this property but there is one not very far from the property and there is access to it.

Finding: There is a water line to this site.

Finding: The School District already includes this land in its district boundaries.

2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.

Finding: The applicable comprehensive plan policies that directly relate to this request are for zone map amendment and one relating to size of the property

Finding: The policy for Rural Suburban Unincorporated Residential designated land is to zone it either R-7 or R-10 normally unless there is a mutual recommendation from the County and City to zone it R-5 or AR due to a pattern of development in the City and within the Urban Growth Area that shows other lands are more appropriate for these designations.

Finding: The site is about 4 acres in size.

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 west, east and south 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 a Rural Suburban Unincorporated Residential (RSUR) designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for RSUR designated lands is that the City of St. Helens should "Zone the RSUR land as either R-7 or R-10 and currently the property has R-10 to the west, R-7 to the east and RSUR on the north and south sides.

Finding: The amount of R-7 lands is still below the recommended ratio of 85% of all lands designated as RSUR, Rural Suburban Unincorporated Residential.

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

Finding: This property has residential as its primary use.

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 Rural Suburban Unincorporated Residential 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 has potential development of two or three lots.

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 is generally surrounded by the City on three sides.

Finding: Most of the surrounding lots are developed.

There was no testimony or evidence entered into the record other than the application.

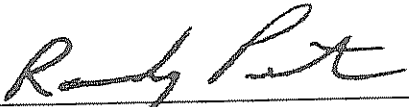
CONCLUSIONS:

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 except for a portion on the southeast side and the very north side.
8. The zone should be R-7, Suburban Residential in keeping with the Comprehensive Plan Map and policies of the Plan.
9. The new designation should be SR, Suburban Residential on the Comprehensive Plan Map after annexation is completed.
10. The land should be designated as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08.0005.

The Planning Commission held a public hearing, received the staff report into the record, there was no negative testimony and the record was closed. The commissioners deliberated and recommended to the Council that the Asset/Cox land be annexed into the city with the zoning changed to R-7, Moderate Residential and the Comprehensive Plan Map designation to be changed to SR, Suburban Residential and the land to be determined as "Developing".

The Council held a public hearing, received the staff report into the record and received the recommendation from the Planning Commission. No testimony was presented at the public hearing thus it was closed along with the record and the Council deliberated to a decision to approve the Asset/Cox Annexation request and decided to amend the designation on the Comprehensive Plan Map to Suburban Residential and to zone it R-7, Moderate Residential and to declare it as Developing for the over lay map.

Signed by:



Randy Peterson, Mayor

2/15/06
Date

ATTACHMENT A

Parcel 2: Beginning at the most Southerly Southeast corner of the Francis Perry Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North 22°38' West along the East line of said Perry Claim 474.06 feet to a point in the North line of Aubuchon as per plat on file and of record in the office of the County Clerk; thence North 22°38' West along said Perry line 563.7 feet to the true point of beginning of the parcel herein described; thence North 22°38' West along said Perry line a distance of 810.74 feet to the South line of a tract described in a deed to Nels Nelson et ux recorded in Book 125, page 568, Deed Records; thence following the boundaries of

said Nelson tract South 67°22' West a distance of 106.6 feet and North 22°38' West a distance of 554.5 feet to the South line of a tract described in a deed to Charles D. Rigdon et ux recorded in Book 116, page 497, Deed Records of Columbia County, Oregon; thence South 67°22' West along said Rigdon line a distance of 97.36 feet to the West line of a tract described in a deed to Clarence Ellery recorded in Book 77, page 371, Deed Records of Columbia County, Oregon; thence South 22°38' East along said Ellery line a distance of 1272.1 feet; thence South 88°15' East a distance of 224.1 feet to the true point of beginning.-----

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.

Street Address of Property (if assigned)

4105-000-00600

Tax Account Number of Property

1. Anne V. Cox
Print Owner Name

Anne Cox
Signature of Owner

2. G. CRAIG COX
Print Owner Name

G. Craig Cox
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 18th day of November 2005 by Anne Cox & G. Craig Cox

Heidi Cutler
12-10-2006

Notary Public for Oregon
My commission expires:

